



**BRUHAT BANGALORE MAHANAGARAPALIKE**

Office of the  
Joint Director of Town Planning (South)  
Mahanagara Palike Offices  
Bangalore. Dated: 04-10-2012

No. JDTP (S)/ ADTP/OC/07/12-13

**FINAL OCCUPANCY CERTIFICATE**

Sub: Issue of Occupancy Certificate for "A" Block consisting of B+G+27 UF of Residential apartment building at No. 27 H.M.T. Main road, Jalahalli, Yashwanthpur, Bangalore in favour of M/S. Tata housing development Co. Ltd.

Ref: 1) Your application dated: 21-08-2012.

2) Approval of Commissioner dated: 03-10-2012.

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A modified plan was sanctioned for construction of Residential apartment building consisting of 3 Blocks i.e, A Block – B+G+27UF, B Block – B+G+32UF & C Block – B+G+29UF vide JDTP / LP No. 03/07-08 dated: 16-11-2009. The Commencement Certificate has been issued for "B & C" Blocks on 15-12-2008 and for "A" Block on 27-01-10.

Partial Occupancy Certificate issued for B Block on 04-05-2011 with penalty of Rs. 1,23,000/- vide receipt No. 161219 dated: 04-05-2011 and C Block on 23-06-2011 with penalty of Rs. 30,000/- vide receipt No. 161244 dated: 23-06-2011.

The Block "A" has been inspected for the issue of Occupancy Certificate and it is observed that the construction is in accordance with the sanctioned plan and permission is granted to occupy the building.

Statement showing the details of Floorwise Built up area and utility details:-

**A Block**

Sl. No.	Floor Descriptions	Built up Area (in Sqm)	Remarks
1.	Basement Floor (Common basement)	11932.87	345 Nos. of car parking (combined), STP, Pump room, Water treatment plant, Lift & Staircase
2.	Ground Floor	645.04	Two wheelers parking, 61 Nos. of car parking at surface area, Entrance Lobby, Communication room, LT Panel room, Toilets, Lift & Staircase
3.	First Floor	610.24	4 Nos. of Residential units, Lift & Staircase
4.	Second Floor	655.03	4 Nos. of Residential units, Lift & Staircase
5.	Third Floor	655.03	4 Nos. of Residential units, Lift & Staircase
6.	Fourth Floor	655.03	4 Nos. of Residential units, Lift & Staircase
7.	Fifth Floor	655.03	4 Nos. of Residential units, Lift & Staircase
8.	Sixth Floor	655.03	4 Nos. of Residential units, Lift & Staircase
9.	Seventh Floor	655.03	4 Nos. of Residential units, Lift & Staircase
10.	Eighth Floor	655.03	4 Nos. of Residential units, Lift & Staircase
11.	Ninth Floor	655.03	4 Nos. of Residential units, Lift & Staircase
12.	Tenth Floor	655.03	4 Nos. of Residential units, Lift & Staircase
13.	Eleventh Floor	655.03	4 Nos. of Residential units, Lift & Staircase

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14.	Twelfth Floor	655.03	4 Nos. of Residential units, Lift & Staircase
15.	Thirteenth Floor	655.03	4 Nos. of Residential units, Lift & Staircase
16.	Fourteenth Floor	655.03	4 Nos. of Residential units, Lift & Staircase
17.	Fifteenth Floor	655.03	4 Nos. of Residential units, Lift & Staircase
18.	Sixteenth Floor	655.03	4 Nos. of Residential units, Lift & Staircase
19.	Seventeenth Floor	655.03	4 Nos. of Residential units, Lift & Staircase
20.	Eighteenth Floor	655.03	4 Nos. of Residential units, Lift & Staircase
21.	Nineteenth Floor	655.03	4 Nos. of Residential units, Lift & Staircase
22.	Twentieth Floor	655.03	4 Nos. of Residential units, Lift & Staircase
23.	Twenty First Floor	655.03	4 Nos. of Residential units, Lift & Staircase
24.	Twenty Second Floor	655.03	4 Nos. of Residential units, Lift & Staircase
25.	Twenty Third Floor	655.03	4 Nos. of Residential units, Lift & Staircase
26.	Twenty Fourth Floor	655.03	4 Nos. of Residential units, Lift & Staircase
27.	Twenty Fifth Floor	655.03	4 Nos. of Residential units, Lift & Staircase
28.	Twenty Sixth Floor	655.03	4 Nos. of Residential units, Lift & Staircase
29.	Twenty Seventh Floor	655.03	4 Nos. of Residential units, Lift & Staircase
30.	Terrace	72.64	Lift machine room & staircase head room, Helipad above
<b>Total</b>		<b>30,291.57</b>	<b>Total No. of Units = 108 Nos.</b>

