



BRUHAT BENGALURU MAHANAGARA PALIKE

Office of the Joint Director of Building License Cell (North), N.R. Square, Bengaluru – 02.

No. **BBMP/Addl.Dir/JD North/0552/2012-13**

Dated: 21-12-2019

OCCUPANCY CERTIFICATE (PARTIAL)

23-12-19

Sub: Issue of Occupancy Certificate for the Residential Apartment Tower – 4 Building at Property Katha No. 1531/34/12, Sy No. 34/ 9/10/11/12/13, Junnasandra Village, Varthur Hobli, Bangalore East Taluk, Ward No. 150, Mahadevapura Zone, Bangalore.

- Ref: 1) Application for issue of Occupancy Certificate dated: 18-11-2019
 2) Approval of Commissioner for issue of Occupancy Certificate dated: 18-12-2019
 3) Modified Plan sanction No.BBMP/Addl.Dir/JDNorth/LP/0552/2012-13, dated 18-03-2016
 4) CFO issued by KSPCB vide Consent No. AW-315864 PCB ID: 82092, dated:18-11-2019
 5) Fire Clearance for the Occupancy Certificate vide No. GBC(1)/520/2012, Docket No. KSFES/CC/299/2019, dated: 12-11-2019.

The modified plan for construction of Residential Apartment Building Consisting of Tower – 1, 2 , 3, 4 & 5 comprising of GF+14 UF & GF+1 UF Club House With Common Basement Floor having 462 dwelling units, at Property Katha No. 1531/34/12, Sy No. 34/ 9/10/11/12/13, Junnasandra Village, Varthur Hobli, Bangalore East Taluk, Ward No. 150, Mahadevapura Zone, Bangalore was sanctioned by this office vide reference (3). The Commencement Certificate to this building was issued on dated: 17-10-2016. KSPCB vide Ref (4) has issued consent for Operation of Sewage Treatment Plant (STP). The Fire and Emergency Services Department has issued Clearance Certificate to Occupy Building vide Ref. No. (5). And OC issued for Tower – 1, 2 & 3 Residential Apartment building having 258 units and Club House on dated: 24-11-2016 by this office. The applicant now has requested for issue of Occupancy Certificate for Tower – 4 Residential Aptment Building.

The Tower – 4 Residential Apartment Building was inspected on dated: 22-11-2019 by the Officers of Building Licence Cell Section for issue of Occupancy Certificate. During inspection, it is observed that, there is deviation in construction with reference to the modified sanctioned plan which is within the limits of regularization as per Bye-laws. The proposal for the issuance of Occupancy Certificate for the Residential Apartment Building was approved by the Commissioner on 18-12-2019. Demand for payment of Ground Rent, GST, compounding fees and Scrutiny Fees of Rs. 17,70,000/- (Rupees Seventeen Lakhs Seventy Thousand only), has been paid by the applicant in the form of DD No.506451 Dated. 21-12-2019 drawn on Union Bank of India., and taken into BBMP account vide receipt No.RE-ifms 331-TP/000485, dated. 21-12-2019. The deviations effected in the building are condoned and regularized. Accordingly this Occupancy Certificate issued.

Hence, Permission is hereby granted to occupy the Residential apartment building constructed at Property Katha No. 1531/34/12, Sy No. 34/ 9/10/11/12/13, Junnasandra Village, Varthur Hobli, Bangalore East Taluk, Ward No. 150, Mahadevapura Zone, Bangalore Tower – 4 Consisting of GF+14 UF with Common Basement Floor, comprising of 118 dwelling units. Occupancy Certificate is accorded with the following details.

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Sl. No.	Floor Description	Built Up Area (in Sq.m.)	Uses and other details.
1	Basement Floor	4757.71	140 No's of Car Parking, Lift and Staircase,
2	Ground Floor	946.54	8 No of Residential Units, Lobby, Lifts and Staircases,
3	First Floor	946.54	8 No of Residential Units, Lobby, Lifts and Staircases,
4	Second Floor	946.54	8 No of Residential Units, Lobby, Lifts and Staircases,
5	Third Floor	946.54	8 No of Residential Units, Lobby, Lifts and Staircases,
6	Fourth Floor	946.54	8 No of Residential Units, Lobby, Lifts and Staircases,
7	Fifth Floor	946.54	8 No of Residential Units, Lobby, Lifts and Staircases,
8	Sixth Floor	946.54	8 No of Residential Units, Lobby, Lifts and Staircases,
9	Seventh Floor	946.54	8 No of Residential Units, Lobby, Lifts and Staircases,
10	Eighth Floor	946.54	8 No of Residential Units, Lobby, Lifts and Staircases,
11	Ninth Floor	946.54	8 No of Residential Units, Lobby, Lifts and Staircases,
12	Tenth Floor	946.54	8 No of Residential Units, Lobby, Lifts and Staircases,
13	Eleventh Floor	946.54	8 No of Residential Units, Lobby, Lifts and Staircases,
14	Twelveth Floor	946.54	8 No of Residential Units, Lobby, Lifts and Staircases,
15	Thirteenth Floor	946.54	8 No of Residential Units, Lobby, Lifts and Staircases,
16	Fourteenth Floor	771.26	6 No of Residential Units, Lobby, Lifts and Staircases,
17	Terrace Floor	58.75	Lift Machine Room, Staircase Head Room, OHT, Solar Panels,
Total		18839.28	118 No's of Residential Units
18	FAR	$1.345 < 2.25$	Tower - 1, 2, 3 and Club House 1.016 + Tower - 4 - 0.329 = 1.345
19	Coverage	$10.82\% > 55\%$	Tower - 1, 2, 3 and Club House 8.55 + Tower - 4 - 2.27 = 10.82%

This Occupancy Certificate is issued subject to the following conditions:

1. The car parking at Basement Floor area shall have adequate safety measures. It shall be done entirely at the risk and cost of owner. BBMP will not be responsible for any kind of damage, losses, risks etc., arising out of the same.

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16. This Occupancy Certificate is subject to conditions laid out in the Clearance Certificate issued from Fire Force Department vide No. GBC(1)/520/2012, Docket No. KSFES/CC/299/2019, dated: 12-11-2019 and CFO issued by KSPCB vide Consent No. AW-315864 PCB ID: 82092, dated: 18-11-2019 and Compliance of submissions made in the affidavits filed to this office.
17. The Owner / Residents Welfare Association shall maintain the STP, lift and other common facilities in safe and good working condition. The consent issued by the Statutory authorities shall be got renewed within the validity period. Conditions imposed by the statutory authorities shall be duly complied.
18. After completion of the Tower – 5 Building a separate application shall be submitted to this office for grant of Occupancy Certificate
19. In case of any false information, misrepresentation of facts, or pending court cases, the Occupancy Certificate (Partial) shall be deemed to be cancelled.

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

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

To

M/s Klassik Enterprises Pvt Ltd., Rep Sri. M.Ramakrishna Reddy and Others
10/1 & 11/1, Kalena Agrahara, Near Meenakshi Temple,
Bannerghatta Road, Bengaluru – 560 078.

Copy to

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


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