

BRUHAT BENGALURU MAHANAGARA PALIKE

Office of the
Joint Director, Town Planning (South)
BBMP Head Office, N.R. Square,
Annex-3 Building, Bangalore-02.
Dated: 28-11-2024.

No. JDTP (S)/ADTP/OC/ 25 /2024-25

OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for Residential Apartment Building and Club House, having Khatha No.6494/27/2 & 27/3, Sy No.27/2 & 27/3, Valagerahalli Village, Kengeri Hobli, Ward No.130, R.R.Nagar Zone, Bangalore.

- Ref:**
- 1) Application for issue of Occupancy Certificate Dated: 21-05-2024
 - 2) Approval of Chief Commissioner for issue of Occupancy Certificate Dt: 19-08-2024 & 26-09-2024.
 - 3) Plan Sanctioned No. BBMP/Addl.Dir/JD South/0384/2018-19, Dt: 14-02-2019.
 - 4) Fire Clearance No. KSFES/CC/792/2024, Dt: 21-11-2024.
 - 5) The Applicant submitted the Affidavit as per Govt order Date 06-11-2023, condition imposed to submit the CFO when the KSPCB is issued.

The Plan was sanctioned for construction of Residential Apartment Building Consisting of 2BF+GF+14 UF with Total 360 Dwelling Units & GF+1UF Club House, Plan Sanction as per Vide No.BBMP/ Addl.Dir/JD South/ 0384/18-19, Dt: 14-02-2019. The Commencement Certificate has been issued on Dt.12-03-2020.

The Residential Building Including Club House was inspected on Dt: 08-07-2024 & 09-08-2024 by the Officers of Town Planning Section for issue of Occupancy Certificate. During inspection, it is observed that, there is a 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 Including Club House Building was Approved by the Chief Commissioner on dt: 19-08-2024 Payment of Compounding Fees, Scrutiny Fees, Ground rent with GST 18% and others Penalty fees works out to Rs.5,82,80,500/- (Rs. Five Crore Eighty-Two Lakhs Eighty Thousand Five Hundred only), out of which Rs. 5,03,98,000/- (Rs. Five Crore Three Lakhs Ninety-Eight Thousand only), which has been paid by the applicant vide Receipt No. RE-ifms624-TP/000039, Dt: 25-11-2024 as per the Hon'ble High Court Interim Order W.P. No. 24291/2024 (LB-BMP) Dt: 03-09-2024. The deviations effected in the building are condoned and regularized by imposing penalty. Accordingly, this Occupancy Certificate is issued.

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Hence, permission is hereby granted to occupy the of Residential Apartment Building Consisting of 2BF+GF+14 UF with Total 360 Dwelling Units & GF+1UF Club House constructed At Khatha No.6494/27/2 & 27/3, Sy No.27/2 & 27/3, Valagerahalli Village, Kengeri Hobli, Ward No.130, R.R.Nagar Zone, Bangalore. with the following details;

Sl. No.	Floor Descriptions	Built up Area (in Sqm)	Remarks
1.	Lower Basement Floor	7351.24	167 No's of Car Parking, UG Room, Pump Room, Sumps, STP, Ramp, Lift Lobbies and Staircase.
2.	Upper Basement Floor	7351.24	155 No's of Car Parking, UG Sumps, Maintenance Room, STP, Electric Room, Ramp, Lift Lobbies and Staircase.
3.	Ground Floor	2364.74	24 No's Residential Units, 53 No's of Surface Car Parking, Yoga Room, Gym Room, Entrance Lobby, Common Toilet, Security Room, Lift, Lobbies and Staircase.
4.	First Floor	1956.92	24 No's Residential Units, Indoor Games, Lift, Lobby, Corridor & Staircase,
5.	Second Floor	1877.16	24 No's Residential Units, Lift Lobby, Corridor & Staircase
6.	Third Floor	1877.16	24 No's Residential Units, Lift Lobby, Corridor & Staircase
7.	Fourth Floor	1877.16	24 No's Residential Units, Lift Lobby, Corridor & Staircase
8.	Fifth Floor	1877.16	24 No's Residential Units, Lift Lobby, Corridor & Staircase
9.	Sixth Floor	1877.16	24 No's Residential Units, Lift Lobby, Corridor & Staircase
10.	Seventh Floor	1877.16	24 No's Residential Units, Lift Lobby, Corridor & Staircase
11.	Eight Floor	1877.16	24 No's Residential Units, Lift Lobby, Corridor & Staircase
12.	Ninth Floor	1877.16	24 No's Residential Units, Lift Lobby, Corridor & Staircase
13.	Tenth Floor	1877.16	24 No's Residential Units, Lift Lobby, Corridor & Staircase
14.	Eleventh Floor	1877.16	24 No's Residential Units, Lift Lobby, Corridor & Staircase
15.	Twelveth Floor	1877.16	24 No's Residential Units, Lift Lobby, Corridor & Staircase
16.	Thirteenth Floor	1877.16	24 No's Residential Units, Lift Lobby, Corridor & Staircase
17.	Fourteenth Floor	1877.16	24 No's Residential Units, Lift Lobby, Corridor & Staircase

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18.	Terrace Floor	213.98	Staircase Head Rooms, Lift Machine Room,
	Total	43641.20	
19.	FAR	3.14	Total No. of Units = 360 Residential Units
20.	Coverage	25.97% < 50.00%	

This Occupancy Certificate is issued subject to the following conditions:

- 1 The car parking at 2Basement floors, 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.
- 4 2Basement floors, Surface Area should be used for car parking purpose only and the additional area if any available 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 Since, deviations have been done from the sanctioned plan while constructing the building, the security deposit is herewith forfeited.
- 8 Owner shall make his own arrangements to dispose of 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.
- 9 All the rain water and waste water generated from the usage shall be pumped into the rain water harvesting pits and used for landscaping.
- 10 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.
- 11 This Occupancy Certificate is subject to conditions laid out in the Clearance Certificate issued from Fire Force Department vide No: Docket No. KSFES/CC/792/2024, Dt: 21-11-2024.

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Bruhat Bangalore Mahanagara Palike

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28/11/24

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No. JDTP (S)/ ADTP/ OC/ 35/24-25

- 12 The Applicant shall abide by the Affidavit Submitted on Date: 30-08-2024 as per Govt order Dt: 06-11-2023, condition to impose submit the CFO when the KSPCB is issued.
- 13 The Applicant should abide by the undertaking submitted Date: 30-10-2024 to follow the Final orders of the Hon'ble High Court in W.P No.24291/2024 (LB-BMP).
- 14 The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
- 15 The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-law 2016.
- 16 If in case Audit objection arises, the applicant should abide to pay the difference fee amount.
- 17 The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
- 18 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 deem 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 Mahanagara Palike

To,
M/s D.S.Max Properties Pvt Ltd,
Represented by its Managing Director
Sri. S.P.Dayanand,
No.1854, 17th Main, 30th B Cross, 5th Block,
HBR Layout, Bangalore-560043.

- Copy to:
- 1 ZC (R.R.Nagar) / JC (R.R.Nagar) / EE (Yeshwanthpura) / AEE/ ARO (Kengeri / Herohalli) 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.

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[Signature]
6/12/24
S. Kulkarni

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