



# BRUHAT BANGALORE MAHANAGARA PALIKE



No. JDTP (S) ADTP/ OC/06/21-22

Office of the  
Joint Director, Town Planning (South)  
Mahanagara Palike Offices  
Bangalore. Dated: 26-04-2021

## PARTIAL OCCUPANCY CERTIFICATE

**Sub:** Issue of Partial Occupancy Certificate for Tower 01 to 12 for Residential Apartment Building at Khatha No. 8/1-1, Magadi Road, Pete Chenappa Industrial Area, 1<sup>st</sup> Main, Sajjepalya, Ward No. 103, Bangalore.

- Ref:**
- 1) Application for issue of Partial Occupancy Certificate dt: 28-12-2020.
  - 2) Approval of Commissioner for issue of Partial Occupancy Certificate dt: 22-02-2021.
  - 3) Plan sanctioned No. **BBMP/Addl.Dir/JD South/0267/15-16**, dt: 06-01-2017.
  - 4) Partial Fire Clearance issued by Fire Force and Emergency Department vide No: KSFES/CC/001/2021 dt: 19-02-2021.
  - 5) CFO from KSPCB vide Consent No. AW -321522 PCB ID : 99320 dt: 11-11-2020.

\*\*\*\*\*

The plan was sanctioned for construction of Residential Apartment Building consisting Tower 01 to 05 & 16 to 22 – 2B+G+14 UF, Tower 6, 7, 8, 10, 11, 13, 14, 15 – 3B+G+14 UF, Tower 9 & 12 – 3B+G+11UF Comprising of 1384 Dwelling Units and Club House – 3B+G+1 UF vide LP No. BBMP/Addl.Dir/JD South/ 0267/15-16 dt: 06-01-2017. Commencement Certificate for Tower 01 to 05 & 16 to 20 & 6,7,14, 15 issued on 11-06-2018 and Tower 8, 9, 10, 11, 12, 13, 21 & 22 issued on 31-12-2020.

The Residential Apartment Building for Tower 01 to 12 was inspected on dated: 28-01-2021 by the Officers of Town Planning Section for issue of Partial 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 Partial Occupancy Certificate for Tower 01 to 12 Residential Apartment Building was approved by the Commissioner on dt: 22-02-2021. Payment of Compounding Fees, Scrutiny Fees works out to Rs. 1,63,77,000/- (Rs. One Crore Sixty Three Lakhs Seventy Seven Thousand only), out of which Rs. 49,46,500/- (Rs. Forty Nine Lakhs Forty Six Thousand Five Hundred only), which has been paid by the applicant in the form of RE-ifms624-TP/000005 dt: 15-04-2021. Excluding Ground Rent, GST Fee & Scrutiny fees 50% as per the Hon'ble High Court Order vide W.P. No. 5499/2021 (LB-BMP) dt: 18-03-2021. The deviations effected in the building are condoned and regularized. Accordingly, this Partial Occupancy Certificate is issued.

26/4/2021

PTO

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

26/04/2021

26/04/2021

26/04/2021



No. JDTP (S)/ ADTP/ OC/06/21-22

Permission is hereby granted to occupy the Tower 01 to 12 for Residential Apartment Building consisting of Tower 01 to 05 – 2B+G+14 UF, Tower 6, 7, 8, 10, 11 – 3B+G+14 UF, Tower 9 & 12 – 3B+G+11UF & Club House – 3B+G+1 UF with Comprising of 764 Dwelling Units for Residential purpose constructed at Property Khatha No. 8/1-1, Magadi Road, Pete Chenappa Industrial Area, 1st Main, Sajjepalya, Ward No. 103, Bangalore with the following details;

