



BRUHAT BENGALURU MAHANAGARA PALIKE

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

No. BBMP/Addl.Dir/JD NORTH/LP/0229/2016-17

Dated: 18/2/2022

OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for Residential Apartment Building including Club House at Property Khatha No. 821, Sy No. 11, Ambalipura Vilage, Varthur Hobli, Bangalore East Taluk, Ward No. 150, Mahadevapura Zone, Bengaluru.

- Ref: 1) Your application for issue of Occupancy Certificate dated:23-11-2021
2) Plan sanctioned by this office vide No. BBMP/Addl.Dir/JD NORTH/LP/0229/2016-17 dated: 27-04-2017
3) Approval of Chief Commissioner for issue of Occupancy Certificate dated: 02-02-2022
4) Fire Clearance for the Occupancy Certificate vide No GBC(1)/465/2015, Docket No. KSFES/ CC/494/2021,, dated: 20-12-2021
5) CFO issued by KSPCB vide No. AW-118246, PCB ID: 107499, dated: 19-11-2021

The Plan was sanctioned for the construction of Residential Apartment Building including Club House Consisting of BF+GF+10UF comprising of 81Units at Property Khatha No. 821, Sy No. 11, Ambalipura Vilage, Varthur Hobli, Bangalore East Taluk, Ward No. 150, Mahadevapura Zone, Bengaluru by this office vide reference (2). The Commencement Certificate was issued on 22-11-2018 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 Proposal submitted the applicant vide ref (1) for the issue of Occupancy Certificate, Residential Apartment Building including Club House was inspected by the Officers of Town Planning Section on 04-12-2021 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 Including Club House was approved by the Chief Commissioner vide ref (3). Subsequent to the Approval accorded by Chief Commissioner the applicant was endorsed on dated: 08-02-2022 to remit Compounding fees for the deviated portion, Ground Rent Arrears, GST and Scrutiny fee of Rs. 46,58,000/-. (Rupees Forty Six Lakhs Fifty Eight Thousand only), has been paid by the Applicant in the form of DD No 010061 drawn on Axis Bank Ltd., dated: 09-02-2022 and taken into BBMP account vide receipt No.RE-ifms331-TP/000146 dated: 14-02-2022. The Deviations effected in the Building are condoned and Regularized accordingly.

Hence, Permission is hereby granted to occupy Residential Apartment Buidling including Club House Consisting of 2BF+GF+10UF comprising of 81Units at Property Khatha No. 821, Sy No. 11, Ambalipura Vilage, Varthur Hobli, Bangalore East Taluk, Ward No. 150, Mahadevapura Zone, Bengaluru Occupancy Certificate is accorded with the following details.

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Sl. No.	Floor Description	Built Up Area (in Sqm.)	Uses and other details.
1	Lower Basement Floor	3799.03	88 No.s of Car Parking, Pump Room, STP, Lobbies, Lifts and Staircases
2	Upper Basement Floor	3799.03	82 No.s of Car Parking, Pump Room, STP, Lobbies, Lifts and Staircases
3	Ground Floor	1506.54	6 No.s of Residential Units, 8 No.s of Surface Car Parking, Multi Purpose Hall, Table Tennis, Electrical Room, Swimming Pool, Transformer Yard, Lobbies, Lifts and Staircases
4	First Floor	1363.39	6 No. of Residential units, Gym, Home Theatre, Spa, Games Room, Corridors, Lobbies, Lifts and Staircases
5	Second Floor	1462.85	8 No. of Residential units, Corridors, Lobbies, Lifts and Staircases
6	Third Floor	1415.62	8 No. of Residential units, Corridors, Lobbies, Lifts and Staircases
7	Fourth Floor	1391.69	8 No. of Residential units, Corridors, Lobbies, Lifts and Staircases
8	Fifth Floor	1391.69	8 No. of Residential units, Corridors, Lobbies, Lifts and Staircases
9	Sixth Floor	1408.42	8 No. of Residential units, Corridors, Lobbies, Lifts and Staircases
10	Seventh Floor	1400.69	8 No. of Residential units, Corridors, Lobbies, Lifts and Staircases
11	Eighth Floor	1415.62	8 No. of Residential units, Corridors, Lobbies, Lifts and Staircases
12	Ninth Floor	1388.87	8 No. of Residential units, Corridors, Lobbies, Lifts and Staircases
13	Tenth Floor	846.17	5 No. of Residential units, Corridors, Lobbies, Lifts and Staircases
14	Terrace Floor	79.27	Lift Machine Rooms, Staircase Head Rooms, OHT and Solar Panels.
	Total - I	22668.88	81 No's of Residential Units
15	FAR		2.29 > 2.25
16	Coverage		24.39% < 50%

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This Occupancy Certificate is issued subject to the following conditions:

1. The car parking at Two Basement Floor 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. Two Basement Floor area should be used for car parking purpose only and the additional area if any available in Two Basement Floor 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.

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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. The Owner / Developer shall abide by the Final Judgement of Hon'ble Supreme Court in the Civil Appeal No. 8416-8417/2019 & 9078/2019 as sworn in the affidavit submitted to this office.
16. This Occupancy Certificate is subject to conditions laid out in the Clearance Certificate issued from Fire Force Department vide No. No GBC(1)/465/2015, Docket No KSFES/ CC/494/2021,, dated: 20-12-2021 and CFO from KSPCB vide No. AW-118246, PCB ID: 107499, dated: 19-11-2021 and Compliance of submissions made in the affidavits filed to this office
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 (Town Planning – North)
Bruhat Bengaluru Mahanagara Palike**

To,

M/s India Build Homes Pvt Ltd., Rep by Sri. Santhosh Kumar Soni GPA Holder for
Sri. M.R.Jayakumar Khata Holder
821, Sy No. 11, Ambalipura Vilage, Varthur Hobli,
Bangalore East Taluk, Ward No. 150, Mahadevapura Zone,
Bengaluru

Copy to :

1. JC (Mahadevapura Zone) / EE (Mahadevapura Division) / AEE/ ARO (Marathahalli 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), BESCO, North Division, No. 8, Benson Town, Nandi Durga Road, Bengaluru - 560046.
5. Office copy.

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