


BRUHAT BENGALURU MAHANAGARA PALIKE

Office of the
Joint Director, Town Planning (South)
BBMP Head Office, N.R. Square,
Annex-3 Building, Bangalore-02
Dated: 31-07-2024.

No. JDTP (S)/ ADTP/ OC/ 17 /2024-25

OCCUPANCY CERTIFICATE

- Sub:** Issue of Occupancy Certificate for Residential Apartment Building Including club House at Khata No. 43, Sy No. 13 & 14/1, Kenchenahalli, Kengeri Hobli, R.R.Nagar zone, Ward No. 160, Bangalore.
- Ref:** 1) Application for issue of occupancy certificate Date: 03-06-2024.
2) Approval of Chief Commissioner for issue of as built plan with occupancy certificate Dt: 09-07-2024 & 26-07-2024
3) Plan sanctioned No. BBMP/Addl.Dir/JD South/0253/ 2017-18, Dt: 05-11-2018
4) Fire Clearance issued by Fire Force and Emergency Department vide No: Docket No. KSFES / CC /407/2024 Dt: 14-06-2024
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.

A plan was sanctioned for construction of Residential apartment building including Club house consisting Tower – A & B BF+GF+32 UF and Tower – C & D BF+GF+33UF with 468 dwelling units On dt: 05-11-2018. The Partial Commencement Certificate has been issued on Tower B, C & D dt: 10-10-2019.

The Residential Building including Club house was inspected on dated: 20-06-2024 by the Officers of Town Planning Section for issue of As Built Plan with Occupancy Certificate. During inspection, it was 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 As Built Plan with Occupancy Certificate for the Residential Apartment Building consisting of Tower-A & B: BF+GF+33UF, Tower-C & D: BF+GF+34UF with 468 dwelling units including Club house was approved by the Chief Commissioner on dt: 09-07-2024 & 26-07-2024. Payment of Compounding Fees, Scrutiny Fees, Commencement Certificate Penalty of Tower-A, etc., works out to Rs. 3,49,25,000/- (Rs. Three Crores fourth Nine Lakhs Twenty-Five Thousand only), out of which Rs. 1,83,51,000/- (Rs. One Crore Eighty-Three Lakhs Fifty-One Thousand only), which has been paid by the applicant vide Receipt No. RE-ifms624-TP/000023 dt: 30-07-2024 as per the Hon'ble High Court Interim Order W.P. No. 18833/2024 (LB-BMP) Dt: 16-07-2024. The deviations effected in the building are condoned and regularized by imposing penalty. Accordingly, this As Built Plan with Occupancy Certificate is issued.

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Permission is hereby granted to Occupied the Residential Apartment Building Including Club House Consisting of Tower – A & B: BF+GF+33 UF and Tower – C & D: BF+GF+34UF with 468 dwelling units for Residential purpose constructed at Property Khata No. 43, Sy No 13 & 14/1, Kenchenahalli, Kengeri Hobli, R.R.Nagar zone, Ward No. 160, Bangalore. with the following details;

| Sl. No. | Floor Descriptions | Net Built up Area (in Sqm) | Remarks |
|---------|--------------------|----------------------------|---|
| 1. | Basement Floor | 7624.01 | 194 No. of Car Parking, STP, Lobby, Lifts & Staircases |
| 2. | Ground Floor | 4284.41 | 96 No. of Car Parking, 88 Surface Car Parking, STP, Staircases, Lift lobby Transformer yard, RWH, |
| 3. | First Floor | 4196.08 | 65 No. of Car Parking, Lift, Lobby & Staircases. |
| 4. | Second Floor | 4196.08 | 74 No. of Car Parking, 16 No. of Residential Units, Lift, Lobby & Staircases. |
| 5. | Third Floor | 1933.98 | 16 No. of Residential Units, Corridor, Lift & Staircases. |
| 6. | Fourth Floor | 1933.98 | 16 No. of Residential Units, Corridor, Lift & Staircases. |
| 7. | Fifth Floor | 1933.98 | 16 No. of Residential Units, Corridor, Lift & Staircases. |
| 8. | Sixth Floor | 1933.98 | 16 No. of Residential Units, Corridor, Lift & Staircases. |
| 9. | Seventh Floor | 1933.98 | 16 No. of Residential Units, Corridor, Lift & Staircases. |
| 10. | Eighth Floor | 1933.98 | 16 No. of Residential Units, Corridor, Lift & Staircases. |
| 11. | Ninth Floor | 1933.98 | 16 No. of Residential Units, Corridor, Lift & Staircases. |
| 12. | Tenth Floor | 1933.98 | 16 No. of Residential Units, Corridor, Lift & Staircases. |
| 13. | Eleventh Floor | 1933.98 | 16 No. of Residential Units, Corridor, Lift & Staircases. |
| 14. | Twelfth Floor | 1933.98 | 16 No. of Residential Units, Corridor, Lift & Staircases. |
| 15. | Thirteenth Floor | 1933.98 | 16 No. of Residential Units, Corridor, Lift & Staircases. |
| 16. | Fourteenth Floor | 1933.98 | 16 No. of Residential Units, Corridor, Lift & Staircases. |
| 17. | Fifteenth Floor | 1933.98 | 16 No. of Residential Units, Corridor, Lift & Staircases. |
| 18. | Sixteenth Floor | 1933.98 | 16 No. of Residential Units, Corridor, Lift & Staircases. |
| 19. | Seventh Floor | 1933.98 | 16 No. of Residential Units, Corridor, Lift & Staircases. |
| 20. | Eighteenth Floor | 1933.98 | 16 No. of Residential Units, Corridor, Lift & Staircases. |
| 21. | Nineteenth Floor | 1994.08 | 16 No. of Residential Units, Corridor, Lift & Staircases. |

