



BRUHAT BENGALURU MAHANAGARA PALIKE

Office of the Joint Director (Town Planning – North) N.R. Square, Bengaluru – 02
No. BBMP/Addl.Dir/JDNORTH/0008/2019-20

Dated: 22/10/24

OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for the Residential Apartment and Commercial Building Constructed at Property Khata No. 1748, Survey No. 3/3, Thubarahalli Village, Ward No. 85, Varthur Hobli, Bengaluru East Taluk, Mahadevapura, Bengaluru.

- Ref: 1) Your application for issue of Occupancy Certificate, Dated: 30-09-2023
2) Plan Sanctioned by this Office Vide LP No: BBMP/Addl.Dir/JD North /LP/0008/2019-20 Dated: 12-02-2020.
3) Commencement Certificate Issue vide BBMP/Addl.Dir/JD North /LP/0008/2019-20 Dated: 25-08-2020.
4) Approval of Chief Commissioner for issue of Occupancy Certificate, Dated: 20.08.2024.
5) Fire Clearance for the Occupancy Certificate vide No. KSFES/GBC(1)/160, Docket No. KSFES/CC/302/2023, dated: 26-09-2023
6) CFO issued by KSPCB vide No. AW-338852 PCB ID: 80663 INW ID 193391, dated: 04-08-2023

The Plan was sanctioned for the construction of GF+12 UF for Residential Apartment Building and GF+10 UF for Commercial with 2 Common Basement Floors Property Khata No. 1748, Survey No. 3/3, Thubarahalli Village, Ward No. 85, Varthur Hobli, Bengaluru East Taluk, Mahadevapura, Bengaluru by this office vide reference (2). The Commencement Certificate for Residential Apartment and Commercial Building was issued on 25-08-2020 vide reference (3) Now the Applicant has applied for issue of Occupancy Certificate for Residential Apartment and Commercial Building vide reference (1). The Fire and Emergency Services Department has issued Fire Clearance Certificate to Occupy Building vide reference (5). The Karnataka State Pollution Control Board has issued CFO vide ref (6).

The Residential Apartment and Commercial Building was inspected by the Officers of Town Planning Section on 10-10-2023 & 08-07-2024 for the issue of Occupancy Certificate. During the course of inspection it is observed that, there is deviation in construction with reference to the Sanctioned Plan which is within the regularization limit as per Building Bye-laws 2003. The proposal for the issuance of Occupancy Certificate for Residential Apartment and Commercial Building was approved by the Chief Commissioner vide reference (4). Subsequent to the approval accorded by the Chief Commissioner, the applicant was endorsed on date: 21-08-2024 to remit Rs.82,98,200/- towards the issuance of Occupancy Certificate i.e., Ground rent including GST for additional construction period, Compounding Fee for deviated portion, License Fee & Scrutiny Fees. But the Applicant has paid by the amount of Rs. 18,55,727/- (Rupees Eighteen Lakhs Fifty Five Thousand Seven Hundred and Twenty Seven Only) as per the Honorable High Court Interim Order vide WP No. 24021/2024, Dated: 02-09-2024 through RTGS Vide Ref No. CR-SBINR12024100452867214-SBIN0020743. The Deviation effected in the Building are condoned and regularized accordingly and Occupancy Certificate is issued.

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Hence, Permission is hereby granted to occupy GF+12 UF for Residential Apartment Building and GF+10 UF for Commercial Building with 2 Common Basement Floors at Property Khata No. 1748, Survey No. 3/3, Thubarahalli Village, Ward No. 85, Varthur Hobli, Bengaluru East Taluk, Mahadevapura, Bengaluru.

Residential Apartment and Commercial Building

Sl. No.	Floor Description	Built Up Area (in Sqm.)	Uses and other details.
1.	Lower Basement Floor	3869.39	101 No.s of Car Parking, Fire Sump, Electrical Room, Fire Man Lift, Fire Tower, STP, Lift Lobby and Staircases.
2.	Upper Basement Floor	3591.39	74 No.s of car parking, Fire Man Lift, Fire Tower, Fire Sump, WTP Pump Room, Fire Pump Room, Pannel Room for commercial, DG unit for commercial, Electrical Room, Pannel Room, Communication Room, AHU Room, BMS Room, DG unit for Residential, Lift Lobby and Staircases.
3.	Ground Floor	1657.86	29 No.s of Car Parking, Entrance Lobby, Fire Control Room, Fire Man Lift, Electrical Pannel Room, Mercantile area, Double Height Lobby, Toilets, Lift Lobby & Staircase.
4.	First Floor	1424.98	7 No.s of Residential Units, Electrical Room, Mercantile area, Office Space, Fire Tower, Lifts, Lobby and Staircases.
5.	Second Floor	1563.50	7 No.s of Residential Units, Office Space, Electrical Room, Fire Tower, admin, Lifts, Lobby and Staircases.
6.	Third Floor	1563.50	7 No.s of Residential Units, Electrical Room, Office Space, Fire Tower, Reading lounge, Lifts, Lobby and Staircases.
7.	Fourth Floor	1563.50	7 No.s of Residential Units, Electrical Room, Office Space, Lifts, Lobby and Staircases.
8.	Fifth Floor	1549.06	7 No.s of Residential Units, Office Space, Electrical Room, Fire Tower, Lifts, Lobby and Staircases.
9.	Sixth Floor	1563.50	7 No.s of Residential Units, Office Space, Refuge Area, Electrical Room, Toilets, Fire Tower, Lifts, Lobby and Staircases.
10.	Seventh Floor	1549.06	7 No.s of Residential Units, Office Space, Electrical Room, Fire Tower, Lifts, Lobby and Staircases.
11.	Eight Floor	1563.50	7 No.s of Residential Units, Office Space, Electrical Room, Lifts, Lobby and Staircases.
12.	Ninth Floor	1549.06	7 No.s of Residential Units, Office Space, Electrical Room, Fire Tower, Lifts, Lobby and Staircases.
13.	Tenth Floor	1563.50	7 No.s of Residential Units, Office Space, Refuge Area, Electrical Room, Toilets, Fire Tower, Lifts, Lobby and Staircases.
14.	Eleventh Floor	849.92	7 No.s of Residential Units, Fire Tower, Lifts, Lobby and Staircases.

