



BRUHAT BANGALORE MAHANAGARA PALIKE

Office of the
Joint Director, Town Planning (South)
BBMP Head Office, N.R. Square
Annex-3 Building,
Bangalore-02. Dated: 05-12-2023

No. JDTP (S)/ ADTP/ OC/ 13/2023-24

FINAL OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for Residential Apartment Building for Tower-2 Including Club House & Tower-3 @ Khatha No. 1113, Sy No. 12/2, Sarakki, 5th Phase, J.P.Nagar, Arakere Sub Division, Ward No.186, Bommanahalli Zone, Bangalore-560041.

- Ref:** 1) Application for issue of Final Occupancy Certificate dt: 06-04-2023.
2) Approval of Chief Commissioner for issue of Final Occupancy Certificate dt: 11-10-2023.
3) Modified Plan sanctioned No. BBMP/Addl.Dir/JD South/LP 0423/12-13, dt: 26-08-2014.
4) Fire Clearance issued by Fire Force and Emergency Department vide No: GBC(1)247/2011 Docket No.KSFES/CC/474/2021, dt: 21-01-2022.
5) CFO from KSPCB vide Consent No. W-319733, PCB ID:86528 dt: 21-08-2020.

A Modified plan was sanctioned for construction of Residential Apartment Building of Tower-1 & 3 - 2BF+GF+19 UF, Tower-2, 2BF+GF+21 UF Including Club House, consisting of 202 Dwelling Units was issued on Dated: 26-08-2014, Commencement Certificate was issued on Dated: 14-09-2016 and Partial Occupancy Certificate was issued for Tower-1, 2BF+GF+19 UF 80 Dwelling Units on Dated: 13-10-2020.

The Tower- 2, Including Club House & Tower-3 Residential Apartment Building was inspected on dated: 24-08-2023 & 17-10-2023 by the Officers of Town Planning Section for issue of Final Occupancy Certificate. During inspection, it was 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 Tower- 2, Including Club House & Tower-3 Residential Apartment Building was approved by the Chief Commissioner on dt: 11-10-2023. Intially Demand note for payment of compounding fee & other charges amounting to Rs. 2,88,04,000/- (Rs. Two Crores Eighty-Eight Lakhs Four Thousand only), out of which Rs. 57,82,000/- (Rs. Fifty-Seven Lakhs Eighty-Two Thousand only), which has been paid by the applicant vide Receipt No. RE-ifms624-TP/000047 dt: 04-12-2023 as per the Hon'ble High Court Interim Order W.P. No. 24840/2023 (LB-BMP) dt: 10-11-2023. The deviations effected in the building are condoned and regularized by imposing penalty accordingly this Final Occupancy Certificate is issued.

for

Joint Director
05/12/23

o/c

Prakash Jostin
Joint Director, Town Planning (South)
Bruhat Bangalore Mahanagara Palike
Prakash Jostin
05/12/23



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Permission is hereby granted to occupy the Residential Apartment Building Tower-2, 2BF+GF+21 UF Including Club House, and Tower-3 - 2BF+GF+19 UF, consisting of 122 Dwelling Units, building constructed at Property @ Khatha No. 1113, Sy No. 12/2, Sarakki, 5th Phase, J.P.Nagar, Arakere Sub Division, Ward No.186, Bommanahalli Zone, Bangalore-560041. with the following details;

