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30-03-23



BRUHAT BENGALURU MAHANAGARA PALIKE

Office of the Joint Director (Town Planning – North) N.R. Square, Bengaluru – 02.

No. BBMP/Addl.Dir/JD North/0011/2019-20

Dated: 30-03-2023

OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for Residential Apartment Building at Property Khatha No. 1736, Sy No. 219/6B, 219/1(P), 219/2, 226/1(P), 219/6A, 224/2, 227/1(P), Municipal No. 307, Gunjuru Village, Ward No. 149, Mahadevapura Zone, Bengaluru.

- Ref: 1) Your application for issue of Occupancy Certificate dated: 27-10-2022
 2) Plan sanctioned by this office vide LP No. BBMP/Addl.Dir/JD North/0011/2019-20 dated: 02-01-2020
 3) Approval of Chief Commissioner for issue of Occupancy Certificate dated: 24-03-2023
 4) Fire Clearance for the Occupancy Certificate vide No: Docket No KSFES/CC/441/2022, dated: 12-10-2022
 5) CFO issued by KSPCB vide No. W-333261 PCB ID: 83324 Date: 14-09-2022

The Plan was sanctioned for the construction of Residential Apartment Building Comprising of Block 1 (Wing 1 & 2) Consisting of BF+GF+23 UF, Block - 2 (Wing 1 & 2) Consisting of 2BF+GF+23UF Block - 3 (Wing 1 & 2) Consisting of 2BF+GF+23 UF Block 4 (EWS) Consisting of BF+GF+16 UF and 4 No.s Villas Consisting GF+2UF comprising of totally 1236 Units (1104 Residential Units +128 EWS + 4 Villas) at Property Khatha No. 1736, Sy No. 219/6B, 219/1(P), 219/2, 226/1(P), 219/6A, 224/2, 227/1(P), Municipal No. 307, Gunjuru Village, Ward No. 149, Mahadevapura Zone, Bengaluru by this office vide reference (2). The Commencement Certificate was issued for Block – 1, 2 & 3 on 24-04-2020 and Block – 4 on 01-01-2021. The Fire and Emergency Services Department has issued Clearance Certificate to Occupy Building vide Ref. No. (4). KSPCB vide Ref (5) has issued consent for Operation of Sewage Treatment Plant (STP).

The Proposal submitted by the applicant vide ref (1) for the issue of Occupancy Certificate for Residential Apartment Building and Villas was inspected by the Officers of Town Planning Section on 22-02-2023 for the 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 Building Bye-laws - 2003. The proposal for the issuance of Occupancy Certificate for the Residential Apartment Building and Villas was approved by the Chief Commissioner vide ref (3). Subsequent to the Approval accorded by Chief Commissioner the applicant was endorsed on dated: 13-12-2022 to remit Rs. 1,76,85,000 (Rupees One Crore Seventy Six Lakhs Eighty Five Thousand only) towards Compounding fee for the deviated portion Ground rent arrears, GST and Scrutiny Fees, Rs. 3,26,67,401/- (Rupees Three Crore Twenty Six Lakhs Sixty Seven Thousand Four Hundred and One only) towards Plan Sanction Arrears fee and Rs. 13,73,000/- (Rupees Thirteen Lakhs Seventy Three Thousand only) towards Levy of Cess and Surcharges. Accordingly the applicant has paid the same in the form of DD No.s 515073, 515076 & 515072 dated: 27-03-2023 drawn on Federal Bank Ltd respectively. The same has been taken into BBMP account vide receipt No. RE-ifms 331-TP/000164, receipt No. RE-ifms 331-TP/000164 and receipt No. RE-ifms 331-TP/000165 dated: 29-03-2023 respectively.

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Hence, Permission is hereby granted to Occupy Residential Apartment Building and Villas Comprising of Block 1 (Wing 1 & 2) Consisting of BF+GF+23 UF , Block - 2 (Wing 1 & 2) Consisting of 2BF+GF+23UF Block - 3 (Wing 1 & 2) Consisting of 2BF+GF+23 UF Block 4 (EWS) Consisting of BF+GF+16 UF and Villas Consisting GF+2UF comprising of totally 1236 Units (1104 Residential Units +128 EWS + 4 Villas) at Property Khatha No. 1736, Sy No. 219/6B, 219/1(P), 219/2, 226/1(P), 219/6A, 224/2, 227/1(P), Municipal No. 307, Gunjuru Village, Ward No. 149, Mahadevapura Zone, Bengaluru Occupancy Certificate is accorded with the following details.

