

# BRUHAT BENGALURU MAHANAGARA PALIKE

Office of the  
Joint Director, Town Planning (South)  
BBMP Head Office, N.R. Square,  
Annex-3 Building, Bangalore-02.  
Dated: 29-06-2024.

No. JDTP (S)/ ADTP/ OC/ 13 /2024-25

## OCCUPANCY CERTIFICATE

**Sub:** Issue of Final Occupancy Certificate for Tower-13 To 22 for Residential Apartment Building at Khatha No.8/1-1, Sy No.8/P, PID No.36-117-8/1-1, Magadi Main Road, Pete Chennappa Industrial Area, 1<sup>st</sup> Main Road, Sajjepalya Village, Yeshwanthpura Hobli, West Zone, Ward No.103, Bangalore.

- Ref:** 1) Application for issue of Occupancy Certificate Dated: 27-02-2024 & 02-04-2024.  
2) Approval of Chief Commissioner for issue of Occupancy Certificate Dt: 16-05-2024.  
3) Plan Sanctioned No. BBMP/Addl.Dir/JD(S)/LP/0267/15-16, Dt: 06-01-2017.  
4) Fire Clearance issued by Fire Force and Emergency Department vide No: Docket No. KSFES/CC/582/2023 Dt: 19-12-2023.  
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.

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The Plan was sanctioned for construction of Residential Building consisting of Tower-13 To 15:- 3BF+GF+14UF, Tower-16 To 22:- 2BF+GF+14UF with comprising of 620 Dwelling units (Including 32 EWS Units), and The Commencement Certificate was issued for Tower-1 To 7 & 14 To 20 on Dated: 11-06-2018 & Tower-8 To 13, 21 & 22 on Dated: 31-12-2020 and Partial Occupancy Certificate was issued for Tower-01 To 05 - 2BF+GF+14 UF, Tower-6, 7, 8, 10, 11 - 3BF+GF+14UF, Tower-9 & 12 - 3BF+GF+11UF and Club House 3BF+GF+01 UF with Comprising of 764 Dwelling Units on Dated: 26-04-2021.

The Residential Building was inspected on Dt: 06-03-2024 by the Officers of Town Planning Section for issue of Final 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 Building was Approved by the Chief Commissioner on Dt: 16-05-2024 Payment of Compounding Fees, Scrutiny Fees, Ground rent with GST 18%, and others Penalty fees works out to Rs.3,63,88,098/- and 2016-17 Audit Objection Amount Rs.41,42,402/- Total fee Rs.4,05,30,500/- out of which Rs.3,05,59,000/- (Rs. Three Crore Five Lakhs Fifty-Nine Thousand only), which has been paid by the applicant vide Receipt No. RE-ifms624-TP/000019, Dt: 29-06-2024 as per the Hon'ble High Court Interim Order W.P. No.14297/2024 (LB-BMP) Dt: 03-06-2024. The deviations effected in the building are condoned and regularized by imposing penalty. Accordingly, this Final Occupancy Certificate is issued.

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(S.E. B.M.P. M)  
9626218345

[Signature]  
Joint Director, Town Planning (South)  
Bruhat Bangalore Mahanagara Palike  
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Hence, permission is hereby granted to occupy for Tower-13 To 15:- 3BF+GF+14UF, Tower-16 To 22:- 2BF+GF+14UF 620 Dwelling units (Including 32 EWS Units) for Residential Apartment Building At Khatha No.8/1-1, Sy No.8/P, PID No.36-117-8/1-1, Magadi Main Road, Pete Chennappa Industrial Area, 1st Main Road, Sajjepalya Village, Yeshwanthpura Hobli, West Zone, Ward No.103, Bangalore. with the following details;