**Combined Basement Floors Tower 01 to 12**

Sl. No.	Floor Descriptions	Built up Area (in Sqm)	Remarks
1.	1 <sup>st</sup> Basement Floor	32213.89	64 nos. of Car parking, Lobbies, Ramps, UG Sumps, Pump Rooms, Lifts & Staircases
2.	2 <sup>nd</sup> Basement Floor	32218.45	400 nos. of Car Parking, Lobbies, Ramps, Organic waste converter Rooms, Electrical Rooms, STP, communication Rooms, Filtration Rooms, Pump, Room, Services Rooms, Lifts & Staircases
3.	3 <sup>rd</sup> Basement Floor	9206.05	386 nos. of Car Parking, Lobbies, Ramps, Electrical room, DG Room, Services Rooms, Lifts & Staircases
	<b>TOTAL</b>	<b>73638.39</b>	

**Club House**

Sl. No.	Floor Descriptions	Built up Area (in Sqm)	Remarks
1.	Ground Floor	2211.19	Lobbies, Party Hall, Squash, Court, Badminton Court, Bowling Room, Cards, Room, TT Room, Snooker Room, Gents & Ladies, Saunas, Jacuzzis, Steams, Change Rooms, Waiting, Maintenance Room, Golf Stimulator Room, Landscape Area and Ladies & gents Toilets, Lifts & Staircases
2.	First Floor	1048.39	
	<b>TOTAL</b>	<b>3259.58</b>	

**Tower 01 (A)**

Sl. No.	Floor Descriptions	Built up Area (in Sqm)	Remarks
1.	Ground Floor	524.36	04 No. of Residential Units, Lobbies, Electrical Room, Lifts & Staircases
2.	First Floor	487.00	04 No. of Residential Units, Lobby, Lifts & Staircases

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

# 26/04/2021

26/04/2021

26/04/2021





No. JDTP (S)/ ADTP/ OC/06/21-22

3.	Second Floor	487.00	04 No. of Residential Units, Lobby, Lifts & Staircases
4.	Third Floor	487.00	04 No. of Residential Units, Lobby, Lifts & Staircases
5.	Fourth Floor	487.00	04 No. of Residential Units, Lobby, Lifts & Staircases
6.	Fifth Floor	487.00	04 No. of Residential Units, Lobby, Lifts & Staircases
7.	Sixth Floor	487.00	04 No. of Residential Units, Lobby, Lifts & Staircases
8.	Seventh Floor	487.00	04 No. of Residential Units, Lobby, Lifts & Staircases
9.	Eighth Floor	483.96	04 No. of Residential Units, Lobby, Lifts & Staircases
10.	Nineth Floor	483.96	04 No. of Residential Units, Lobby, Lifts & Staircases
11.	Tenth Floor	483.96	04 No. of Residential Units, Lobby, Lifts & Staircases
12.	Eleventh Floor	483.96	04 No. of Residential Units, Lobby, Lifts & Staircases
13.	Twelfth Floor	483.96	04 No. of Residential Units, Lobby, Lifts & Staircases
14.	Thirteenth Floor	483.96	04 No. of Residential Units, Lobby, Lifts & Staircases
15.	Fourteenth Floor	483.96	04 No. of Residential Units, Lobby, Lifts & Staircases
16.	Terrace Floor	46.05	Lifts, Staircase Head Room
<b>Total</b>		<b>7376.25</b>	<b>Total No. of Units = 60 Nos.</b>

**Tower 02 (B)**

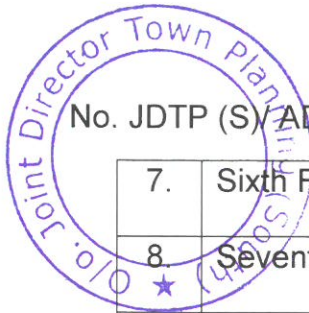
Sl. No.	Floor Descriptions	Built up Area (in Sqm)	Remarks
1.	Ground Floor	688.13	05 No. of Residential Units, Lobbies, Corridors, Electrical Room, Lifts & Staircases
2.	First Floor	645.89	05 No. of Residential Units, Lobby, Corridors, Lifts & Staircases
3.	Second Floor	645.89	04 No. of Residential Units, Lobby, Corridors, Lifts & Staircases
4.	Third Floor	645.89	05 No. of Residential Units, Lobby, Corridors, Lifts & Staircases
5.	Fourth Floor	645.89	04 No. of Residential Units, Lobby, Corridors, Lifts & Staircases
6.	Fifth Floor	645.89	05 No. of Residential Units, Lobby, Corridors, Lifts & Staircases

