



BRUHAT BANGALORE MAHANAGARA PALIKE

No. JDTP (S)/ ADTP/OC/23 /2021-22

Office of the
Joint Director, Town Planning (South)
BBMP Head Office, N.R. Square
Annex-3 Building,
Bangalore-02. Dated: 06-01-2022

OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for Residential Apartment Building including Club House at Khatha No. 840, Sy. No. 8/2, 9/1 & 10, Basavanapura Village, Begur Hobli, Bommanahalli Zone, Ward No. 192, Bangalore.

- Ref:**
- 1) Application for issue of Occupancy Certificate dt: 10-05-2021.
 - 2) Plan sanctioned No. **BBMP/Addl.Dir/JD South/0134/17-18**, dt: 23-11-2017.
 - 3) Approval of Chief Commissioner for issue of Occupancy Certificate dt: 03-08-2021.
 - 4) Fire Clearance issued by Fire Force and Emergency Department vide No: GBC (1) / 05/2017 Docket No. KSFES / CC/209/2021 dt: 29-06-2021.
 - 5) CFO from KSPCB vide Consent No. W - 326335 PCB ID : 103769 dt: 23-08-2021.

The plan was sanctioned for construction of Residential Apartment Building including Club House consisting **Tower 1 = B1 = 2B+G+26 UF, B2 = 2B+G+27 UF, Tower 2 = B1 = 2B+G+26 UF, B2 = 2B+G+27 UF, Tower 3 = B1 = 2B+G+26 UF, B2 = 2B+G+27 UF** (Club House – 3rd & 5th Floor) with 586 units vide LP No. BBMP/Addl.Dir/JD South/ 0134/17-18 dt: 23-11-2017. Commencement Certificate was issued on 06-06-2019.

The Residential Apartment Building including Club House was inspected on dated: 08-07-2021 by the Officers of Town Planning Section for issue of Occupancy Certificate. During inspection, it is observed that, there is deviation in construction with reference to the 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 including Club House was approved by the Chief Commissioner on dt: 03-08-2021. Demand note for payment of Compounding fees, Ground Rent, GST and Scrutiny Fees of Rs. 1,28,55,000/- (Rs. One Crore Twenty Eight Lakhs Fifty Five Thousand only), has been paid by the applicant in the form of RE-ifms624-TP/000052 dated: 20-12-2021. The deviations effected in the building are condoned and regularized. Accordingly, this Occupancy Certificate is issued.

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Bruhat Bangalore Mahanagara Palike

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No. JDTP (S)/ADTP/OC/23/21-22

Hence, Permission is hereby granted to occupy Residential Apartment Building including Club House comprising of Tower 1 = B1 = 2B+G+26 UF, B2 = 2B+G+27 UF, Tower 2 = B1 = 2B+G+26 UF, B2 = 2B+G+27 UF, Tower 3 = B1 = 2B+G+26 UF, B2 = 2B+G+27 UF (Club House – 3rd & 5th Floor) having 586 Units at Property Khata No. 840, Sy. No. 8/2, 9/1 & 10, Basavanapura Village, Begur Hobli, Bommanahalli Zone, Ward No. 192, Bangalore with the following details;

Sl. No.	Floor Descriptions	Built up Area (in Sqm)	Uses and other details.
1.	2 nd Basement Floor	10854.49	219 No's of Car parking, STP, DG room, UG Sump, Liftlobby, Lifts & Staircases.
2.	1 st Basement Floor	8894.77	121 No's of Car parking, STP, DG room, UG Sump, Liftlobby, Lifts & Staircases.
3.	Ground Floor	6205.26	90 No's of Car parking, 92 No's of Car parking in Surface area, Panel room, Transformer Yard, Organic convertor, Servents room, Change room, Steam room, Sit-out, Liftlobby, Lifts & Staircases.
4.	First Floor	6344.25	96 No's of Car parking, 04 No's of Residential Units, Corridor, Sit-out, Liftlobby, Lifts & Staircases.
5.	Second Floor	6420.86	95 No's of Car parking, 06 No's of Residential Units, Corridor, Sit-out, Liftlobby, Lifts & Staircases.
6.	Third Floor	4381.33	20 No's of Residential Units, Corridor, Sit-out, Liftlobby, Lifts & Staircases.
7.	Fourth Floor	3838.22	20 No's of Residential Units, Corridor, Sit-out, Liftlobby, Lifts & Staircases.
8.	Fifth Floor	3838.22	20 No's of Residential Units, Corridor, Sit-out, Liftlobby, Lifts & Staircases.
9.	Sixth Floor	3308.63	24 No's of Residential Units, Corridor, Sit-out, Liftlobby, Lifts & Staircases.
10.	Seventh Floor	3257.81	24 No's of Residential Units, Corridor, Sit-out, Liftlobby, Lifts & Staircases.
11.	Eighth Floor	3257.81	24 No's of Residential Units, Corridor, Sit-out, Liftlobby, Lifts & Staircases.
12.	Nlneth Floor	3257.81	24 No's of Residential Units, Corridor, Sit-out, Liftlobby, Lifts & Staircases.
13.	Tenth Floor	3257.81	24 No's of Residential Units, Corridor, Sit-out, Liftlobby, Lifts & Staircases.
14.	Eleventh Floor	3257.81	24 No's of Residential Units, Corridor, Sit-out, Liftlobby, Lifts & Staircases.
15.	Twelth Floor	3257.81	24 No's of Residential Units, Corridor, Sit-out, Liftlobby, Lifts & Staircases.
16.	Thirteenth Floor	3257.81	24 No's of Residential Units, Corridor, Sit-out, Liftlobby, Lifts & Staircases.
17.	Fourteenth Floor	3257.81	24 No's of Residential Units, Corridor, Sit-out, Liftlobby, Lifts & Staircases.

