

BRUHAT BENGALURU MAHANAGARA PALIKE

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

No. BBMP/Addl.Dir/JD NORTH/LP/0156/2016-17

Date: 15-09-2021

OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for the Residential Apartment Building at Property Katha No. 450/83/05, Puttenahalli Village, Ward No.02, Yelahanka Zone, Bengaluru.

- Ref: 1) Your application for issue of Occupancy Certificate dated: 08-01-2021
 2) Plan sanctioned by this office vide No. BBMP/Addl.Dir/JD NORTH/LP/0156/2017-18, dated: 01-02-2018
 3) Approval of Commissioner for issue of Occupancy Certificate dated: 12-03-2021
 4) Fire Clearance for the Occupancy Certificate vide No.KSFES/ CC/ 013/2021, dated: 01-03-2021
 5) CFO issued by KSPCB vide No. W-324423 PCB ID: 101302, dated: 29-03-2021

The Plan was sanctioned for the construction of Residential Apartment Building comprising of Front Building consisting of BF+GF+17 UF with GF+4 UF Club House and Back Building Consisting of BF+GF+18UF(Totally one Building) having 359 Units at Property Katha No. 450/83/05, Puttenahalli Village, Ward No.02, Yelahanka Zone, Bengaluru by this office vide reference (2). Commencement Certificate was issued on 12-09-2018. 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).

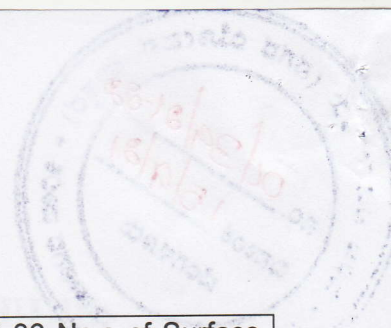
The Residential Apartment Building was inspected by the Officers of Town Planning Section on 22-01-2021 for the issue of Occupancy Certificate. During inspection, it is observed that, there is deviation in construction with reference to the Sanctioned plan which is within the limits of regularization 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 Arreas, GST and Scrutiny fee Charges of Rs. 61,37,000/- (Rupees Sixty One Lakhs Thirty Seven Thousand only), has been paid by the applicant in the form of DD No.115912 drawn on Standard Chartered Bank, dated: 22-03-2021 and taken into BBMP account vide receipt No.RE-ifms331-TP/000322 dated: 23-03-2021. The deviations effected in the building are condoned and regularized accordingly.

Hence, Permission is hereby granted to occupy Residential Apartment Building comprising of Front Building consisting of BF+GF+17 UF with BF+GF+4 UF Club House and Back Building Consisting of BF+GF+18UF(Totally one Building) having 359 Units at Property Katha No. 450/83/05, Puttenahalli Village, Ward No.02, 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	Basement Floor	9589.15	308 No. of Car Parking, Two Wheeler Parking, STP, U.G Sump Lobbies, Lifts and Staircase

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Handwritten signatures and dates: 15/09/2021, 15/09/2021, 15/9/2021



2	Ground Floor	4358.30	84 No. of Car Parking and 36 No.s of Surface Parking, Two Wheeler Parking, Office, Toilets, Multipurpose Hall Double Height, Electrical Rooms, Billiards, OWC, Lobbies, Lifts and Staircases
3	First Floor	3164.32	13 No. of Residential units, Swimming Pool, Kids Pool, Party Lawn, Creache, Billiards, Private Garden, Toilets, Lounge, Yoga / Meditation / Aerobics, Court yard, Table Tennis, Indoor Games, Office, Lobbies, Lifts and Staircases
4	Second Floor	3018.30	16 No. of Residential units, Gym, Reading Room, Lobbies, Lifts and Staircases
5	Third Floor	3107.89	20 No. of Residential units, Shuttle Court, Home Theatre, Lobbies, Lifts and Staircases
6	Fourth Floor	3070.95	20 No. of Residential units, Lobbies, Lifts and Staircases
7	Fifth Floor	2922.72	21 No. of Residential units, Lobbies, Lifts and Staircases
8	Sixth Floor	2922.72	21 No. of Residential units, Lobbies, Lifts and Staircases
9	Seventh Floor	2922.72	21 No. of Residential units, Lobbies, Lifts and Staircases
10	Eight Floor	2922.72	21 No. of Residential units, Lobbies, Lifts and Staircases
11	Ninth Floor	2922.72	21 No. of Residential units, Lobbies, Lifts and Staircases
12	Tenth Floor	2922.72	21 No. of Residential units, Lobbies, Lifts and Staircases
13	Eleventh Floor	2922.72	21 No. of Residential units, Lobbies, Lifts and Staircases
14	Twelfth Floor	2922.72	21 No. of Residential units, Lobbies, Lifts and Staircases
15	Thirteenth Floor	2922.72	21 No. of Residential units, Lobbies, Lifts and Staircases
16	Fourteenth Floor	2922.72	21 No. of Residential units, Lobbies, Lifts and Staircases
17	Fifteenth Floor	2922.72	21 No. of Residential units, Lobbies, Lifts and Staircases
18	Sixteenth Floor	2922.72	21 No. of Residential units, Lobbies, Lifts and Staircases
19	Seventeenth Floor	2922.72	21 No. of Residential units, Lobbies, Lifts and Staircases
20	Eighteenth Floor	2431.39	17 No. of Residential units, Lobbies, Lifts and Staircases & Terrace

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21	Terrace Floor	331.81	Lift Machine Room, Staircase Head Room, OHT and Solar Panel.
Total		67067.47	359 No's of Residential Units
22	FAR		3.17 < 3.25
23	Coverage		29.22% < 50%

This Occupancy Certificate is issued subject to the following 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 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, Ground Floor and Surface area should be used for car parking purpose only and the additional area if any available in Basement Floor, 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.

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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. KSFES/ CC/ 013/2021, dated: 01-03-2021 and CFO from KSPCB vide No. . W-324423 PCB ID: 101302, dated: 29-03-2021 and Compliance of submissions made in the affidavits filed to this office.
16. 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 (Town Planning – North)
Bruhat Bengaluru Mahanagara Palike

To,
Smt. Vidyavathi A. Shetty, Khata Holder,
M/s NCC Urban Infrastructure Ltd., GPA Holder,
NCC Urban Windsor, 3rd Floor,
New Airport Road, Jakkur Aerodrome,
Bengaluru – 560 064.

Copy to

1. JC (Yelahanka Zone) / EE (Yelahanka Division) / AEE/ ARO (Yelahanka 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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