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

26/04/2021

26/04/2021

26/04/2021



-4-

No. JDTP (S)/ADTP/OC/06/21-22

7.	Sixth Floor	645.89	04 No. of Residential Units, Lobby, Corridors, Lifts & Staircases
8.	Seventh Floor	645.89	05 No. of Residential Units, Lobby, Corridors, Lifts & Staircases
9.	Eighth Floor	645.89	04 No. of Residential Units, Lobby, Corridors, Lifts & Staircases
10.	Nineth Floor	645.89	05 No. of Residential Units, Lobby, Corridors, Lifts & Staircases
11.	Tenth Floor	645.89	04 No. of Residential Units, Lobby, Corridors, Lifts & Staircases
12.	Eleventh Floor	642.32	05 No. of Residential Units, Lobby, Corridors, Lifts & Staircases
13.	Twelfth Floor	642.32	04 No. of Residential Units, Lobby, Corridors, Lifts & Staircases
14.	Thirteenth Floor	651.81	05 No. of Residential Units, Lobby, Corridors, Lifts & Staircases
15.	Fourteenth Floor	625.76	02 No. of Residential Units, Lobby, Corridors, Lifts & Staircases
16.	Terrace Floor	62.86	Lifts, Staircase Head Room
<b>Total</b>		<b>9772.10</b>	<b>Total No. of Units = 66 Nos.</b>

**Tower 03 (C)**

Sl. No.	Floor Descriptions	Built up Area (in Sqm)	Remarks
1.	Ground Floor	482.02	04 No. of Residential Units, Lobbies, Corridors, Electrical Room, Lifts & Staircases
2.	First Floor	440.21	04 No. of Residential Units, Lobby, Corridors, Lifts & Staircases
3.	Second Floor	440.21	04 No. of Residential Units, Lobby, Lifts & Staircases
4.	Third Floor	440.21	04 No. of Residential Units, Lobby, Lifts & Staircases
5.	Fourth Floor	440.21	04 No. of Residential Units, Lobby, Lifts & Staircases
6.	Fifth Floor	440.21	04 No. of Residential Units, Lobby, Lifts & Staircases
7.	Sixth Floor	440.21	04 No. of Residential Units, Lobby, Lifts & Staircases
8.	Seventh Floor	440.21	04 No. of Residential Units, Lobby, Lifts & Staircases
9.	Eighth Floor	440.21	04 No. of Residential Units, Lobby, Lifts & Staircases
10.	Nineth Floor	440.21	04 No. of Residential Units, Lobby, Lifts & Staircases

26/4/2021  
 Joint Director, Town Planning (South)  
 Bruhat Bangalore Mahanagara Palike  
 26/04/2021  
 26/04/2021  
 26/04/2021





11.	Tenth Floor	440.21	04 No. of Residential Units, Lobby, Lifts & Staircases
12.	Eleventh Floor	437.57	04 No. of Residential Units, Lobby, Lifts & Staircases
13.	Twelfth Floor	437.57	04 No. of Residential Units, Lobby, Lifts & Staircases
14.	Thirteenth Floor	437.57	04 No. of Residential Units, Lobby, Lifts & Staircases
15.	Fourteenth Floor	437.57	04 No. of Residential Units, Lobby, Lifts & Staircases
16.	Terrace Floor	46.86	Lifts, Staircase Head Room
	<b>Total</b>	<b>6681.26</b>	<b>Total No. of Units = 60 Nos.</b>

