



BHUHAT BENGALURU MAHANAGARA PALIKE

Office of the Joint Director of Building License Cell (North), N.R. Square, Bengaluru - 02.

No. BBMP/Addl.Dir/JD NORTH/LP/0009/2017-18

Date: 08-07-2020

OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for the Residential Apartment Building at Property Katha No. 1366, Sy No. 105, Old Sy No. 54, Panathuru Village, Varthur Hobli, Whitefield Sub-division, Bangalore East Taluk, Mahadevapura Zone, Bangalore.

- Ref: 1) Your application for issue of Occupancy Certificate dated: 03-10-2019
2) Building Plan Sanctioned No BBMP/Addl.Dir/JD NORTH/LP/0009/2017-18 dated: 27-07-2017
3) Approval of Commissioner for issue of Occupancy Certificate dated:30-05-2020
4) CFO issued by KSPCB vide No. AW-318847 PCB ID: 83625 dated: 07-07-2020,

The Building Plan was sanctioned for the construction of Residential Apartment Building consisting BF + GF + 4UF having 165 Units at Property Katha No. 1366, Sy No. 105, Old Sy No. 54, Panathuru Village, Varthur Hobli, Whitefield Sub-division, Bangalore East Taluk, Mahadevapura Zone, Bangalore by this office vide reference (2). The Commencement Certificate was issued on 07-05-2018. vide Ref (4) KSPCB has issued consent for Operation of Sewage Treatment Plant (STP).

The Residential Apartment Building was inspected by the Officers of of Building Licence Cell Section on 12-03-2020 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 Commissioner vide ref (3). The compounding fees for the deviated portion, Ground Rent, GST and Scrutiny fee Charges of Rs. 27,78,000/- (Rupees Twenty Seven Lakhs Seventy Eight Thousand only), has been paid by the applicant in the form of DD No.274674 drawn on South Indian Bank Ltd., dated: 22-06-2020 and taken into BBMP account vide receipt No.RE-ifms 331-TP/000060 dated: 29-06-2020. The deviations effected in the building are condoned and regularized accordingly.

Hence, Permission is hereby granted to occupy the Residential Apartment Building constructed at Property Katha No. 1366, Sy No. 105, Old Sy No. 54, Panathuru Village, Varthur Hobli, Whitefield Sub-division, Bangalore East Taluk, Mahadevapura Zone, Bangalore , Consisting of BF+GF+ 4UF having 165 Units. Occupancy Certificate is accorded with the following details.

Sl. No.	Floor Descriptions	Built Up Area (in Sqm)	Uses and other details.
1	2	3	4
1	Basement Floor	4652.65	179 No.s of Car Parking, STP, UG Sump, Lift and Staircase,
2	Ground Floor	2947.48	33 No.s of Residential Units, 3 No.s of Surface Parking, Sitouts, Utilities, Corridors, Lift and Staircase
3	First Floor	2969.68	33 No.s of Residential Units, Balconies, Utilities, Corridors, Lift and Staircase

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4	Second Floor	2969.68	33 No.s of Residential Units, Balconies, Utilities, Corridors, Lift and Staircase
5	Third Floor	2969.68	33 No.s of Residential Units, Balconies, Utilities, Corridors, Lift and Staircase
6	Fourth Floor	2969.68	33 No.s of Residential Units, Balconies, Utilities, Corridors, Lift and Staircase
7	Terrace Floor	110.34	Lift Machine Room, Staircase Head Room, Over Head Tank and Solar Panel
	Total	19589.19	165 Units
8	FAR		2.226 < 2.25
9	Coverage		44.56% < 50%

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 area should be used for car parking purpose only and the additional area if any available in, 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. All the rain water and waste water generated from the usage shall be pumped into the rain water harvesting pits and used for landscaping.
10. 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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11. This Occupancy Certificate is subject to conditions laid out in the CFO from KSPCB vide No. AW-318847 PCB ID: 83625 dated: 07-07-2020, and Compliance of submissions made in the affidavits filed to this office

12. 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.

Sd/-

**Joint Director of Building License Cell (North)
Bruhat Bengaluru Mahanagara Palike**

To,
M/s Kanasa Properties LLP, Managing Partner
Sri. Sabu Thomas, GPA Holder for
Sri. Muniyappa and Ananthaswamy, Khata Holder
1366, Sy No. 105, Old Sy No. 54, Panathuru Village,
Varthur Hobli, Whitefield Sub-division, Bangalore East Taluk,
Mahadevapura Zone, Bangalore

Copy to

1. JC (Mahadevapura Zone) / EE (Mahadevapura Division) / AEE/ ARO (Whitefield Sub-division) for information and necessary action.
2. Senior Environmental Officer, KSPCB, # 49, Church Street, Bengaluru - 01 for information.
3. Superintendent Engineer, (Electrical), BESCO, North Division, No. 8, Benson Town, Nandi Durga Road, Bengaluru - 560046.
4. Office copy

Muniyappa 08/07/2020
Joint Director of Building License Cell (North)
Bruhat Bengaluru Mahanagara Palike

Sabu Thomas
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