### B Block

Sl. No.	Floor Descriptions	Built up Area (in Sqm)	Remarks
1.	Basement Floor	-	Common Basement
2.	Ground Floor	1501.88	Two wheelers parking, 61 Nos. of car parking at surface area, Entrance Lobby, Communication room, LT Panel room, Toilets, Lift & Staircase and Club House
3.	First Floor	1124.28	4 Nos. of Residential units, Lift & Staircase and Club House
4.	Second Floor	582.29	4 Nos. of Residential units, Lift & Staircase
5.	Third Floor	568.44	4 Nos. of Residential units, Lift & Staircase
6.	Fourth Floor	568.44	4 Nos. of Residential units, Lift & Staircase
7.	Fifth Floor	568.44	4 Nos. of Residential units, Lift & Staircase
8.	Sixth Floor	568.44	4 Nos. of Residential units, Lift & Staircase
9.	Seventh Floor	568.44	4 Nos. of Residential units, Lift & Staircase
10.	Eighth Floor	568.44	4 Nos. of Residential units, Lift & Staircase
11.	Ninth Floor	568.44	4 Nos. of Residential units, Lift & Staircase
12.	Tenth Floor	568.44	4 Nos. of Residential units, Lift & Staircase
13.	Eleventh Floor	568.44	4 Nos. of Residential units, Lift & Staircase
14.	Twelfth Floor	568.44	4 Nos. of Residential units, Lift & Staircase
15.	Thirteenth Floor	566.06	4 Nos. of Residential units, Lift & Staircase
16.	Fourteenth Floor	566.06	4 Nos. of Residential units, Lift & Staircase
17.	Fifteenth Floor	566.06	4 Nos. of Residential units, Lift & Staircase
18.	Sixteenth Floor	566.06	4 Nos. of Residential units, Lift & Staircase
19.	Seventeenth Floor	566.06	4 Nos. of Residential units, Lift & Staircase

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*Goutham* 04/10/12





20.	Eighteenth Floor	566.06	4 Nos. of Residential units, Lift & Staircase
21.	Nineteenth Floor	566.06	4 Nos. of Residential units, Lift & Staircase
22.	Twentieth Floor	566.06	4 Nos. of Residential units, Lift & Staircase
23.	Twenty First Floor	566.06	4 Nos. of Residential units, Lift & Staircase
24.	Twenty Second Floor	566.06	4 Nos. of Residential units, Lift & Staircase
25.	Twenty Third Floor	566.06	4 Nos. of Residential units, Lift & Staircase
26.	Twenty Fourth Floor	566.06	4 Nos. of Residential units, Lift & Staircase
27.	Twenty Fifth Floor	566.06	4 Nos. of Residential units, Lift & Staircase
28.	Twenty Sixth Floor	566.06	4 Nos. of Residential units, Lift & Staircase
29.	Twenty Seventh Floor	566.06	4 Nos. of Residential units, Lift & Staircase
30.	Twenty Eighth Floor	566.06	4 Nos. of Residential units, Lift & Staircase
31.	Twenty Ninth Floor	566.06	4 Nos. of Residential units, Lift & Staircase
32.	Thirtieth Floor	566.06	4 Nos. of Residential units, Lift & Staircase
33.	Thirty First Floor	566.06	4 Nos. of Residential units, Lift & Staircase
34.	Thirty Second Floor	566.06	4 Nos. of Residential units, Lift & Staircase
35.	Terrace	117.14	Lift machine room & staircase head room, Helipad above
	<b>Total</b>	<b>20,331.19</b>	<b>Total No. of Units = 128 Nos.</b>