**Tower 04 (D)**

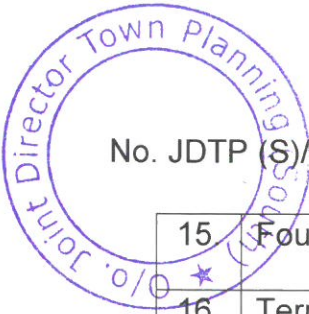
Sl. No.	Floor Descriptions	Built up Area (in Sqm)	Remarks
1.	Ground Floor	525.17	04 No. of Residential Units, Lobbies, Electrical Room, Lifts & Staircases
2.	First Floor	485.00	04 No. of Residential Units, Lobby, Lifts & Staircases
3.	Second Floor	485.00	04 No. of Residential Units, Lobby, Lifts & Staircases
4.	Third Floor	485.00	04 No. of Residential Units, Lobby, Lifts & Staircases
5.	Fourth Floor	485.00	04 No. of Residential Units, Lobby, Lifts & Staircases
6.	Fifth Floor	485.00	04 No. of Residential Units, Lobby, Lifts & Staircases
7.	Sixth Floor	485.00	04 No. of Residential Units, Lobby, Lifts & Staircases
8.	Seventh Floor	485.00	04 No. of Residential Units, Lobby, Lifts & Staircases
9.	Eighth Floor	485.00	04 No. of Residential Units, Lobby, Lifts & Staircases
10.	Nineth Floor	485.00	04 No. of Residential Units, Lobby, Lifts & Staircases
11.	Tenth Floor	485.00	04 No. of Residential Units, Lobby, Lifts & Staircases
12.	Eleventh Floor	482.12	04 No. of Residential Units, Lobby, Lifts & Staircases
13.	Twelfth Floor	482.12	04 No. of Residential Units, Lobby, Lifts & Staircases
14.	Thirteenth Floor	491.64	04 No. of Residential Units, out of which 02 units are Duplex units, Lobby, Lifts & Staircases

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

26/04/2021

26/04/2021

26/04/2021



-6-

No. JDTP (S)/ ADTP/ OC/06 /21-22

15.	Fourteenth Floor	465.90	02 No. of Residential Units, Lobby, Lifts & Staircases
16.	Terrace Floor	46.05	Lifts, Staircase Head Room
	<b>Total</b>	<b>7343.00</b>	<b>Total No. of Units = 58 Nos.</b>

**Tower 05 (E)**

Sl. No.	Floor Descriptions	Built up Area (in Sqm)	Remarks
1.	Ground Floor	393.13	03 No. of Residential Units, Store, Lobbies, Electrical Room, Lifts & Staircases
2.	First Floor	384.22	04 No. of Residential Units, Lobby, Lifts & Staircases
3.	Second Floor	384.22	04 No. of Residential Units, Lobby, Lifts & Staircases
4.	Third Floor	384.22	04 No. of Residential Units, Lobby, Lifts & Staircases
5.	Fourth Floor	384.22	04 No. of Residential Units, Lobby, Lifts & Staircases
6.	Fifth Floor	384.22	04 No. of Residential Units, Lobby, Lifts & Staircases
7.	Sixth Floor	384.22	04 No. of Residential Units, Lobby, Lifts & Staircases
8.	Seventh Floor	384.22	04 No. of Residential Units, Lobby, Lifts & Staircases
9.	Eighth Floor	384.22	04 No. of Residential Units, Lobby, Lifts & Staircases
10.	Nineth Floor	384.22	04 No. of Residential Units, Lobby, Lifts & Staircases
11.	Tenth Floor	384.22	04 No. of Residential Units, Lobby, Lifts & Staircases
12.	Eleventh Floor	381.61	04 No. of Residential Units, Lobby, Lifts & Staircases
13.	Twelfth Floor	381.61	04 No. of Residential Units, Lobby, Lifts & Staircases
14.	Thirteenth Floor	381.61	04 No. of Residential Units, Lobby, Lifts & Staircases
15.	Fourteenth Floor	381.61	04 No. of Residential Units, Lobby, Lifts & Staircases
16.	Terrace Floor	46.61	Lifts, Staircase Head Room
	<b>Total</b>	<b>5808.38</b>	<b>Total No. of Units = 59 Nos.</b>

