



BRUHAT BENGALURU MAHANAGARA PALIKE

Office of the Joint Director of Town Planning (North), N.R. Square, Bengaluru – 560 002.

Date: 26-11-2019.

No. JDTP/LP/107/2010-11

12-12-19

OCCUPANCY CERTIFICATE

Sub. Issue of Occupancy Certificate for the Residential Building Block – R4 at Property Katha No. 1540, SY No. 36/2, 36/3, 37, 38/(P), 42/1, 42/3, 43/2&3, 44/1, 44/2, 44/3, 44/4, 45/1, 45/2, 45/3, 45/4. 46, 47/1(P), 47/2, 49/1 & 2, 50/2, 51/2, 51/4, 57(P), 78, 94, 95, 96P, 136, 137, Kundalahalli Village, K.R.Puram Hobli, Bangalore East Taluk, (Doddanekkundi Ward No. 85), Mahadevapura Zone, Bengaluru

Ref: 1) Your application for issue of Occupancy Certificate dated: 02-04-2019.

2) Building Modified Plan Sanctioned No. JDTP/LP/107/2010-11 dated: 11-05-2017

3) Fire Clearance for the Occupancy Certificate vide No. GBC(1)/402/ 2013 and KSFES/CC/079/2019, Dated: 22-05-2019.

4) CFO issued by KSPCB vide No. AW-315847, PCB ID. 39586 dated: 14-11-2019.

5) Approval of Commissioner for issue of Occupancy Certificate dated: 14-08-2019.

The building modified plan for the construction of Block – R4 Building at Property Katha No. 1540, SY No. 36/2, 36/3, 37, 38/(P), 42/1, 42/3, 43/2&3, 44/1, 44/2, 44/3, 44/4, 45/1, 45/2, 45/3, 45/4. 46, 47/1(P), 47/2, 49/1 & 2, 50/2, 51/2, 51/4, 57(P), 78, 94, 95, 96P, 136, 137, Kundalahalli Village, K.R.Puram Hobli, Bangalore East Taluk, (Doddanekkundi Ward No. 85), Mahadevapura Zone, Bengaluru, Block – R4 consisting of 2BF+GF+19 UF plan was sanctioned by this office vide reference (2). The Commencement Certificate was issued on 14-10-2014. The Fire and Emergency Services department vide Ref No. (3) has issued Clearance Certificate to Occupy the Building. KSPCB vide Ref (4) has issued consent for Operation of Sewage Treatment Plant (STP).

The Residential Apartment Building Block – R4 was inspected by the Officers of Town Planning Section on 15-07-2019 for the issue of Occupancy Certificate. It is observed that, there is deviation in construction with reference to the sanctioned plan which is within the limits of regularization as per Building Bye-laws - 2003. The proposal for the issuance of Occupancy Certificate for the Residential Apartment Building Block – R4 was approved by the Commissioner on date: 14-08-2019. The compounding fees for the deviated portion, Scrutiny Fee and Ground rent of Rs. 1,23,30,000/- (Rs One Crores Twenty Three Lakhs Thirty Thousand only), has been paid by the applicant in the form of DD No. 063923 drawn on Karnataka Bank, Koramangala Branch, dated: 10-10-2019 and taken into BBMP account vide receipt No. RE-ifms 331-TP/000410 dated 19-11-2019. The deviations effected in the building are condoned and regularized accordingly.

Hence, Permission is hereby granted to occupy the constructed building for Residential purpose at Property Katha No. 1540, SY No. 36/2, 36/3, 37, 38/(P), 42/1, 42/3, 43/2&3, 44/1, 44/2, 44/3, 44/4, 45/1, 45/2, 45/3, 45/4. 46, 47/1(P), 47/2, 49/1 & 2, 50/2, 51/2, 51/4, 57(P), 78, 94, 95, 96P, 136, 137, Kundalahalli Village, K.R.Puram Hobli, Bangalore East Taluk, (Doddanekkundi Ward No. 85), Mahadevapura Zone, Bengaluru Block – R4 consisting of GF+19 UF excluding two basement floor. Occupancy Certificate is accorded with the following details.

Joint Director of Building License Cell (North)
Bruhat Bengaluru Mahanagara Palike