### C Block

Sl. No.	Floor Descriptions	Built up Area (in Sqm)	Remarks
1.	Basement Floor	-	Common Basement
2.	Ground Floor	601.23	Two wheelers parking, 130 Nos. of car parking at surface area, Entrance Lobby, Communication room, LT Panel room, Toilets, Lift & Staircase
3.	First Floor	551.32	4 Nos. of Residential units, Lift & Staircase
4.	Second Floor	586.89	4 Nos. of Residential units, Lift & Staircase
5.	Third Floor	600.74	4 Nos. of Residential units, Lift & Staircase
6.	Fourth Floor	600.74	4 Nos. of Residential units, Lift & Staircase
7.	Fifth Floor	600.74	4 Nos. of Residential units, Lift & Staircase
8.	Sixth Floor	600.74	4 Nos. of Residential units, Lift & Staircase
9.	Seventh Floor	600.74	4 Nos. of Residential units, Lift & Staircase
10.	Eighth Floor	600.74	4 Nos. of Residential units, Lift & Staircase
11.	Ninth Floor	600.74	4 Nos. of Residential units, Lift & Staircase
12.	Tenth Floor	600.74	4 Nos. of Residential units, Lift & Staircase
13.	Eleventh Floor	600.74	4 Nos. of Residential units, Lift & Staircase
14.	Twelfth Floor	600.74	4 Nos. of Residential units, Lift & Staircase
15.	Thirteenth Floor	598.34	4 Nos. of Residential units, Lift & Staircase
16.	Fourteenth Floor	598.34	4 Nos. of Residential units, Lift & Staircase
17.	Fifteenth Floor	598.34	4 Nos. of Residential units, Lift & Staircase
18.	Sixteenth Floor	598.34	4 Nos. of Residential units, Lift & Staircase
19.	Seventeenth Floor	598.34	4 Nos. of Residential units, Lift & Staircase

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20.	Eighteenth Floor	598.34	4 Nos. of Residential units, Lift & Staircase
21.	Nineteenth Floor	598.34	4 Nos. of Residential units, Lift & Staircase
22.	Twentieth Floor	598.34	4 Nos. of Residential units, Lift & Staircase
23.	Twenty First Floor	598.34	4 Nos. of Residential units, Lift & Staircase
24.	Twenty Second Floor	598.34	4 Nos. of Residential units, Lift & Staircase
25.	Twenty Third Floor	598.34	4 Nos. of Residential units, Lift & Staircase
26.	Twenty Fourth Floor	598.34	4 Nos. of Residential units, Lift & Staircase
27.	Twenty Fifth Floor	598.34	4 Nos. of Residential units, Lift & Staircase
28.	Twenty Sixth Floor	598.34	4 Nos. of Residential units, Lift & Staircase
29.	Twenty Seventh Floor	598.34	4 Nos. of Residential units, Lift & Staircase
30.	Twenty Eighth Floor	598.34	4 Nos. of Residential units, Lift & Staircase
31.	Twenty Ninth Floor	598.34	4 Nos. of Residential units, Lift & Staircase
32.	Terrace	76.46	Lift machine room & staircase head room, Helipad above
<b>Total</b>		<b>17,995.08</b>	<b>Total No. of Units = 116 Nos.</b>