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

26/04/2021 26/04/2021 26/04/2021



**Tower 06 (F)**

Sl. No.	Floor Descriptions	Built up Area (in Sqm)	Remarks
1.	Ground Floor	407.58	04 No. of Residential Units, Lobbies, Lifts & Staircases
2.	First Floor	415.25	04 No. of Residential Units, Lobby, Lifts & Staircases
3.	Second Floor	415.25	04 No. of Residential Units, Lobby, Lifts & Staircases
4.	Third Floor	415.25	04 No. of Residential Units, Lobby, Lifts & Staircases
5.	Fourth Floor	415.25	04 No. of Residential Units, Lobby, Lifts & Staircases
6.	Fifth Floor	415.25	04 No. of Residential Units, Lobby, Lifts & Staircases
7.	Sixth Floor	415.25	04 No. of Residential Units, Lobby, Lifts & Staircases
8.	Seventh Floor	415.25	04 No. of Residential Units, Lobby, Lifts & Staircases
9.	Eighth Floor	415.25	04 No. of Residential Units, Lobby, Lifts & Staircases
10.	Nineth Floor	415.25	04 No. of Residential Units, Lobby, Lifts & Staircases
11.	Tenth Floor	415.25	04 No. of Residential Units, Lobby, Lifts & Staircases
12.	Eleventh Floor	412.64	04 No. of Residential Units, Lobby, Lifts & Staircases
13.	Twelfth Floor	412.64	04 No. of Residential Units, Lobby, Lifts & Staircases
14.	Thirteenth Floor	412.64	04 No. of Residential Units, Lobby, Lifts & Staircases
15.	Fourteenth Floor	412.64	04 No. of Residential Units, Lobby, Lifts & Staircases
16.	Terrace Floor	60.69	Lifts, Staircase Head Room
	<b>Total</b>	<b>6271.33</b>	<b>Total No. of Units = 60 Nos.</b>

**Tower 07 (G)**

Sl. No.	Floor Descriptions	Built up Area (in Sqm)	Remarks
1.	Ground Floor	524.74	04 No. of Residential Units, Lobbies, Electrical Room, Lifts & Staircases
2.	First Floor	485.20	04 No. of Residential Units, Lobby, Lifts & Staircases

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

26/04/2021

26/04/2021

26/04/2021



3.	Second Floor	485.20	04 No. of Residential Units, Lobby, Lifts & Staircases
4.	Third Floor	485.20	04 No. of Residential Units, Lobby, Lifts & Staircases
5.	Fourth Floor	485.20	04 No. of Residential Units, Lobby, Lifts & Staircases
6.	Fifth Floor	485.20	04 No. of Residential Units, Lobby, Lifts & Staircases
7.	Sixth Floor	485.20	04 No. of Residential Units, Lobby, Lifts & Staircases
8.	Seventh Floor	485.20	04 No. of Residential Units, Lobby, Lifts & Staircases
9.	Eighth Floor	485.20	04 No. of Residential Units, Lobby, Lifts & Staircases
10.	Ninth Floor	485.20	04 No. of Residential Units, Lobby, Lifts & Staircases
11.	Tenth Floor	485.20	04 No. of Residential Units, Lobby, Lifts & Staircases
12.	Eleventh Floor	482.35	04 No. of Residential Units, Lobby, Lifts & Staircases
13.	Twelfth Floor	482.35	04 No. of Residential Units, Lobby, Lifts & Staircases
14.	Thirteenth Floor	491.87	04 No. of Residential Units, out of which 02 units are Duplex, Lobby, Lifts & Staircases
15.	Fourteenth Floor	466.13	02 No. of Residential Units, Lobby, Lifts & Staircases
16.	Terrace Floor	46.05	Lifts, Staircase Head Room
	<b>Total</b>	<b>7345.49</b>	<b>Total No. of Units = 58 Nos.</b>

