

## BRUHAT BENGALURU MAHANAGARA PALIKE

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

No. BBMP/Addl.Dir/JD NORTH/LP/0384/2015-16

Dated: 07-04-2022

### OCCUPANCY CERTIFICATE (PARTIAL)

Sub: Issue of Modified Plan Cum Occupancy Certificate (Partial) for Building – 1, Block – A, B, C & D Residential Apartment Building at Property Khatha No. 9, Sy No. 5/1C & 7, Chikkasandra Village, Hesaraghatta Main Road, Ward No. 12, Shettyhalli, Dasarahalli Zone, Bengaluru.

- Ref: 1) Your application for issue of Modified Plan Cum Occupancy Certificate dated: 15-12-2021  
2) Plan sanctioned by this office vide No. BBMP/Addl.Dir/JD North/0384/2015-16 dated: 19-12-2017  
3) Approval of Chief Commissioner for issue of Occupancy Certificate dated: 24-03-2022  
4) Fire Clearance for the Occupancy Certificate vide No: KSFES/CC/422/2021, dated: 10-12-2021  
5) CFO issued by KSPCB vide No. W-328611 PCB ID: 106550 dated: 09-12-2021

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The Plan was sanctioned for the construction of Residential Apartment Building Consisting of Building – 1, Block – A, B, C, D Consisting of GF+9 UF and Building – 02, Block – E, F and Club House Consisting of Partial BF+GF+9 UF comprising of 356 Units at Property Khatha No. 9, Sy No. 5/1C & 7, Chikkasandra Village, Hesaraghatta Main Road, Ward No. 12, Shettyhalli, Dasarahalli Zone, Bengaluru. by this office vide reference (2). The Commencement Certificate was issued for Building – 1, Block – A, B, C & D 27-09-2018 & Building – 2 Block – E and F and Club House on 30-05-2019 by this Office. Now The applicant has applied for Modified Plan Cum Occupancy Certificate (Partial) for Building – 1, Block – A, B, C, D Consisting of GF+9 UF totally comprising of 261 Units. 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 was submitted by the applicant vide ref (1) for the issue of Modified Plan Cum Occupancy Certificate (Partial), Residential Apartment Building was inspected by the Officers of Town Planning Section on 28-12-2021 for the issue of Modified Plan Cum Occupancy Certificate (Partial). 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 Modified Plan Cum Occupancy Certificate (Partial) for the Residential Apartment Building was approved by the Chief Commissioner vide ref (3). Subsequent to the Approval accorded by Chief Commissioner the applicant was endorsed on dated: 28-03-2022 to remit Rs. 26,16,000/- (Rupees Twenty Six Lakhs Sixteen Thousand only) towards, Ground rent arrears, GST and Scrutiny Fees has been paid by the Applicant in the form of DD No. 001648 drawn on Axis Bank Ltd., dated: 29-03-2022 and taken into BBMP account vide receipt No. RE-ifms331 TP/ 000182 dated: 31-03-2022. The Deviations effected in the Building are condoned and Regularized accordingly.

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Hence, Permission is hereby granted for sanction of Modified Plan and to occupy Residential Apartment Building- 1, Block - A, B, C, D Consisting of GF+9 UF totally comprising of 261 Units at Property Khatha No. 9, Sy No. 5/1C & 7, Chikkasandra Village, Hesaraghatta Main Road, Ward No. 12, Shettyhalli, Dasarahalli Zone, Bengaluru. Occupancy Certificate is accorded with the following details.

Sl. No.	Floor Description	Built Up Area (in Sqm.)	Uses and other details.
1	Ground Floor	3840.76	204 No.s of Car Parking, 84 NO.s of Surface Car Parking, Transformer Yard, RWH, Organic Waste Converter, Lobbies, Lifts and Staircase
2	First Floor	2758.72	29 No. of Residential units, Corridors, Lobbies, Lifts and Staircases
3	Second Floor	2758.72	29 No. of Residential units, Corridors, Lobbies, Lifts and Staircases
4	Third Floor	2758.72	29 No. of Residential units, Corridors, Lobbies, Lifts and Staircases
5	Fourth Floor	2758.72	29 No. of Residential units, Corridors, Lobbies, Lifts and Staircases
6	Fifth Floor	2758.72	29 No. of Residential units, Corridors, Lobbies, Lifts and Staircases
7	Sixth Floor	2758.72	29 No. of Residential units, Corridors, Lobbies, Lifts and Staircases
8	Seventh Floor	2758.72	29 No. of Residential units, Corridors, Lobbies, Lifts and Staircases
9	Eighth Floor	2758.72	29 No. of Residential units, Corridors, Lobbies, Lifts and Staircases
10	Ninth Floor	2758.72	29 No. of Residential units, Corridors, Lobbies, Lifts and Staircases
11	Terrace Floor	64.94	Lift Machine Room, Staircase Head Room, OHT and Solar Panel.
	<b>Total</b>	<b>28734.18</b>	<b>261 Units</b>
12	FAR		<b>1.71 &lt; 2.50</b>
13	Coverage		<b>13.36% &lt; 50%</b>