Sl. No.	Floor Descriptions	Net Built up Area (in Sqm)	Remarks
1.	Upper Basement Floor	12472.20	225 No. of Car Parking, Pump room, STP, DG room Lifts & Staircases, Electrical room,
2.	Lower Basement Floor	12472.20	245 No. of Car Parking, Pump room, STP, Lifts & Staircases,
3.	Ground Floor	2737.89	06 No. of Residential Units, Lift & Lift lobby, Staircases, Club house –Performance area, Hall, Served, Pantry, Office, Gymnasium, Green Room, Changing Rooms, Toilets Swimming Pool, Open to Sky Deck
4.	First Floor	1691.37	06 No. of Residential Units, Corridor, Lift lobby, Lift & Staircases.
5.	Second Floor	1688.83	06 No. of Residential Units, Corridor, Lift & Lift lobby, Staircases
6.	Third Floor	1688.72	06 No. of Residential Units, Corridor, Lift & Lift lobby, Staircases,
7.	Fourth Floor	1688.83	06 No. of Residential Units, Corridor, Lift & Lift lobby, Staircases,
8.	Fifth Floor	1688.72	06 No. of Residential Units, Corridor, Lift & Lift lobby, Staircases,
9.	Sixth Floor	1688.83	06 No. of Residential Units, Corridor, Lift & Lift lobby, Staircases,
10.	Seventh Floor	1688.72	06 No. of Residential Units, Corridor, Lift & Lift lobby, Staircases,
11.	Eighth Floor	1688.83	06 No. of Residential Units, Corridor, Lift & Lift lobby, Staircases,
12.	Ninth Floor	1688.72	06 No. of Residential Units, Corridor, Lift & Lift lobby, Staircases,
13.	Tenth Floor	1688.83	06 No. of Residential Units, Corridor, Lift & Lift lobby, Staircases,
14.	Eleventh Floor	1688.72	06 No. of Residential Units, Corridor, Lift & Lift lobby, Staircases,
15.	Twelfth Floor	1688.83	06 No. of Residential Units, Corridor, Lift & Lift lobby, Staircases,
16.	Thirteenth Floor	1688.72	06 No. of Residential Units, Corridor, Lift & Lift lobby, Staircases,
17.	Fourteenth Floor	1688.83	06 No. of Residential Units, Corridor, Lift & Lift lobby, Staircases,
18.	Fifteenth Floor	1688.72	06 No. of Residential Units, Corridor, Lift & Lift lobby, Staircases,
19.	Sixteenth Floor	1688.83	06 No. of Residential Units, Corridor, Lift & Lift lobby, Staircases,
20.	Seventeenth Floor	1688.72	06 No. of Residential Units, Corridor, Lift & Lift lobby, Staircases,
21.	Eighteenth Floor	1642.26	06 No. of Residential Units, Corridor, Lift & Lift lobby, Staircases,
22.	Nineteenth Floor	1605.92	06 No. of Residential Units, Corridor, Lift & Lift lobby, Staircases,
23.	Twentieth Floor	621.84	02 No. of Residential Units (Duplex), Corridor, Lift & Lift
24.	Twenty first Floor	621.85	lobby, Staircases,
25.	Terrace	80.19	Lift machine room & Staircase Head room, OHT,
	Total BUA (T-2,3 & Club House)	60966.12	Total No = 122 Units
26.	Total FAR (T-1,2,3 & Club House)	3.579 < 3.600	(Tower 1 -- 1.229 + Tower-2,3 & Club House – 2.35)
27.	Total Coverage (T-1,2,3 & Club House)	25.25% < 65%	(Tower 1 – 7.45% + Tower-2,3 & Club House – 17.80%)

Ajay
Postally
Joint Director, Town Planning (South)
Bruhat Bangalore Mahanagara Palike

25/12/23

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PTO



This Final Occupancy Certificate is issued subject to the following conditions:

1. The car parking at 2Basement 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.
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 of BBMP. In the event of the applicant violating, the BBMP has the right to demolish the deviated / altered / added portion without any prior notice.
4. 2Basement Floor area should be used for car parking purpose only and the additional area if any available in 2Basement Floor 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. 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.
8. 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.
9. 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.
10. 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.
11. Since, deviations have been done from the sanctioned plan while constructing the building, the security deposit is herewith forfeited.
12. 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 SWM Department.
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.

Joint Director, Town Planning (South)
Bruhat Bangalore Mahanagara Palike

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14. Garbage originating from building shall be segregated into organic and inorganic waste and should be processed 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 Final Occupancy Certificate is subject to conditions laid out in the Clearance Certificate issued from Fire Force Department vide No. GBC(1)247/2011 Docket No.KSFES/CC/474/2021, dt: 21-01-2022.
16. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
17. The Applicant should abide by the undertaking submitted dt: 30-11-2023 to follow the Final orders of the Hon'ble High Court in W.P No. 24840/2023 (LB-BMP) dt: 10-11-2023 for the Balance Amount Rs.2,30,22,000/-
18. If in case Audit objection arises, the applicant should abide to pay the difference fee amount.
19. The applicant/owner/developer shall abide by sustainable construction and demoiition waste management as per solid waste management bye-law 2016.
20. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
21. The Applicant / Owner / Developer shall plant one tree for every 240 Sq.m of FAR area as part thereof in case of Apartment / group housing / multi dwelling unit/development plan.
22. In case of any false information, misrepresentation of facts, or any complaints with regard to violation, any deviation carried out after issue of Final Occupancy Certificate, the Occupancy Certificate shall deemed to be cancelled.

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

Sd/-

Joint Director, Town Planning (South)
Bruhat Bangalore MahanagaraPalike

To
M/s. Total Environment Living Spaces Pvt Ltd,
Rep by Sir Kamal Sagar,
No.78, Imagine, EPIP Zone, ITPL Main Road,
Whitefield, Bangalore-560066.

Copy to:

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

Received OC
6/12/23
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Joint Director, Town Planning (South)
Bruhat Bangalore Mahanagara Palike

05/12/23
6/12/23