**Tower 08 (H)**

Sl. No.	Floor Descriptions	Built up Area (in Sqm)	Remarks
1.	Ground Floor	644.69	05 No. of Residential Units, Lobbies, Corridor, Electrical Room, Lifts & Staircases
2.	First Floor	622.87	06 No. of Residential Units, Lobby, Corridor, Lifts & Staircases
3.	Second Floor	622.87	06 No. of Residential Units, Lobby, Corridor, Lifts & Staircases
4.	Third Floor	619.93	06 No. of Residential Units, Lobby, Corridor, Lifts & Staircases
5.	Fourth Floor	619.93	06 No. of Residential Units, Lobby, Corridor, Lifts & Staircases
6.	Fifth Floor	619.93	06 No. of Residential Units, Lobby, Corridor, Lifts & Staircases

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

26/04/2021

26/04/2021

26/04/2021





No. JDTP (S)/ ADTP/ OO/ 06/21-22

7.	Sixth Floor	619.93	06 No. of Residential Units, Lobby, Corridor, Lifts & Staircases
8.	Seventh Floor	619.93	06 No. of Residential Units, Lobby, Corridor, Lifts & Staircases
9.	Eighth Floor	619.93	06 No. of Residential Units, Lobby, Corridor, Lifts & Staircases
10.	Nineth Floor	619.93	06 No. of Residential Units, Lobby, Corridor, Lifts & Staircases
11.	Tenth Floor	619.93	06 No. of Residential Units, Lobby, Corridor, Lifts & Staircases
12.	Eleventh Floor	609.30	06 No. of Residential Units, Lobby, Corridor, Lifts & Staircases
13.	Twelfth Floor	609.30	06 No. of Residential Units, Lobby, Corridor, Lifts & Staircases
14.	Thirteenth Floor	609.30	06 No. of Residential Units, Lobby, Corridor, Lifts & Staircases
15.	Fourteenth Floor	609.30	06 No. of Residential Units, Lobby, Corridor, Lifts & Staircases
16.	Terrace Floor	65.24	Lifts, Staircase Head Room
<b>Total</b>		<b>9352.31</b>	<b>Total No. of Units = 89 Nos.</b>

**Tower 09 (J)**

Sl. No.	Floor Descriptions	Built up Area (in Sqm)	Remarks
1.	Ground Floor	345.87	05 No. of Residential Units, Lobbies, Corridor, Electrical Room, Lifts & Staircases
2.	First Floor	316.95	06 No. of Residential Units, Lobby, Corridor, Lifts & Staircases
3.	Second Floor	316.95	06 No. of Residential Units, Lobby, Corridor, Lifts & Staircases
4.	Third Floor	314.01	06 No. of Residential Units, Lobby, Corridor, Lifts & Staircases
5.	Fourth Floor	314.01	06 No. of Residential Units, Lobby, Corridor, Lifts & Staircases
6.	Fifth Floor	314.01	06 No. of Residential Units, Lobby, Corridor, Lifts & Staircases
7.	Sixth Floor	314.01	06 No. of Residential Units, Lobby, Corridor, Lifts & Staircases
8.	Seventh Floor	314.01	06 No. of Residential Units, Lobby, Corridor, Lifts & Staircases
9.	Eighth Floor	314.01	06 No. of Residential Units, Lobby, Corridor, Lifts & Staircases
10.	Nineth Floor	314.01	06 No. of Residential Units, Lobby, Corridor, Lifts & Staircases

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

#

26/04/2021

26/04/2021

26/04/2021



-10-

No. JDTP (S)/FADTP/ OC/06 /21-22

10.	Tenth Floor	314.01	06 No. of Residential Units, Lobby, Corridor, Lifts & Staircases
12.	Eleventh Floor	314.01	06 No. of Residential Units, Lobby, Corridor, Lifts & Staircases
13.	Terrace Floor	45.68	Lift Machine Room & Staircase Head Room
	<b>Total</b>	<b>3851.54</b>	<b>Total No. of Units = 71 Nos.</b>

