



BRUHAT BENGALURU MAHANAGARA PALIKE

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

No. BBMP/Adl.Dir/JD NORTH/LP/0287/2012-13

Date: 14-07-2020

OCCUPANCY CERTIFICATE

16/7/2020

Sub: Issue of Occupancy Certificate for the Block - A, B & C Residential Apartment Building at Property Katha No. 37/1/84/1, (Sy. No. 84/1) Rachenahalli Village, Ward No. 06, Yelahanka Zone, Bangalore.

- Ref: 1) Your application for issue of Occupancy Certificate dated: 04-05-2019
2) Building Plan Sanctioned No. BBMP/Adl.Dir/JD NORTH/LP/0287/2012-13 dated: 10-05-2013
3) Approval of Commissioner for issue of Occupancy Certificate dated: 06-11-2019
4) CFO issued by KSPCB vide No. W-318438, PCB ID. 79344, dated: 18-06-2020.
5) Fire Clearance for the Occupancy Certificate vide No. Docket No. KSFES/ CC/ 089/ 2019 Dated: 23-05-2019.

The Building Plan was sanctioned for the construction of Residential Apartment Building Block- A & B Consisting of GF+11UF & Block- C Consisting of GF+14UF with Common Basement Floor having 380 Units at Property Katha No. 37/1/84/1, (Sy. No. 84/1), Rachenahalli Village, Ward No. 06, Yelahanka Zone, Bangalore by this office vide reference (2). The Commencement Certificate for Block - A & B issued on 26-05-2014 and Block -C issued on 30-03-2015 KSPCB vide Ref (4) has issued consent for Operation of Sewage Treatment Plant (STP). The Fire and Emergency Services Department has issued Clearance Certificate to Occupy Building vide Ref. No. (5).

The Block - A, B & C Residential Apartment Building were inspected by the Officers of Building Licence Cell - North Section on 09-09-2019 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 Block - A, B & C Residential Apartment Building was approved by the Commissioner on date: 06-11-2019. Subsequent to the approval accorded by Commissioner the applicant was endorsed on dated: 11-11-2019 to remit Rs. 1,03,07,000/- towards compounding fees for deviated portion, ground rent arrears, GST and Scrutiny and Licence Fees. After due correspondence with reference, to Hon'ble High Court Interim order dated: 09-12-2019 vide W.P.No. 51882/2019 (LB-BMP). Accordingly the applicant has paid Rs. 29,15,769/- towards compounding fee, Lake Improvement Charges and Scrutiny Fee in the form of DD No. 166073 dated: 03-01-2020 drawn on State Bank of India and the same has been taken into BBMP account vide receipt No. RE-ifms 331-TP/000561 dated: 31-01-2020. The owner shall abide to the final judgement to be passed by the Hon'ble High Court pertaining to WP No. 51882/2019 (LB-BMP) in respect of payment of Ground Rent Arrears and GST as per the fee endorsement issued by this office dated: 11-11-2019.

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Hence, Permission is hereby granted to occupy the Residential Apartment Building constructed at Property Katha No. 37/1/84/1, (Sy. No. 84/1), Rachenahalli Village, Ward No. 06, Yelahanka Zone, Bangalore, Block- A & B Consisting of GF+11UF & Block- C Consisting of GF+14UF with Common Basement Floor having 380 Units. Occupancy Certificate is accorded with the following details.

Common Basement Floor for Block – A, B and C

| Sl. No. | Floor Descriptions | Built Up Area (in Sqm) | Uses and other details. |
|---------|--------------------|------------------------|-----------------------------------------------------------------------------------|
| 1 | 2 | 3 | 4 |
| 1 | Basement Floor | 14337.58 | 304 No.s of Car Parking, Pump Rooms, STP, UG Sump, Lobbies, Lifts and Staircases, |

