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BRUHAT BANGLORE MAHANAGARA PALIKE YELAHANKA ZONE

Office of the Assistant Director of Town Planning, Yelahanka Zone, Amruthahalli main road,
Bangalore-560092

No.ADTP/JC(Y.N)/O.C/LP/749/2014-15,

Date:19-05-2022

OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for Residential Apartment building at Katha No.977, Sy no.54/1,54/2,54/3,54/4, Yelahanka Amanikere, ward no 01, Bengaluru.

Ref: 1.Modified Plan sanction issued by this office vide LP no Ad.Com/YLK/794/2014-15, dtd:19-10-2017
2. Your Application Dated:21-04-2022
3. Approval of Zonal Commissioner, Yelahanka Zone, Dated:13-05-2022

The Modified building Plan was sanctioned by this office vide LP no Ad.Com/YLK/794/2014-15 dtd:19-10-2017, for construction of Residential Apartment building at Katha No. 977, Sy no.54/1,54/2,54/3,54/4, Yelahanka Amanikere, ward no 01, Bengaluru consisting of BF+GF+FF+SF+TF, Terrace floor, The Commencement Certificate was obtained on 27-10-2017

The building was inspected for issue of Occupancy certificate. During the inspection, it is observed that there is deviation in construction with reference to the sanctioned plan, which is within the permissible limits of regularization and the same has been regularized with a levy of Compounding fee. The compounding fee for occupancy certificate works out to Rs.43,04,505 (Forty three lakh four thousand five hundred and five rupees only). The same has been paid by the applicant in the form of D.D No. 022826, Dated: 13-05-2022 drawn from HDFC Bank Bangalore and taken to BBMP account vide receipt No.RE-ifms223-TP/0012/2022-23, Dated: 17-05-2022. The deviations effected by the applicant are regularized.

Permission is hereby granted to occupy of Residential Apartment building at Katha No 977, Sy no.54/1,54/2,54/3,54/4, Yelahanka Amanikere, ward no 01, Bengaluru consisting of BF+GF+FF+SF+TF, Terrace floor with the following details.

| Sl. No | Floors Descriptions | BUA Area (in Sqm) | Remarks |
|--------|-----------------------|-------------------|---|
| 1 | Basement floor | 7384.35 Sqm | Should be Used for 178 Car Parking, Lift and Staircase |
| 2 | Ground floor | 4993.55 Sqm | Should be Used for, 20 Residential Dwelling Units, Lift and Staircase |
| 3 | 1st Floor | 4993.55 Sqm | Should be Used For 06 Residential Dwelling Units, Lift and Staircase |
| 4 | 2nd floor | 4993.55 Sqm | Should be Used For 20 Residential Dwelling Units Lift and Staircase, |
| 5 | 3 rd floor | 4672.12 Sqm | Should be Used For 07 Residential Dwelling Units, Lift and Staircase, |
| 6 | Terrace floor | 260.30 Sqm | Lift and Staircase, head Room & OHT, |
| 7 | Total | 27229.63 Sqm | |
| 8 | FAR | 1.70 | 1.70<1.75 |
| 9 | Coverage | 46.81 | 46.81<50%. within Permissible limit |

[Signature]
Assistant Director Of Town Planning (Yelahanka)

Subject to the following conditions

1. The car parking at Basement Floor 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. Facility for physically Handicapped persons prescribed in schedule 11 (Bye law-31) of building bye-laws 2003 shall be ensured.
3. The structural safety of building will be entirely at the risk and cost of owner/Architect/structural Engineer and BBMP will not be responsible for the structural safety.
4. The Owner/Applicant shall not add/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.
5. 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).
6. Since, Deviation has been done with respect to the sanctioned plan, while constructing the building, hence the security deposit is here with forfeited.
7. The Applicant shall plant trees in the premises and maintain the same in good condition.
8. Owner shall make his own arrangements to dispose the debris/Garbage after segregating it in to organic and in organic 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. In case of any false information, misrepresentation of facts, or pending court cases, the occupancy certificate shall be deemed to be cancelled.
10. Arrangements like fire extinguisher and facilities to be provided in the building and maintained properly, For any untoward incident in case of fire, BBMP is not responsible in any way and solely the owner will be held responsible for any loss of life or damage to public property.
11. Safety to electrical installations, transformer is the entire responsibility of the owner. Any untoward incident that may cause out of electrical installations or transformer, the BBMP shall not be responsible in any way. The electrical installation should not be altered as the alteration/extra tapping of power may cause short circuit that may lead to hazard. The applicant/owner is solely responsible & BBMP is in no way responsible for this.
12. It is instructed to make own provision for treatment of waste generated (Including Solid waste, wet waste and Liquid waste) within premises as per Karnataka State Pollution Control Board Norms

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


Assistant Director of town Planning (Yelahanka)
Bruhat Bangalore Mahanagara Palike
Yelahanka Zone.

To,

M/s Keya homes Pvt Ltd
Rep by Director
Sri.dinesh Kejriwal & Others
Katha No 977, Sy no.54/1,54/2,54/3,54/4,
Yelahanka Amanikere,
ward no 01,
Bengaluru