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15.	Twelfth Floor	652.10	Multi Prupose Hall, Gym, Table Tennis & Chess Room, Indoor Games, Pool Pump Room, Landscaped Terrace, Pantry, Toilets, Fire Man Lifts, Lifts and Staircases.
16.	Terrace Floor	135.46	Pool, Kids Pool, Solar Panels, Lift Machine Room and Staircases.
Total		26209.28	
17.	FAR		3.044 > 3.00
18.	Coverage		31.41% < 55%

This Occupancy Certificate is issued subject to the following conditions:

1. The car parking area at Two Basement Floors and Ground Floor area have adequate safety measures. It shall be done entirely at the risk and cost of the owner. BBMP will not be responsible for any kind of damage, losses, risks etc., arising out of the same.
2. The structural safety of building will be entirely at the risk and cost of owner / Architect / Engineer / Structural Engineer and BBMP will not be responsible for structural safety.
3. Owner shall not add or alter materially, the structure or a part of the structure there off without specific permission from BBMP. In the event of the applicant violating, the BBMP has the right to demolish the deviated / altered / additional portion without any prior notice.
4. Two Basement Floors & Partial Ground Floor area should be used for car parking purpose only and the additional area if any available in Two Basement Floors Area shall be used exclusively for car parking purpose only.
5. Footpath and road side drain in front of the building should be maintained in good condition.
6. Rain water harvesting structure shall be maintained in good condition for storage of water and shall be used for non potable purpose or recharge of ground water at all times as per Building Bye-laws-2003 clause No. 32 (b).
7. Since, deviations have been done from the sanctioned plan while constructing the building, the security deposit is here with forfeited.
8. The Applicant / owner shall make his own arrangements to dispose off the debris/garbage after segregating it into organic and inorganic waste generated from the building. Suitable arrangements shall be made by the owner himself to transport and dump these segregated wastes in consultation with the BBMP Zonal Health Officer.
9. The Applicant / owner of high-rise building shall obtain clearance certificate from Fire Force Department every two years with due inspection by the department regarding working condition of Fire Safety Measures installed. The certificate should be produced to the corporation and shall get the renewal of the permission issued once in two years.
10. The Applicant / owner of the high-rise building shall get the building inspected by empanelled agencies of the Fire Force Department to ensure that the fire equipment's installed are in good and workable condition, and an affidavit to that effect shall be submitted to the corporation and Fire Force Department every year.

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11. The Applicant / owner of high-rise building shall obtain clearance certificate from the Electrical Inspectorate every two years with due inspection by the department regarding working condition of Electrical installations / Lifts etc.
12. The Applicant / owner of the high-rise building shall conduct two mock – drill in the building, one before the onset of summer and another during the summer and ensure complete safety in respect of fire hazards.
13. All the rain water and waste water generated from the usage shall be pumped into the rain water harvesting pits and used for landscaping.
14. Garbage originating from building shall be segregated into organic and inorganic waste and should be processed Scientifically in the recycling processing unit of suitable capacity i.e. organic waste convertor to be installed at site for its re – use / disposal.
15. This Occupancy Certificate is subject to conditions laid out in the Clearance Certificate issued from Fire Force Department vide No. KSFES/GBC(1)/160, Docket No. KSFES/CC/302/2023, dated: 26-09-2023, and CFO issued by KSPCB vide ref no: AW-338852 PCB ID: 80663 INW ID 193391, dated: 04-08-2023 and Compliance of submissions made in the affidavits filed to this office.
16. The Occupancy Certificate is subject to the outcome of final order of Hon'ble High Court vide W.P. No. 24021/2024 (LB-BMP) towards the payment of remaining Occupancy Certificate fee.
17. In case of any false information, misrepresentation of facts, or pending court cases, the Occupancy Certificate shall deemed to be cancelled.

On default of the above conditions the Occupancy Certificate issued will be withdrawn without any prior notice.

Sd/-

**Joint Director (Town Planning – North)
Bruhat Bengaluru Mahanagara Palike**

To,

M/s DSR Infra Projects , GPA Holder for
Sri. Ricky Rai, Khata Holder
DSR Diya Arcade, No. 220, 1st Floor, 9th Main,
HRBR Layout, 1st Block Extension, Kalyana Nagar, Bangalore.

Copy to

1. JC (Mahadevapura Zone) / EE (Mahadevapura Division) / AEE/ ARO (Whitefield) for information and necessary action.
2. Chief Engineer, BWSSB, Kaveri Bhavan, K.G Road, Bengaluru.
3. Superintendent Engineer (West), BESCOM, Kalyananagar, Banasawadi, Bengaluru - 560043.
4. Senior Environmental Officer, KSPCB, # 49, Church Street, Bengaluru - 01 for information
5. Office copy.

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