Sl. No.	Floor Description	Built Up Area (in Sqm.)	Uses and other details.
1	Lower Basement Floor	12413.75	331 No.s of Car Parking, Water Sump, Lobbies, Lifts and Staircases
2	Upper Basement Floor	22585.89	629 No.s of Car Parking, Maintenance Room, Pump Room, Fire Pump Room, STP, Lobbies, Lifts and Staircases
3	Ground Floor	8723.94	4 No. s of Villas, 147 Nos. of Ground Floor Car Parking, 213 No.s of Surface Car Parking, Swimming Pool, Electrical Room, Transformer Yard, Association Room, Lobbies, Lifts and Staircases
4	First Floor	6356.40	56 Nos of Residential Units, Corridors, Lobbies, Lifts and Staircases
5	Second Floor	6224.05	56 Nos of Residential Units, Corridors, Lobbies, Lifts and Staircases
6	Third Floor	5889.43	56 Nos of Residential Units, Corridors, Lobbies, Lifts and Staircases
7	Fourth Floor	5889.43	56 Nos of Residential Units, Corridors, Lobbies, Lifts and Staircases
8	Fifth Floor	5889.43	56 Nos of Residential Units, Corridors, Lobbies, Lifts and Staircases
9	Sixth Floor	5946.64	56 Nos of Residential Units, Corridors, Lobbies, Lifts and Staircases
10	Seventh Floor	5889.43	56 Nos of Residential Units, Corridors, Lobbies, Lifts and Staircases
11	Eighth Floor	5889.43	56 Nos of Residential Units, Corridors, Lobbies, Lifts and Staircases
12	Ninth Floor	5889.43	56 Nos of Residential Units, Corridors, Lobbies, Lifts and Staircases
13	Tenth Floor	5889.43	56 Nos of Residential Units, Corridors, Lobbies, Lifts and Staircases

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14	Eleventh Floor	5889.43	56 Nos of Residential Units, Corridors, Lobbies, Lifts and Staircases
15	Twelveth Floor	5927.43	56 Nos of Residential Units, Corridors, Lobbies, Lifts and Staircases
16	Thirteenth Floor	5889.43	56 Nos of Residential Units, Corridors, Lobbies, Lifts and Staircases
17	Fourteenth Floor	5889.43	56 Nos of Residential Units, Corridors, Lobbies, Lifts and Staircases
18	Fifteenth Floor	5889.43	56 Nos of Residential Units, Corridors, Lobbies, Lifts and Staircases
19	Sixteenth Floor	5889.43	56 Nos of Residential Units, Corridors, Lobbies, Lifts and Staircases
20	Seventeenth Floor	5435.87	48 Nos of Residential Units, Corridors, Lobbies, Lifts and Staircases
21	Eighteenth Floor	5473.87	48 Nos of Residential Units, Corridors, Lobbies, Lifts and Staircases
22	Ninteenth Floor	5435.87	48 Nos of Residential Units, Corridors, Lobbies, Lifts and Staircases
23	Twentyeth Floor	5490.35	48 Nos of Residential Units, Refuge Area, Corridors, Lobbies, Lifts and Staircases
24	Twenty First Floor	5435.87	48 Nos of Residential Units, Corridors, Lobbies, Lifts and Staircases
25	Twenty Second Floor	5473.87	48 Nos of Residential Units, Corridors, Lobbies, Lifts and Staircases
26	Twenty Third Floor	5435.87	48 Nos of Residential Units, Corridors, Lobbies, Lifts and Staircases
27	Terrace Floor	468.29	Lift Machine Rooms, Staircase Head Rooms, OHT Solar Panels
	Total	177501.12	1236 Units (1104 Residetial Units +128 EWS + 4 Villas)
	FAR		3.026 > 3.00
	Coverage		21.57% <50%

This Occupancy Certificate is issued subject to the following conditions:

1. The car parking at Two Basement Floors, Part of Ground Floor and Surface area shall have adequate safety measures. It shall be done entirely at the risk and cost of the 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. BBMP will not be responsible for structural safety.

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3. Owner shall not add or alter materially, the structure or a part of the structure there off without specific permission from BBMP. In the event of the applicant violating, the BBMP has the right to demolish the deviated / altered / additional portion without any prior notice.
4. Two Basement Floors, Part of Ground Floor and Surface area should be used for car parking purpose only and the additional area if any available in at Two Basement Floors, Part of Ground Floor and 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 area reserved for Lake & Nala Buffer, Park & Open Spaces and Proposed Road as per the approved Development Plan and sanctioned plan by this office should not be deviated for other purpose and should not be encroached.
8. Since, deviations have been done from the sanctioned plan while constructing the building, the security deposit is here with forfeited.
9. 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 Zonal Health Officer.
10. 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.
11. 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.
12. 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.
13. 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.
14. All the rain water and waste water generated from the usage shall be pumped into the rain water harvesting pits and used for landscaping.
15. Garbage originating from building shall be segregated into organic and inorganic waste and should be processed Scientifically 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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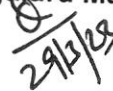


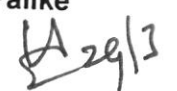
16. This Occupancy Certificate is subject to conditions laid out in the Clearance Certificate issued from Fire Force Department vide No KSFES/CC/441/2022, dated: 12-10-2022 and CFO from KSPCB vide No W-333261 PCB ID: 83324 Date: 14-09-2022 and Compliance of submissions made in the affidavits filed to this office
17. 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.


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To,
M/s Candeur Constructions, Rep by its Managing partner
Mr. Katam Reddy Srikanth Reddy GPA holder for Dayananda Sagar,
GR Keshavareddy, Anjaneya
1736, Sy No. 219/6B, 219/1(P), 219/2, 226/1(P), 219/6A, 224/2, 227/1(P),
Municipal No. 307, Gunjuru Village, Ward No. 149, Mahadevapura Zone,
Bengaluru