**Tower 10 (K)**

Sl. No.	Floor Descriptions	Built up Area (in Sqm)	Remarks
1.	Ground Floor	352.97	02 No. of Residential Units, Lobbies, Corridor, Electrical Room, Lifts & Staircases
2.	First Floor	614.25	04 No. of Residential Units, Lobby, Lifts & Staircases
3.	Second Floor	614.25	04 No. of Residential Units, Lobby, Lifts & Staircases
4.	Third Floor	611.25	04 No. of Residential Units, Lobby, Lifts & Staircases
5.	Fourth Floor	611.25	04 No. of Residential Units, Lobby, Lifts & Staircases
6.	Fifth Floor	611.25	04 No. of Residential Units, Lobby, Lifts & Staircases
7.	Sixth Floor	611.25	04 No. of Residential Units, Lobby, Lifts & Staircases
8.	Seventh Floor	611.25	04 No. of Residential Units, Lobby, Lifts & Staircases
9.	Eighth Floor	611.25	04 No. of Residential Units, Lobby, Lifts & Staircases
10.	Nineth Floor	611.25	04 No. of Residential Units, Lobby, Lifts & Staircases
11.	Tenth Floor	611.25	04 No. of Residential Units, Lobby, Lifts & Staircases
12.	Eleventh Floor	611.25	04 No. of Residential Units, Lobby, Lifts & Staircases
13.	Twelfth Floor	611.25	04 No. of Residential Units, Lobby, Lifts & Staircases
14.	Thirteenth Floor	624.67	04 No. of Residential Units, Lobby, Lifts & Staircases
15.	Fourteenth Floor	578.34	02 No. of Residential Units, Lobby, Lifts & Staircases
16.	Terrace Floor	64.50	Lifts, Staircase Head Room
	<b>Total</b>	<b>8961.48</b>	<b>Total No. of Units = 56 Nos.</b>

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

#26/04/2021

26/04/2021

26/04/2021




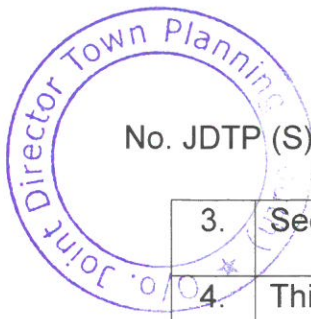
**Tower 11 (L)**

Sl. No.	Floor Descriptions	Built up Area (in Sqm)	Remarks
1.	Ground Floor	352.96	02 No. of Residential Units, Lobbies, Electrical Room, Lifts & Staircases
2.	First Floor	614.25	04 No. of Residential Units, Lobby, Lifts & Staircases
3.	Second Floor	614.25	04 No. of Residential Units, Lobby, Lifts & Staircases
4.	Third Floor	611.25	04 No. of Residential Units, Lobby, Lifts & Staircases
5.	Fourth Floor	611.25	04 No. of Residential Units, Lobby, Lifts & Staircases
6.	Fifth Floor	611.25	04 No. of Residential Units, Lobby, Lifts & Staircases
7.	Sixth Floor	611.25	04 No. of Residential Units, Lobby, Lifts & Staircases
8.	Seventh Floor	611.25	04 No. of Residential Units, Lobby, Lifts & Staircases
9.	Eighth Floor	611.25	04 No. of Residential Units, Lobby, Lifts & Staircases
10.	Nineth Floor	611.25	04 No. of Residential Units, Lobby, Lifts & Staircases
11.	Tenth Floor	611.25	04 No. of Residential Units, Lobby, Lifts & Staircases
12.	Eleventh Floor	611.25	04 No. of Residential Units, Lobby, Lifts & Staircases
13.	Twelfth Floor	611.25	04 No. of Residential Units, Lobby, Lifts & Staircases
14.	Thirteenth Floor	624.67	04 No. of Residential Units, Lobby, Lifts & Staircases
15.	Fourteenth Floor	578.34	02 No. of Residential Units, Lobby, Lifts & Staircases
16.	Terrace Floor	64.50	Lifts, Staircase Head Room
	<b>Total</b>	<b>8961.47</b>	<b>Total No. of Units = 56 Nos.</b>

