



BRUHAT BENGALURU MAHANAGARA PALIKE

Office of the Joint Director of Town Planning (North), N.R. Square, Bengaluru – 560 002.

No. BBMP/Addl.Dir/JD NORTH/LP/0220/2013-14

Dated: 23-10-2017

OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for the Residential Apartment Building at Property Katha No. 1117, Sy No. 24/2, 24/4, 25/4 and 25/6, Doddakannahalli Village, Varthur Hobli, Bangalore East Taluk, Ward No. 150, Mahadevapura Zone, Bengaluru.

- Ref: 1) Your application for issue of Occupancy Certificate dated: 08-03-2017.
 2) Building Plan sanctioned No BBMP/Addl.Dir/JD NORTH/LP/0220/2013-14, dated: 18-11-2013
 3) Fire Clearance for the Occupancy Certificate vide No: GBC(1)/156/2013, dated: 27-04-2017
 4) CFO issued by KSPCB vide No. PCB/ 194/ CNP/13/H 176, dated: 12-06-2017
 5) Approval of Commissioner for issue of Occupancy Certificate dated: 08-09-2017

The plan for construction of Residential Apartment Building at Property Katha No. 1117, Sy No. 24/2, 24/4, 25/4 and 25/6, Doddakannahalli Village, Varthur Hobli, Bangalore East Taluk, Ward No. 150, Mahadevapura Zone, Bengaluru, Common 2 Basement Floors comprising Wing – 1, 2 & 3 Consisting of GF+12UF, Wing – 4, 5 & 6 Consisting of GF+13UF having 305 Units was sanctioned by this office vide reference (2). The Commencement Certificate to this building was issued for the building on dated: 25-06-2014. The Fire and Emergency Services department vide Ref No. (3) has issued Clearance Certificate to Occupy the Building. KSPCB vide Ref (4) has issued consent for Operation of STP.

The Residential Apartment building was inspected on dated: 06-07-2017 by the Officers of Town Planning Section for 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 Bye-laws. The proposal for the issuance of Occupancy Certificate for the Residential Apartment Building was approved by the Commissioner on dated: 08-09-2017 The compounding fees for the deviated portion, ground rent arrears and Lake Cess of Rs. 68,59,000/- (Rs Sixty Eight Lakhs Fifty Nine Thousand only), has been paid by the applicant in the form of DD No. 005468 drawn on Axis Bank Ltd., dated: 18-09-2017 and taken into BBMP account vide receipt No.RE-ifms 331-TP/000393 dated 21-09-2017. The deviations effected in the building are condoned and regularized accordingly.

Permission is hereby granted to occupy the building for Residential purpose constructed at Property Katha No. 1117, Sy No. 24/2, 24/4, 25/4 and 25/6, Doddakannahalli Village, Varthur Hobli, Bangalore East Taluk, Ward No. 150, Mahadevapura Zone, Bengaluru Common 2 Basement Floors comprising Wing – 1, 2 & 3 Consisting of GF+12UF, Wing – 4, 5 & 6 Consisting of GF+13UF having 306 Units with the following details ;

Sl. No.	Floor Descriptions	Built Up Area (in Sqm)	Uses and other details.
1	2	3	4
1	Lower Basement Floor	8028.02	184 No.s of Car Parking, Lobby, DG Room, Fire Pump Rooms, STP, Lifts and Staircases.

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2	Upper Basement Floor	6422.61	108 No.s of Car Parking, DG Rooms, Lobby, Lifts and Staircases.
3	Ground Floor	2925.36	08 No.s of Dwelling Units, 25 No.s of Ground Floor Parking and 40 No.s of Surface Car Parking, Rain Water Harvesting, Transformer Yard, Organic Waste Converter, Garbage, Swimming Pool, Table Tennis Hall, Multi-purpose Hall, Corridor, Utility, Sitout, Lobby, Lifts and Staircases.
4	First Floor	2844.28	22 Nos. of Dwelling Units, Gym, Multi purpose Hall, Corridor, Utility, Balcony, Sitout, Lobby, Lifts & Staircases,
5	Second Floor	2883.10	24 Nos. of Dwelling Units, Corridor, Utility, Balcony, Sitout, Lobby, Lifts & Staircases,
6	Third Floor	2882.50	24 Nos. of Dwelling Units, Corridor, Utility, Balcony, Sitout, Lobby, Lifts & Staircases,
7	Fourth Floor	2883.10	24 Nos. of Dwelling Units, Corridor, Utility, Balcony, Sitout, Lobby, Lifts & Staircases,
8	Fifth Floor	2851.49	24 Nos. of Dwelling Units, Corridor, Utility, Balcony, Sitout, Lobby, Lifts & Staircases,
9	Sixth Floor	2883.10	24 Nos. of Dwelling Units, Corridor, Utility, Balcony, Sitout, Lobby, Lifts & Staircases,
10	Seventh Floor	2882.50	24 Nos. of Dwelling Units, Corridor, Utility, Balcony, Sitout, Lobby, Lifts & Staircases,
11	Eighth Floor	2883.10	24 Nos. of Dwelling Units, Corridor, Utility, Balcony, Sitout, Lobby, Lifts & Staircases,
12	Ninth Floor	2851.49	24 Nos. of Dwelling Units, Corridor, Utility, Balcony, Sitout, Lobby, Lifts & Staircases,
13	Tenth Floor	2883.10	24 Nos. of Dwelling Units, Corridor, Utility, Balcony, Sitout, Lobby, Lifts & Staircases,
14	Eleventh Floor	2882.50	24 Nos. of Dwelling Units, Corridor, Utility, Balcony, Sitout, Lobby, Lifts & Staircases,
15	Twelveth Floor	2867.13	24 Nos. of Dwelling Units, Corridor, Utility, Balcony, Sitout, Lobby, Lifts & Staircases,
16	Thirteenth Floor	1345.74	12 Nos. of Dwelling Units, Corridor, Utility, Balcony, Sitout, Lobby, Lifts & Staircases,
17	Terrace Floor	208.31	Lifts Machine Room, Staircases Head Room, OHT and Solar Panells,
	Total	53407.37	306 Units
18	FAR		3.02 > 3.00
19	Coverage		23.76% < 50%

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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 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. 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 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. 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.

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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 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. GBC(1)/156/2013, dated: 27-04-2017 and CFO from KSPCB vide No. PCB/ 194/ CNP/13/H 176, dated: 12-06-2017 and Compliance of submissions made in the affidavits filed to this office.
16. The Owner / Developers should abide to the outcome of the final orders of Hon'ble Supreme Court / High Court towards reservation of 10% of Park and Open Spaces in the plot
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.

Joint Director of Town Planning (North)
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To
M/s Mana Projects Pvt.Ltd., Rep by its Managing Director
Sri. D.Kishore Reddy,
No. 37/38, 1st Floor, SBI Colony,
3rd Block, Koramangala,
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