A) Block - A

| Sl. No. | Floor Descriptions | Built Up Area (in Sqm) | Uses and other details. |
|---------|--------------------|------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | 2 | 3 | 4 |
| 1 | Ground Floor | 2185.63 | 35 No.s of Car Parking and 12 No.s of Surface Car Parking, Communication Rooms, Electrical Rooms, Garbage Rooms, Driver / Maids Lunch Room, toileter, Lobbies, Lifts and Staircases |
| 2 | First Floor | 1536.91 | 8 No.s of Residential Units, Sitouts, Utilities, Balconies, Corridors, Lobbies, Lifts and Staircases |
| 3 | Second Floor | 1076.61 | 8 No.s of Residential Units, Sitouts, Utilities, Balconies, Corridors, Lobbies, Lifts and Staircases |
| 4 | Third Floor | 1076.61 | 8 No.s of Residential Units, Sitouts, Utilities, Balconies, Corridors, Lobbies, Lifts and Staircases |
| 5 | Fourth Floor | 1076.61 | 8 No.s of Residential Units, Sitouts, Utilities, Balconies, Corridors, Lobbies, Lifts and Staircases |
| 6 | Fifth Floor | 1509.16 | 12 No.s of Residential Units, Sitouts, Utilities, Balconies, Corridors, Lobbies, Lifts and Staircases |
| 7 | Sixth Floor | 1509.16 | 12 No.s of Residential Units, Sitouts, Utilities, Balconies, Corridors, Lobbies, Lifts and Staircases |
| 8 | Seventh Floor | 1509.16 | 12 No.s of Residential Units, Sitouts, Utilities, Balconies, Corridors, Lobbies, Lifts and Staircases |
| 9 | Eighth Floor | 1509.16 | 12 No.s of Residential Units, Sitouts, Utilities, Balconies, Corridors, Lobbies, Lifts and Staircases |
| 10 | Ninth Floor | 1509.16 | 12 No.s of Residential Units, Sitouts, Utilities, Balconies, Corridors, Lobbies, Lifts and Staircases |
| 11 | Tenth Floor | 1509.16 | 12 No.s of Residential Units, Sitouts, Utilities, Balconies, Corridors, Lobbies, Lifts and Staircases |
| 12 | Eleventh Floor | 1509.16 | 12 No.s of Residential Units, Sitouts, Utilities, Balconies, Corridors, Lobbies, Lifts and Staircases |
| 13 | Terrace Floor | 175.52 | Lift Machine Room, Staircase Head Room, Over Head Tank and Solar Panel |
| | Total | 17692.01 | 116 Units |

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B) Block - B

| Sl. No. | Floor Descriptions | Built Up Area (in Sqm) | Uses and other details. |
|---------|--------------------|------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | 2 | 3 | 4 |
| 1 | Ground Floor | 2870.20 | 54 No.s of Car Parking and 22 No.s of Surface Car Parking, Communication Rooms, Electrical Rooms, Garbage Rooms, Driver / Maids Lunch Room, toileter, Lobbies, Lifts and Staircases |
| 2 | First Floor | 1854.72 | 12 No.s of Residential Units, Sitouts, Utilities, Balconies, Corridors, Lobbies, Lifts and Staircases |
| 3 | Second Floor | 1456.07 | 12 No.s of Residential Units, Sitouts, Utilities, Balconies, Corridors, Lobbies, Lifts and Staircases |
| 4 | Third Floor | 1456.07 | 12 No.s of Residential Units, Sitouts, Utilities, Balconies, Corridors, Lobbies, Lifts and Staircases |
| 5 | Fourth Floor | 1456.07 | 12 No.s of Residential Units, Sitouts, Utilities, Balconies, Corridors, Lobbies, Lifts and Staircases |
| 6 | Fifth Floor | 1827.34 | 16 No.s of Residential Units, Sitouts, Utilities, Balconies, Corridors, Lift and Staircase |
| 7 | Sixth Floor | 1827.34 | 16 No.s of Residential Units, Sitouts, Utilities, Balconies, Corridors, Lobbies, Lifts and Staircases |
| 8 | Seventh Floor | 1827.34 | 16 No.s of Residential Units, Sitouts, Utilities, Balconies, Corridors, Lobbies, Lifts and Staircases |
| 9 | Eighth Floor | 1827.34 | 16 No.s of Residential Units, Sitouts, Utilities, Balconies, Corridors, Lobbies, Lifts and Staircases |
| 10 | Ninth Floor | 1827.34 | 16 No.s of Residential Units, Sitouts, Utilities, Balconies, Corridors, Lobbies, Lifts and Staircases |
| 11 | Tenth Floor | 1456.07 | 12 No.s of Residential Units, Sitouts, Utilities, Balconies, Corridors, Lobbies, Lifts and Staircases |
| 12 | Eleventh Floor | 1456.07 | 12 No.s of Residential Units, Sitouts, Utilities, Balconies, Corridors, Lobbies, Lifts and Staircases |
| 13 | Terrace Floor | 198.17 | Lift Machine Room, Staircase Head Room, Over Head Tank and Solar Panel |
| | Total | 21340.14 | 152 Units |