1 of 4

14
copy

26/11/19
2/12

**Block – R4**

Sl. No.	Floor Descriptions	Built Up Area (in Sqm)	Uses and other details.
1	2		4
1	Ground Floor	4701.38	32 No's of Residential Units, 08 No's of EWS Units, Balcony, Lifts, Lobby and Staircases,
2	First Floor	4049.29	32 No's of Residential Units, 08 No's of EWS Units, Balcony, Lifts, Lobby and Staircases,
3	Second Floor	4518.51	36 No's of Residential Units, 12 No's of EWS Units, Balcony, Lifts, Lobby and Staircases,
4	Third Floor	4518.51	36 No's of Residential Units, 12 No's of EWS Units, Balcony, Lifts, Lobby and Staircases,
5	Fourth Floor	4518.51	36 No's of Residential Units, 12 No's of EWS Units, Balcony, Lifts, Lobby and Staircases,
6	Fifth Floor	4518.51	36 No's of Residential Units, 12 No's of EWS Units, Balcony, Lifts, Lobby and Staircases,
7	Sixth Floor	4518.51	36 No's of Residential Units, 12 No's of EWS Units, Balcony, Lifts, Lobby, Staircases,
8	Seventh Floor	4518.51	36 No's of Residential Units, 12 No's of EWS Units, Balcony, Lifts, Lobby and Staircases,
9	Eighth Floor	4518.51	36 No's of Residential Units, 12 No's of EWS Units, Balcony, Lifts, Lobby and Staircases,
10	Ninth Floor	4518.51	36 No's of Residential Units, 12 No's of EWS Units, Balcony, Lifts, Lobby and Staircases,
11	Tenth Floor	4518.51	36 No's of Residential Units, 12 No's of EWS Units, Balcony, Lifts, Lobby and Staircases,
12	Eleventh Floor	4518.51	40 No's of Residential Units, 08 No's of EWS Units, Balcony, Lifts, Lobby and Staircases,
13	Twelfth Floor	4518.51	42 No's of Residential Units, Balcony, Lifts, Lobby and Staircases,
14	Thirteenth Floor	4518.51	36 No's of Residential Units, Balcony, Lifts, Lobby and Staircases,
15	Fourteenth Floor	4518.51	36 No's of Residential Units, Balcony, Lifts, Lobby and Staircases,
16	Fifteenth Floor	4518.51	36 No's of Residential Units, Balcony, Lifts, Lobby and Staircases,
17	Sixteenth Floor	4518.51	36 No's of Residential Units, Balcony, Lifts, Lobby and Staircases,
18	Seventeenth Floor	4518.51	36 No's of Regular Residential Units, Balcony, Lifts, Lobby and Staircases,
19	Eighteenth Floor	4518.51	36 No's of Residential Units, Balcony, Lifts, Lobby and Staircases,

Joint Director of Building License Cell (North)
Bruhat Bengaluru Mahanagara Palike

2 of 4

Murugesu
26/11

2/12



20	Nineteenth Floor	4518.51	36 No's of Residential Units, Balcony, Lifts, Lobby and Staircases,
21	Terrace Floor	631.19	Lift Machine Room, Staircase Head Room, OHT, Solar Panels,
	Total	90715.04	722 No's of Residential Units, 132 No's of EWS Units,
22	FAR	2.13 < 2.50	OC Issued Blocks No. A1, A2, A3, A4, A5, A6, B4, B5, C1, H1, H2, H3, H4, H5, R1, R2 and R3 = 1.777, Current R4 Block 0.353 = 2.13
23	Coverage	20.45% < 50%	OC Issued Blocks No. A1, A2, A3, A4, A5, A6, B4, B5, C1, H1, H2, H3, H4, H5, R1, R2 and R3 = 18.656%, Current R4 Block 1.80% = 20.456%
24	Parking	Block R1 to R4	Common 2 Basement Floors and Surface parking of Block - A7 (Required – 1661 No's, Provided – 1663 No's 1556 No's in Basement Floor and 97 No's Surface of A7 Block) Common Two Basement Floors R1 to R4 Block OC issued on 06-01-2018.

This Occupancy Certificate is issued subject to the following conditions:

1. The car parking at Basement Floor in Block – R4 and Surface area shall 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. Basement Floor in Block – R4 and Surface area should be used for car parking purpose only and the additional area if any available in, Basement Floor in Block – R4 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. 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.
8. The owner / Association 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.

Joint Director of Building License Cell (North)
Bruhat Bengaluru Mahanagara Palike

3 of 4

Murugesu B
26/11/19
2/12
2/12



9. The Owner / Association of the high-rise building shall get the building inspected by empanelled agencies of the Fire Force Department to ensure that the fire equipments 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.
10. The owner / Association 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. The certificate should be produced to the corporation and shall get the renewal of the permission issued.
11. The Owner / Association 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.
12. All the rain water and waste water generated from the usage shall be pumped into the rain water harvesting pits and used for landscaping.
13. 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
14. This Occupancy Certificate is subject to conditions laid out in the Clearance Certificate issued from Fire Force Department vide No. GBC(1) 402/ 2013 and KSFES/CC/079/2019, Dated: 22-05-2019 and CFO from KSPCB vide No. AW-315847, PCB ID. 39586 dated: 14-11-2019 and Compliance of submissions made in the affidavits filed to this office.
15. 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 of Building License Cell (North)
Bruhat Bengaluru Mahanagara Palike**

o/c To,

M/s Shyamaraju and Co. (India) Pvt Ltd., Rep by
Its Chairman and Managing Director, Dr. P. Shyamaraju, GPA Holder
Sri. Munireddy and Others (Khata Holder)
Divyasree Chamber, "A" Wing,
11 "O" Shaugnessy Road,
Bangalore – 560 025.

Copy to

1. JC / EE (Mahadevapura Zone) / AEE/ ARO (Hoodi Sub-division) for information and necessary action.
2. Director General of Police, Fire and Emergency Services, # 1, Annaswamy Modaliar Road, Bengaluru – 560 042 for information.
3. Senior Environmental Officer, KSPCB, # 49, Church Street, Bengaluru - 01 for information
4. Superintendent Engineer, (Electrical), BESCOM, North Division, No. 8, Benson Town, Nandi Durga Road, Bengaluru - 560046.
5. Office copy

**Joint Director of Building License Cell (North)
Bruhat Bengaluru Mahanagara Palike**

4 of 4

Munireddy B 2/12
26/11/19
26/11
2/12