**Tower 12 (M)**

Sl. No.	Floor Descriptions	Built up Area (in Sqm)	Remarks
1.	Ground Floor	345.87	05 No. of Residential Units, Lobbies, Electrical Room, Lifts & Staircases
2.	First Floor	316.95	06 No. of Residential Units, Lobby, Corridor, Lifts & Staircases

  
 Joint Director, Town Planning (South)  
 Bruhat Bangalore Mahanagara Palike  
 # 26/04/2021  
 26/04/2021  
 26/04/2021



No. JDTP (S)/ ADTP/ OC/06 /21-22

3.	Second Floor	316.95	06 No. of Residential Units, Lobby, Corridor, Lifts & Staircases
4.	Third Floor	313.95	06 No. of Residential Units, Lobby, Corridor, Lifts & Staircases
5.	Fourth Floor	313.95	06 No. of Residential Units, Lobby, Corridor, Lifts & Staircases
6.	Fifth Floor	313.95	06 No. of Residential Units, Lobby, Corridor, Lifts & Staircases
7.	Sixth Floor	313.95	06 No. of Residential Units, Lobby, Corridor, Lifts & Staircases
8.	Seventh Floor	313.95	06 No. of Residential Units, Lobby, Corridor, Lifts & Staircases
9.	Eighth Floor	313.95	06 No. of Residential Units, Lobby, Corridor, Lifts & Staircases
10.	Nineth Floor	313.95	06 No. of Residential Units, Lobby, Corridor, Lifts & Staircases
11.	Tenth Floor	313.95	06 No. of Residential Units, Lobby, Corridor, Lifts & Staircases
12.	Eleventh Floor	313.95	06 No. of Residential Units, Lobby, Corridor, Lifts & Staircases
13.	Terrace Floor	45.68	Lift Machine Room & Staircase Head Room
	<b>Total</b>	<b>3851.00</b>	<b>Total No. of Units = 71 Nos.</b>
14.	<b>GRAND TOTAL</b>	<b>162473.58</b>	<b>Grand Total No. of Units = 764 Nos.</b>
15.	<b>FAR</b>	<b>1.898 &lt; 3.25</b>	
16.	<b>Coverage</b>	<b>14.59% &lt; 50%</b>	

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

1. The car parking at 3Basement Floor's 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. 3Basement Floors area should be used for car parking purpose only and the additional area if any available in Basement Floor and surface area shall be used exclusively for car parking purpose only.

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

# 30/04/2021

26/04/2021

26/04/2021





No. JDTP (S)/ ADTP/ OC/ 06/21-22

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.
15. The Applicant should abide by the undertaking submitted dt: 24-03-2021 to follow the Final orders of the Hon'ble High Court in W.P No. 5499/2021 (LB-BMP) dt: 18-03-2021 for Ground Rent, GST & 50% of Scrutiny fees.

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

# 26/04/2021

26/04/2021

26/04/2021



No. JDTP (S)/ ADTP/ OC/06/21-22



16. This Occupancy Certificate is subject to conditions laid out in the Clearance Certificate issued from Fire Force Department vide No. KSFES/CC/001/2021 dt: 19-02-2021 and CFO from KSPCB vide No. AW -321522 PCB ID : 99320 dt: 11-11-2020 Compliance of submissions made in the affidavits and undertaking filed to this office.
17. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
18. The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-law 2016.
19. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
20. 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.
21. In case of any false information, misrepresentation of facts, or any complaints with regard to violation, any deviation carried out after issue of Occupancy Certificate, 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  
Sattva Developers Pvt. Ltd.,  
GPA Holder for M/s. Manasa Education Academy  
4<sup>th</sup> Floor, Sarjapura Windsor,  
# 3, Ulsoor Road,  
Bangalore – 560 042.

Copy to:

- 1) JC (West)/ EE / ARO / AEE (Govindaraja Nagar) for information and n/a.

③ Copies  
for 27/7/21.22

Joint Director, Town Planning (South)  
Bruhat Bangalore MahanagaraPalike

26/04/2021

26/04/2021

26/04/2021