C) Block - C

| Sl. No. | Floor Descriptions | Built Up Area (in Sqm) | Uses and other details. |
|---------|--------------------|------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | 2 | 3 | 4 |
| 1 | Ground Floor | 1354.82 | 29 No.s of Car Parking and 10 No.s of Surface Car Parking, Communication Rooms, Electrical Rooms, Garbage Rooms, Driver / Maids Lunch Room, toileter, Lobbies, Lifts and Staircases |

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| | | | |
|----|--------------------|-----------------|------------------------------------------------------------------------------------------------------|
| 2 | First Floor | 964.92 | 8 No.s of Residential Units, Sitouts, Utilities, Balconies, Corridors, Lobbies, Lifts and Staircases |
| 3 | Second Floor | 951.26 | 8 No.s of Residential Units, Sitouts, Utilities, Balconies, Corridors, Lobbies, Lifts and Staircases |
| 4 | Third Floor | 951.26 | 8 No.s of Residential Units, Sitouts, Utilities, Balconies, Corridors, Lobbies, Lifts and Staircases |
| 5 | Fourth Floor | 951.26 | 8 No.s of Residential Units, Sitouts, Utilities, Balconies, Corridors, Lobbies, Lifts and Staircases |
| 6 | Fifth Floor | 951.26 | 8 No.s of Residential Units, Sitouts, Utilities, Balconies, Corridors, Lobbies, Lifts and Staircases |
| 7 | Sixth Floor | 951.26 | 8 No.s of Residential Units, Sitouts, Utilities, Balconies, Corridors, Lobbies, Lifts and Staircases |
| 8 | Seventh Floor | 951.26 | 8 No.s of Residential Units, Sitouts, Utilities, Balconies, Corridors, Lobbies, Lifts and Staircases |
| 9 | Eighth Floor | 951.26 | 8 No.s of Residential Units, Sitouts, Utilities, Balconies, Corridors, Lobbies, Lifts and Staircases |
| 10 | Ninth Floor | 951.26 | 8 No.s of Residential Units, Sitouts, Utilities, Balconies, Corridors, Lobbies, Lifts and Staircases |
| 11 | Tenth Floor | 951.26 | 8 No.s of Residential Units, Sitouts, Utilities, Balconies, Corridors, Lobbies, Lifts and Staircases |
| 12 | Eleventh Floor | 951.26 | 8 No.s of Residential Units, Sitouts, Utilities, Balconies, Corridors, Lobbies, Lifts and Staircases |
| 13 | Twelveth Floor | 951.26 | 8 No.s of Residential Units, Sitouts, Utilities, Balconies, Corridors, Lobbies, Lifts and Staircases |
| 14 | Thirteenth Floor | 951.26 | 8 No.s of Residential Units, Sitouts, Utilities, Balconies, Corridors, Lobbies, Lifts and Staircases |
| 15 | Fourteenth Floor | 951.26 | 8 No.s of Residential Units, Sitouts, Utilities, Balconies, Corridors, Lobbies, Lifts and Staircases |
| 16 | Terrace Floor | 97.51 | Lift Machine Room, Staircase Head Room, Over Head Tank and Solar Panel |
| | Total | 14783.63 | 112 Units |
| | GRAND TOTAL | 68153.36 | 380 Units |
| 17 | FAR | | 2.252 < 2.50 |
| 18 | Coverage | | 31.27% < 55% |

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.

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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.
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 Docket No. KSFES/ CC/ 089/ 2019 Dated: 23-05-2019 and CFO from KSPCB vide No. W-318438, PCB ID. 79344, dated: 18-06-2020 and Compliance of submissions made in the affidavits filed to this office

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16. The Demand for payment of Ground rent and GST in interim stay as per the order of the Hon'ble High Court Vide W.P No. 51882/2019 (LB-BMP)) is subjected to condition for remittance of such cost in future, based on the outcome of the final orders of the Hon'ble High Court

17. 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)
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To,

M/s.Anu Builders and Developers by its partners

Sri.M.Venkataram & Others (khata Holders)

M/s. Vasathi Housing & Infra Pvt Ltd Represented by Authorised signatory

Sri.P.V.Ravindra Kumar, (GPA Holder)

37/1/84/1, (Sy. No. 84/1) Rachenahalli Village,

Ward No. 06, Yelahanka Zone, Bangalore

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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