This Occupancy Certificate is issued subject to the following conditions:

1. The car parking at 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 and 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. Ground Floor and Surface area should be used for car parking purpose only and the additional area if any available in at 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. Since, deviations have been done from the sanctioned plan while constructing the building, the security deposit is here with forfeited.
8. 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.
9. 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.
10. 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.
11. 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.
12. 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.
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 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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15. This Occupancy Certificate is subject to conditions laid out in the Clearance Certificate issued from Fire Force Department vide No KSFES/CC/422/2021, dated: 10-12-2021 and CFO from KSPCB vide No W-328611 PCB ID: 106550 dated: 09-12-2021 and Compliance of submissions made in the affidavits filed to this office
16. The Remaining Building should be completed as per the Modified Sanctioned Plan & Occupancy Certificate should be obtained after Completion.
17. In case of any false information, misrepresentation of facts, or pending court cases, the Occupancy Certificate shall deemed to be cancelled.

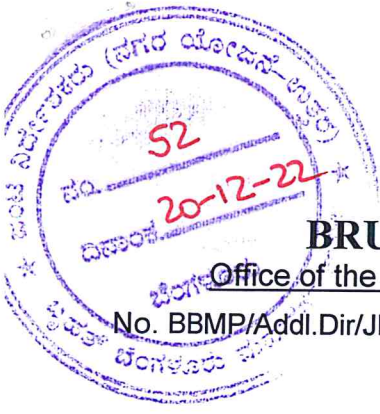
On default of the above conditions the Occupancy Certificate (Partial) issued will be withdrawn without any prior notice.

*[Signature]*  
Joint Director (Town Planning – North)  
Bruhat Bengaluru Mahanagara Palike

To,

M/s Kreate Shelters (Khata Holder)  
M/s Concorde Housing Corporation Pvt Ltd., (GPA Holder)  
Rep by its Director Sri. R.G.Sunil  
# 46/A, 1<sup>st</sup> A Main Road, Sarakki Industrial Layout,  
J.P.Nagar 3<sup>rd</sup> Phase, Bangalore – 560 078.





## BRUHAT BENGALURU MAHANAGARA PALIKE

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

No. BBMP/Addl.Dir/JD NORTH/LP/0384/2015-16

Dated: 20-12-22

### OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for Building – 2, Block – E & F Residential Apartment Building with Club House at Property Khatha No. 9, Sy No. 5/1C & 7, Chikkasandra Village, Hesaraghatta Main Road, Ward No. 12, Shettyhalli Village, Dasarahalli Zone, Bengaluru.

- Ref: 1) Your application for issue of Occupancy Certificate dated: 21-09-2022  
2) Modified Plan sanctioned by this office vide No. BBMP/Addl.Dir/JD North/0384/2015-16 dated: 07-04-2022  
3) Approval of Chief Commissioner for issue of Occupancy Certificate dated: 05-12-2022  
4) Fire Clearance for the Occupancy Certificate vide No: KSFES/CC/333/2022 dated: 12-09-2022  
5) CFO issued by KSPCB vide No. W-328611 PCB ID: 106550 dated: 09-12-2021

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The Modified Plan was sanctioned for the construction of Residential Apartment Building Consisting of Building – 1, Block – A, B, C, D Consisting of GF+9 UF and Building – 02, Block – E, F and Club House Consisting of Partial BF+GF+9 UF comprising of 356 Units at Property Khatha No. 9, Sy No. 5/1C & 7, Chikkasandra Village, Hesaraghatta Main Road, Ward No. 12, Shettyhalli Village, Dasarahalli Zone, Bengaluru. by this office vide reference (2). The Commencement Certificate was issued for Building – 1, Block – A, B, C & D 27-09-2018 & Building – 2 Block – E and F with Club House on 30-05-2019 by this Office. The Modified Plan Cum Occupancy Certificate (Partial) for Building – 1, Block – A, B, C & D Residential Apartment Building on dated: 07-04-2022. Now The applicant has applied for Occupancy Certificate for Building – 02, Block – E, F with Club House Consisting of Partial BF+GF+9 UF totally comprising of 95 Units. 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 was submitted by the applicant vide ref (1) for the issue of Occupancy Certificate Residential Apartment Building was inspected by the Officers of Town Planning Section on 27-09-2022 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 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. 16,59,000/- (Rupees Sixteen Lakhs Fifty Nine Thousand only) towards Compounding fee for the deviated portion Ground rent arrears, GST and Scrutiny Fees has been paid by the Applicant in the form of DD No. 001861 drawn on Axis Bank Ltd., dated: 08-12-2022 and taken into BBMP account vide receipt No. RE-ifms331 TP/ 000114 dated: 16-12-2022. The Deviations effected in the Building are condoned and Regularized accordingly.