### Combined Block Area Statement

Sl. No.	Floor Descriptions	Built up Area (in Sqm)	No. of Units
1.	Basement Floor	11932.87	345 Nos. of car parking (combined), STP, Pump room, Water treatment plant, Lift & Staircase
2.	Ground Floor	2748.15	Two Wheeler parking, Electrical room, Club House, Toilets, Lift & Staircase and 116 Nos. of Surface car parking
3.	First Floor	2285.84	12 Units and Club House, Lift & Staircase
4.	Second Floor	1824.21	12 Units, Lift & Staircase
5.	Third Floor	1824.21	12 Units, Lift & Staircase
6.	Fourth Floor	1824.21	12 Units, Lift & Staircase
7.	Fifth Floor	1824.21	12 Units, Lift & Staircase
8.	Sixth Floor	1824.21	12 Units, Lift & Staircase
9.	Seventh Floor	1824.21	12 Units, Lift & Staircase
10.	Eighth Floor	1824.21	12 Units, Lift & Staircase
11.	Nineth Floor	1824.21	12 Units, Lift & Staircase
12.	Tenth Floor	1824.21	12 Units, Lift & Staircase
13.	Eleventh Floor	1824.21	12 Units, Lift & Staircase
14.	Twelfth Floor	1824.21	12 Units, Lift & Staircase
15.	Thirteenth Floor	1819.43	12 Units, Lift & Staircase
16.	Fourteenth Floor	1819.43	12 Units, Lift & Staircase
17.	Fifteenth Floor	1819.43	12 Units, Lift & Staircase
18.	Sixteenth Floor	1819.43	12 Units, Lift & Staircase
19.	Seventeenth Floor	1819.43	12 Units, Lift & Staircase
20.	Eighteenth Floor	1819.43	12 Units, Lift & Staircase
21.	Nineteenth Floor	1819.43	12 Units, Lift & Staircase
22.	Twentieth Floor	1819.43	12 Units, Lift & Staircase
23.	Twenty First Floor	1819.43	12 Units, Lift & Staircase
24.	Twenty Second Floor	1819.43	12 Units, Lift & Staircase
25.	Twenty Third Floor	1819.43	12 Units, Lift & Staircase

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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 once in a every two years.
11. The owner / Association of high-rise building shall obtain clearance certificate from the Electrical Inspectorate every five 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 – drills 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 should be pumped into the rain water harvesting pits / tank and should be used for landscaping.
14. The property Tax for the current year i.e., 2012-13 pertaining to this property should be paid before October 2012.
15. 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 notice.

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M/s. Tata Housing Development Co. Ltd.,  
"A" Wing, Corniche Al-Latheef  
# 25, Cunningham Road  
Bangalore – 560 052.





26.	Twenty Fourth Floor	1819.43	12 Units, Lift & Staircase
27.	Twenty Fifth Floor	1819.43	12 Units, Lift & Staircase
28.	Twenty Sixth Floor	1819.43	12 Units, Lift & Staircase
29.	Twenty Seventh Floor	1819.43	12 Units, Lift & Staircase
30.	Twenty Eighth Floor	1164.40	8 Units, Lift & Staircase
31.	Twenty Ninth Floor	1164.40	8 Units, Lift & Staircase
32.	Thirtieth Floor	566.06	4 Units, Lift & Staircase
33.	Thirty First Floor	566.06	4 Units, Lift & Staircase
34.	Thirty Second Floor	566.06	4 Units, Lift & Staircase
35.	Terrace	266.24	-
	<b>Total</b>	<b>68,617.84</b>	<b>Total No. of Units = 352 Nos.</b>
36.	<b>FAR</b>	<b>2.214 &lt; 2.25</b>	
37.	<b>Coverage</b>	<b>12.84% &lt; 60%</b>	
38.	<b>Car Parking</b>	<b>Basement – 345 Nos. and Surface car parking – 116 Nos. Total = 461 Nos.</b>	

**Conditions:**

1. The car parking at Basement floor, Ground floor and Surface area shall have adequate safety measures. It shall be done entirely at the risk and cost of owner and 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. The owner / applicant 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 and Surface area reserved for parking should be used for parking purpose only as per **as built plan**.
5. Footpath 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 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 off the debris / garbage after segregating it into organic and non-organic waste generated from the building, suitable arrangements and organic converter should be installed and maintained by the Owner / Resident's Welfare Association 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

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