Sl. No.	Floor Descriptions	Built up Area (in Sqm)	Remarks
1.	1 <sup>st</sup> Basement Floor	73638.39 Sqm BUA has been considered at the time of Partial OC Issued Dt: 26-04-2021 ✓	Total 116 No's of Car parking's
2.	2 <sup>nd</sup> Basement Floor		Total 695 No's of Car parking's
3.	3 <sup>rd</sup> Basement Floor		Total 672 No's of Car parking's
4.	Ground Floor	✓ 4865.12	40 No's Residential Units, 53 No's of Surface parking, Lift Lobbies and Staircase.
5.	First Floor	✓ 4553.94	42 No's Residential Units, Lift Lobby, Corridor & Staircase
6.	Second Floor	✓ 4553.94	42 No's Residential Units, Lift Lobby, Corridor & Staircase
7.	Third Floor	✓ 4553.94	42 No's Residential Units, Lift Lobby, Corridor & Staircase
8.	Fourth Floor	✓ 4553.94	42 No's Residential Units, Lift Lobby, Corridor & Staircase
9.	Fifth Floor	✓ 4553.94	42 No's Residential Units, Lift Lobby, Corridor & Staircase
10.	Sixth Floor	✓ 4553.94	42 No's Residential Units, Lift Lobby, Corridor & Staircase
11.	Seventh Floor	✓ 4553.94	42 No's Residential Units, Lift Lobby, Corridor & Staircase
12.	Eight Floor	✓ 4553.94	42 No's Residential Units, Lift Lobby, Corridor & Staircase
13.	Ninth Floor	✓ 4553.94	42 No's Residential Units, Lift Lobby, Corridor & Staircase
14.	Tenth Floor	✓ 4553.94	42 No's Residential Units, Lift Lobby, Corridor & Staircase
15.	Eleventh Floor	✓ 4534.09	42 No's Residential Units, Lift Lobby, Corridor & Staircase
16.	Twelfth Floor	✓ 4526.72	42 No's Residential Units, Lift Lobby, Corridor & Staircase
17.	Thirteenth Floor	✓ 4571.71	42 No's Residential Units, Lift Lobby, Corridor & Staircase

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18.	Fourteenth Floor	✓ 4460.57	34 No's Residential Units, Lift Lobby, Corridor & Staircase
19.	Terrace	✓ 680.31	
	<b>Total</b>	✓ <b>69177.92</b>	
20.	<b>Total FAR (Tower-13 To 22)</b>	✓ 1.415 < 3.25	<b>Total No. of Units = 620 Residential Units (Including 32 EWS Units)</b>
21.	<b>Total Coverage (Tower-13 To 22)</b>	✓ 10.62% < 50%	
22.	<b>Total FAR (Tower-01 To 22 &amp; Club House)</b>	✓ 3.313 > 3.25	(Tower 1 To 12 & Club House - 1.898)
23.	<b>Total Coverage (Tower-01 To 22 &amp; Club House)</b>	✓ 25.21% < 50%	(Tower 1 To 12 & Club House - 14.59%)

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

- 1 The car parking at Ground floor area & Surface Car Parking 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 Basement Floor, Ground Floor area & Surface Car Parking 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.

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

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No. JDTP (S)/ ADTP/ OC/ 13 /24-25

- 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 The Applicant should Abide by the Indemnity Bond submitted for Demand for payment of fees as per the Interim Order of the Hon'ble High Court W.P. No.14297/2024 (LB-BMP) Dt: 03-06-2024. Subject to condition for remittance of Such cost in future, based on the outcome of the final order of the Hon'ble High Court.
- 12 This Final Occupancy Certificate is subject to conditions laid out in the Clearance Certificate issued from Fire Clearance issued by Fire Force and Emergency Department vide No: Docket No. KSFES/CC/582/2023 Dt: 19-12-2023.
- 13 The Applicant shall abide by the Affidavit Submitted on Date: 22-11-2023 as per Govt order Dt: 06-11-2023, condition to impose submit the CFO when the KSPCB is issued.
- 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 Final Occupancy Certificate, the Occupancy Certificate shall deem 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 Mahanagara Palike

To,

To,

M/s Sattva Developers Private Limited,  
(GPA Holder for M/s Manasa Educational Academy)  
Building No.3, Salarpuria Windsor,  
4<sup>th</sup> Floor, Ulsoor Road, Ulsoor, Bangalore-560042.

Copy to:

1. JC (West Zone) / EE (Govindaraj Nagar) / AEE/ ARO (Govindaraj Nagar Sub-division) for information and necessary action.
2. Senior Environmental Officer, KSPCB, # 49, Church Street, Bengaluru - 01 for information.
3. Superintendent Engineer, (Electrical), BESCO, South Division, No.8, Bengaluru - 560046.
4. Office copy.

Joint Director, Town Planning (South)  
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