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

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No. JDTP (S)/ADTP/OC/23/21-22

18.	Fifteenth Floor	3257.81	24 No's of Residential Units, Corridor, Sit-out, Liftlobby, Lifts & Staircases.
19.	Sixteenth Floor	3257.81	24 No's of Residential Units, Corridor, Sit-out, Liftlobby, Lifts & Staircases.
20.	Seventeenth Floor	3257.81	24 No's of Residential Units, Corridor, Sit-out, Liftlobby, Lifts & Staircases.
21.	Eighteenth Floor	3257.81	24 No's of Residential Units, Corridor, Sit-out, Liftlobby, Lifts & Staircases.
22.	Nineteenth Floor	3257.81	24 No's of Residential Units, Corridor, Sit-out, Liftlobby, Lifts & Staircases.
23.	Twentieth Floor	3257.81	24 No's of Residential Units, Corridor, Sit-out, Liftlobby, Lifts & Staircases.
24.	Twenty First Floor	3257.81	24 No's of Residential Units, Corridor, Sit-out, Liftlobby, Lifts & Staircases.
25.	Twenty Second Floor	3257.81	24 No's of Residential Units, Corridor, Sit-out, Liftlobby, Lifts & Staircases.
26.	Twenty Third Floor	3257.81	24 No's of Residential Units, Corridor, Sit-out, Liftlobby, Lifts & Staircases.
27.	Twenty Fourth Floor	3274.49	24 No's of Residential Units, Corridor, Sit-out, Liftlobby, Lifts & Staircases.
28.	Twenty Fifth Floor	3274.49	24 No's of Residential Units, Corridor, Sit-out, Liftlobby, Lifts & Staircases.
29.	Twenty Sixth Floor	3274.49	24 No's of Residential Units, Corridor, Sit-out, Liftlobby, Lifts & Staircases.
30.	Twenty Seven Floor	1661.13	12 No's of Residential Units, Corridor, Sit-out, Liftlobby, Lifts & Staircases.
31.	Terrace	311.91	Solar Water Heater, OHT, LMR & Staircase Head room
	Total	121265.31	Total No. of Units = 586 NOs.
32.	FAR	2.503	
33.	Coverage	21.13%	

This Occupancy Certificate is issued subject to the following conditions:

1. The car parking at 2Basement, Ground Floor, 1st floor, 2nd floor and Surface 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.

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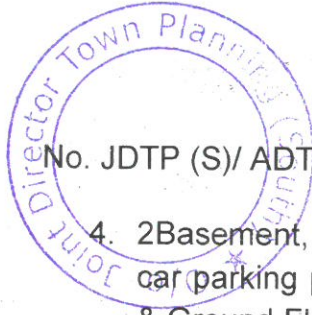
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-4-



No. JDTP (S)/ ADTP/ OC/23 /21-22

4. 2Basement, Ground Floor, 1st floor, 2nd floor and Surface area should be used for car parking purpose only and the additional area if any available in Basement Floor & Ground 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.
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.

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Bruhat Bangalore Mahanagara Palike

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No. JDTP (S)/ ADTP/ OC/23/21-22

15. This Occupancy Certificate is subject to conditions laid out in the Clearance Certificate issued from Fire Force Department vide No. GBC (1) / 05/2017 Docket No. KSFES / CC/209/2021 dt: 29-06-2021 and CFO from KSPCB vide No. W - 326335 PCB ID : 103769 dt: 23-08-2021 Compliance of submissions made in the affidavits and undertaking filed to this office.
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/owner/developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-law 2016.
18. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
19. 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.
20. 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 (South)
Bruhat Bangalore MahanagaraPalike

To
Syeda Bibi Sadiqa (Owner)
Sri. Irfan Razack (GPA Holder)
19, Falcon Tower, Brunton Road,
Bangalore – 560 025.

Copy to:

1. JC (Bommanahalli Zone) / EE (Bangalore South Division) / AEE/ ARO (Begur 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.

Joint Director, Town Planning (South)
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