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| 22. | Twentieth Floor | 1933.98 | 16 No. of Residential Units, Corridor, Lift & Staircases. |
| 23. | Twenty-First Floor | 1933.98 | 16 No. of Residential Units, Corridor, Lift & Staircases. |
| 24. | Twenty-Second Floor | 1933.98 | 16 No. of Residential Units, Corridor, Lift & Staircases. |
| 25. | Twenty-Third Floor | 1933.98 | 16 No. of Residential Units, Corridor, Lift & Staircases. |
| 26. | Twenty-Four Floor | 1933.98 | 16 No. of Residential Units, Corridor, Lift & Staircases. |
| 27. | Twenty-Five Floor | 1933.98 | 16 No. of Residential Units, Corridor, Lift & Staircases. |
| 28. | Twenty-Six Floor | 1933.98 | 16 No. of Residential Units, Corridor, Lift & Staircases. |
| 29. | Twenty-Seven Floor | 1933.98 | 16 No. of Residential Units, Corridor, Lift & Staircases. |
| 30. | Twenty-Eight Floor | 1994.08 | 16 No. of Residential Units, Corridor, Lift & Staircases. |
| 31. | Twenty-Nine Floor | 1933.98 | 16 No. of Residential Units, Corridor, Lift & Staircases. |
| 32. | Thirtieth Floor | 1933.98 | 16 No. of Residential Units, Corridor, Lift & Staircases. |
| 33. | Thirty First Floor | 1933.98 | 12 No. of Residential Units, Pool Service, Corridor, Lift & Staircases. |
| 34. | Thirty-Second Floor | 1826.01 | 08 No. of Residential Units, Corridor, Lift, Staircases, Club House, Coffee Shop, Board Room, Library & Reception. |
| 35. | Thirty-Three Floor | 1166.87 | Swimming Pool, Toilet, Corridor, Lift & Staircases. |
| 36. | Thirty-Four Floor | 577.33 | Gym, Dance Studio, Yoga Centre, Home Theater, Staircases, |
| 37. | Terrace | 175.78 | Lift machine room & Staircase Head room, OHT & Solar Pannels |
| | Total | 80252.19 | Total No. of Units = 468 Units |
| 38. | FAR | 3.884<4.0 | |
| 39. | Coverage | 30.25<50% | |

This Occupancy Certificate is issued subject to the following conditions:

1. The car parking at Basement, Ground Floor, 1st Floor & 2nd 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.

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4. Basement, Ground Floor, 1st Floor & 2nd Floor area should be used for car parking purpose only and the additional area if any available in Basement, Ground Floor & Surface 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 empaneled agencies of the Fire Force Department to ensure that the fire equipment's 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. As per the sanctioned building Plan FAR is 3.81 as per the As Built Plan FAR is 3.884, and as observed during inspection the constructed building has a deviation of 2.69% in FAR and NIL in setback against the sanctioned plan. Hence, as per provision of section 3.13 (ii) of Zonal Regulations of RMP-2015 and clause 4.15 (2) of Building Bye-law-2003, the security deposit of Rs.78,29,038/- paid on 24-05-2018 during approval of building plan is hereby forfeited.
12. Owner / Builder / GPA Holder / Developer shall take all precautionary measure to ensure the safety of personnels involved in the construction activities.
13. Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability occurred to personnels or damages caused to public or Private property. BBMP is not responsible for such loss, Owner / Builder / GPA Holder / Developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.
14. Since, deviations have been done from the sanctioned plan while constructing the building, the security deposit is herewith forfeited.
15. 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.
16. All the rain water and waste water generated from the usage shall be pumped into the rain water harvesting pits and used for landscaping.

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17. 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.
18. This Occupancy Certificate is subject to conditions laid out in the Clearance Certificate issued from Fire Force Department vide No: Docket No. KSFES / CC /407/2024, Dt: 14-06-2024.
19. The Applicant shall abide by the Affidavit Submitted on Date: 29-06-2024 as per Govt order Dt: 06-11-2023, condition to impose submit the CFO when the KSPCB is issued.
20. The Applicant should abide by the undertaking submitted Date: 23-07-2023 to follow the Final orders of the Hon'ble High Court in W.P No.18833/2024 (LB-BMP).
21. If in case Audit objection arises, the applicant should abide to pay the difference fee amount.
22. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
23. The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-law 2016.
24. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
25. 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.
26. In case of any false information, misrepresentation of facts, or any complaints with regard to violation, any deviation carried out after issue of As Built Plan with Occupancy Certificate, shall deemed to be cancelled.

On default of the above conditions the As Built Plan with Occupancy Certificate issued will be withdrawn without any prior notice.

Sd/-

Joint Director, Town Planning (South)
Bruhat Bangalore MahanagaraPalike

To

M.N. Landmark Represented by Managing Partner
Sri. D.Raghu & Others, GPA Holder for B.V.Jayalakshmi And Others (Khatha Holder)
No.11, A.S. Complex, 8th Main, Basaveshwarnagar, Bangalore-79.

Copy to:

- 1) JC (R.R. Nagar Zone) / EE (R.R. Nagar Division) / AFE/ ARO (R.R Nagar 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.

03/08/24

Joint Director, Town Planning (South)
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