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Hence, Permission is hereby granted for sanction of Occupy Residential Apartment Building – 02, Block – E, F with Club House Consisting of Partial BF+GF+9 UF totally comprising of 95 Units at Property Khatha No. 9, Sy No. 5/1C & 7, Chikkasandra Village, Hesaraghatta Main Road, Ward No. 12, Shettyhalli, Dasarahalli Zone, Bengaluru. Occupancy Certificate is accorded with the following details.

**Building – 2, Wing – E & F Residential Apartment & Club House**

Sl. No.	Floor Description	Built Up Area (in Sqm.)	Uses and other details.
1	Part of Basement Floor	2006.55	61 No.s of Car Parking, Services, Lifts & Staircases
2	Ground Floor	1618.37	36 Nos. of Ground Floor Car Parking and 36 + 22 = 58 No.s of Surface Car Parking, Transformer Yard, RWH, Organic Waste Convertor, Multipurpose Hall, Reception, Lobbies, Lifts and Staircase (Overall parking 237 No.s in Building – 1, 36 No.s in Building – 2 and 58 NO.s in Surface – <b>Total 331 No.s of Car Parking</b> )
3	First Floor	1237.98	9 No. of Residential units, Multipurpose Hall, Corridors, Lobbies, Lifts and Staircases
4	Second Floor	1264.22	9 No. of Residential units, Gym and Indoor Games, Corridors, Lobbies, Lifts and Staircases
5	Third Floor	1221.80	11 No. of Residential units, Corridors, Lobbies, Lifts and Staircases
6	Fourth Floor	1221.80	11 No. of Residential units, Corridors, Lobbies, Lifts and Staircases
7	Fifth Floor	1221.80	11 No. of Residential units, Corridors, Lobbies, Lifts and Staircases
8	Sixth Floor	1221.80	11 No. of Residential units, Corridors, Lobbies, Lifts and Staircases
9	Seventh Floor	1221.80	11 No. of Residential units, Corridors, Lobbies, Lifts and Staircases
10	Eighth Floor	1221.80	11 No. of Residential units, Corridors, Lobbies, Lifts and Staircases
11	Ninth Floor	1221.80	11 No. of Residential units, Corridors, Lobbies, Lifts and Staircases
12	Terrace Floor	69.92	Lift Machine Room, Staircase Head Room, OHT and Solar Panel.
	<b>Total</b>	<b>14749.64</b>	
13	FAR		<b>2.461 &lt; 2.50</b>
14	Coverage		<b>32.31% &lt; 50%</b>

Joint Director of Town Planning (North)  
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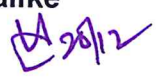


**This Occupancy Certificate is issued subject to the following conditions:**

1. The car parking at Basement 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 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 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. Basement Floor and Surface should be used for car parking purpose only and the additional area if any available in at Basement 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. Since, deviations have been done from the sanctioned plan while constructing the building, the security deposit is here with forfeited.
8. 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.
9. 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.
10. 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.
11. 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.
12. 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.

  
Joint Director of Town Planning (North)  
Bruhat Bengaluru MahanagaraPalike

  
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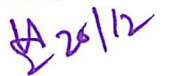
13. All the rain water and waste water generated from the usage shall be pumped into the rain water harvesting pits and used for landscaping.
14. Garbage originating from building shall be segregated into organic and inorganic waste and should be processed Scientifically in the recycling processing unit of suitable capacity i.e. organic waste convertor to be installed at site for its re – use / disposal.
15. This Occupancy Certificate is subject to conditions laid out in the Clearance Certificate issued from Fire Force Department vide No KSFES/CC/422/2021, dated: 10-12-2021 and CFO, from KSPCB vide No W-328611 PCB ID: 106550 dated: 09-12-2021 and Compliance of submissions made in the affidavits filed to this office
16. The Remaining Building should be completed as per the Modified Sanctioned Plan & Occupancy Certificate should be obtained after Completion.
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 (Partial) issued will be withdrawn without any prior notice.

  
Joint Director (Town Planning – North)  
Bruhat Bengaluru Mahanagara Palike

  
20/12/2022

  
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To,

M/s Kreate Shelters (Khata Holder)  
M/s Concorde Housing Corporation Pvt Ltd., (GPA Holder)  
Rep by its Director Sri. R.G.Sunil  
# 46/A, 1<sup>st</sup> A Main Road,  
Sarakki Industrial Layout,  
J.P.Nagar 3<sup>rd</sup> Phase,  
Bangalore – 560 078.