



BRUHAT BENGALURU MAHANAGARA PALIKE

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

No. BBMP/Addl.Dir/JD North/0031/2014-15

Dated: 18-6-2021

OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for the Residential Apartment Building at Property Katha No. 101/1, 101/2, 101/3, Rachenahalli Village, K.R.Puram Hobli, Ward No. 06, Yelahanka Zone, Bengaluru.

- Ref: 1) Your application for issue of Occupancy Certificate dated: 30-09-2020
2) Modified Plan sanctioned by this office vide No. BBMP/Addl.Dir/JD North/0031/2014-15 dated:14-02-2019.
3) Approval of Commissioner for issue of Occupancy Certificate dated: 27-01-2021
4) Fire Clearance for the Occupancy Certificate vide No. GBC(1)155/2014, Docket No. KSFES/CC/591/2020, dated: 19-12-2020
5) CFO issued by KSPCB vide No. W-324658 PCB ID: 85957, Dated: 15-04-2021

The Modified Plan was sanctioned for the construction of Residential Apartment Building comprising 2BF+GF+7 UF having 96 Units at Property Katha No. 101/1, 101/2, 101/3, Rachenahalli Village, K.R.Puram Hobli, Ward No. 06, Yelahanka Zone, Bengaluru by this office vide reference (2). The Commencement Certificate was issued on 16-01-2016. 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 Residential Apartment Building was inspected by the Officers of Town Planning Section on 23-12-2020 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 Arrears, GST and Scrutiny fee Charges of Rs. 11,86,000/- (Rupees Eleven Lakhs Eighty Six Thousand only), has been paid by the applicant in the form of DD No.520216 drawn on State Co-operative Apex Bank Ltd., dated: 15-02-2021 and taken into BBMP account vide receipt No.RE-ifms331-TP/000304 dated: 19-02-2021. The deviations effected in the building are condoned and regularized accordingly.

Hence, Permission is hereby granted to occupy Residential Apartment Building comprising of 2BF+GF+7 UF having 96 Units at Property Katha No. 101/1, 101/2, 101/3, Rachenahalli Village, K.R.Puram Hobli, Ward No. 06, Yelahanka Zone, Bengaluru. Occupancy Certificate is accorded with the following details.

Sl. No.	Floor Description	Built Up Area (in Sqm.)	Uses and other details.
1	Lower Basement Floor	2488.29	58 No. of Car Parking, Pump Room, Lobbies, Lifts and Staircase

Joint Director of Town Planning (North)
Bruhat Bengaluru MahanagaraPalike

09/06/21

18/06/21

14/16



2	Upper Basement Floor	2488.29	58 No. of Car Parking, Pump Room, Lobbies, Lifts and Staircase
3	Ground Floor	1364.78	12 No.s of Residential Units, 11 No. of Surface Car Parking, Open Space, STP, Transformer Yard, RWH, Lobbies, Lifts and staircase
4	First Floor	1343.43	12 No. of Residential units, Shuttle Court, Lobbies, Lifts and Staircases
5	Second Floor	1401.26	12 No. of Residential units, Lobbies, Lifts and Staircases
6	Third Floor	1343.43	12 No. of Residential units, Media Room, Lobbies, Lifts and Staircases
7	Fourth Floor	1401.26	12 No. of Residential units, Lobbies, Lifts and Staircases
8	Fifth Floor	1343.43	12 No. of Residential units, Lobbies, Lifts and Staircases
9	Sixth Floor	1401.26	12 No. of Residential units, Lobbies, Lifts and Staircases
10	Seventh Floor	1343.43	12 No. of Residential units, Lobbies, Lifts and Staircases
11	Terrace Floor	38.82	Lift Machine Room and Staircase Head Room, Solar Panel, OHT
Total		15957.68	96 No's of Residential Units
12	FAR		2.42 < 2.50
13	Coverage		30.89% < 50%

This Occupancy Certificate is issued subject to the following conditions:

1. The car parking at Two 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.

Joint Director of Town Planning (North)
Bruhat Bengaluru MahanagaraPalike

09/06/21

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4. Two Basement Floor and Surface area should be used for car parking purpose only and the additional area if any available in Two 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.
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. GBC(1)155/2014, Docket No. KSFES/CC/591/2020, dated: 19-12-2020 and CFO from KSPCB vide No. W-324658 PCB ID: 85957, Dated: 15-04-2021 and Compliance of submissions made in the affidavits filed to this office.

Joint Director of Town Planning (North)
Bruhat Bengaluru MahanagaraPalike

09/06/21

18/06/2021

14/6



16. In case of any false information, misrepresentation of facts, or pending court cases, the Occupancy Certificate shall be deemed to be cancelled.

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

Sd/-

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

To,
M/s Shoban Construction and Developers
Rep by its partners Sri. B.M.Shoban Reddy and others
101/1, 101/2, 101/3, Rachenahalli Village,
K.R.Puram Hobli, Ward No. 06, Yelahanka Zone, Bengaluru

Copy to

1. JC (Yelahanka Zone) / EE (Byatarayanapura Division) / AEE/ ARO (Byatarayanapura Sub-division) for information and necessary action.
2. Senior Environmental Officer, KSPCB, # 49, Church Street, Bengaluru - 01 for information.
3. Director General of Police, Fire and Emergency Services, # 1, Annaswamy Modaliar Road, Bengaluru – 560 042 for information.
4. Superintendent Engineer, (Electrical), BESCOM, North Division, No. 8, Benson Town, Nandi Durga Road, Bengaluru - 560046.
5. Office copy.

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18/06/2021
Joint Director (Town Planning – North)
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09/06/21

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