



## BRUHAT 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/0030/2013-14

Dated: 29-07-2020

04/8/2020

### **OCCUPANCY CERTIFICATE**

Sub: Issue of Occupancy Certificate for the Residential Apartment Building at Property Katha No. 1526/1, Sy No. 46/2 and 46/3, Dasarahalli Village, Hesaraghatta Main Road, Ward No. 15, Dasarahalli Zone, Bengaluru.

- Ref: 1) Application for issue of Occupancy Certificate dated: 17-12-2019  
2) Building Plan sanctioned No. BBMP/ Addl.Dir/ JDNORTH/ LP/ 0030/ 2013-14 dated: 13-03-2015  
3) Partial Occupancy Certificate issued by this vide No. BBMP/Addl.DIR/JD NORTH/ LP/ 0030/ 2013-14 dated: 10-04-2019  
4) Approval of Commissioner for issue of Occupancy Certificate dated: 14-07-2020.  
5) CFO issued by KSPCB vide No AW-312765/190, PCB ID : 79475, dated: 21-05-2019

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The plan for construction of Residential Apartment Building at Property Katha No. 1526/1, Sy No. 46/2 and 46/3, Dasarahalli Village, Hesaraghatta Main Road, Ward No. 15, Dasarahalli Zone, Bengaluru, Consisting of BF+GF+4 UF comprising of 63 Units was sanctioned by this office vide reference (1). The Commencement Certificate to this building was issued for the building on dated: 07-01-2016 and Occupancy Certificate (Partial) issued for the building consisting of BF+GF+4 UF comprising of 54 Units vide ref (3). Now the Applicant has requested to issue the Occupancy Certificate for remaining Part of the Building comprising of 09 units vide ref (1). KSPCB has issued consent for Operation of Sewage Treatment Plant (STP) vide Ref (4).

The Residential Apartment Building was inspected by the Officers of of Building Licence Cell Section on 09-03-2020 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 Bye-laws. The proposal for the issuance of Occupancy Certificate for the Residential Apartment Building was approved by the Commissioner on dated: 14-07-2020. The compounding fees, Ground Rent Arrears with GST and Scrutiny fees of Rs. 5,39,000/ (Rs. Five Lakhs Thirty Nine Thousand only), has been paid by the applicant in the form of DD No. 173857 dated: 28-07-2020 drawn on Oriental Bank of Commerce, and taken into BBMP account vide receipt No.RE-ifms331-TP/000084 dated: 29-07-2020. The deviations effected by the applicant are regularized accordingly.

Permission is hereby granted to occupy the building for Residential purpose constructed at Property Katha No. 1526/1, Sy No. 46/2 and 46/3, Dasarahalli Village, Hesaraghatta Main Road, Ward No. 15, Dasarahalli Zone, Bengaluru, Consisting of BF+GF+4 UF comprising of 09 Units with the following details ;

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Sl. No.	Floor Descriptions	Built Up Area (in Sq.m.)	Uses and other details.
1	Basement Floor	206.78	04 No.s of Car Parking, Service Room, Electrical Panel Room, STP, Lobby, Lift and Staircase,
2	Ground Floor	282.58	01 No. of Residential Units, 4 No.s Car Parking and 02 No.s of Surface Parking, Utility, Sitout, Corridor, Lobby, Lift and Staircase
3	First Floor	143.43	02 No.s of Residential Units, Utility, Balcony, Corridor, Sitout, Lobby, Lift and Staircase
4	Second Floor	151.17	02 No.s of Residential Units, Utility, Balcony, Corridor, Sitout, Lobby, Lift and Staircase
5	Third Floor	151.17	02 No.s of Residential Units, Utility, Balcony, Corridor, Sitout, Lobby, Lift and Staircase
6	Fourth Floor	151.17	02 No.s of Residential Units, Utility, Balcony, Corridor, Sitout, Lobby, Lift and Staircase
7	Terrace Floor	00.00	Solar Panels.
	Total	1086.31	<b>09 Units</b>
8	FAR		2.15 < 2.50
9	Coverage		44.61% < 55%

**This Occupancy Certificate is issued subject to the following conditions:**

1. The car parking at Basement Floor, Part of Ground Floor and Surface area shall have adequate safety measures. It shall be done entirely at the risk and cost of 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 of BBMP. In the event of the applicant violating, the BBMP has the right to demolish the deviated / altered / added portion without any prior notice.
4. Basement Floor, Part of Ground Floor and Surface area should be used for car parking purpose only and the additional area if any available in Basement Floor, Part of Ground Floor and Surface area shall be used exclusively for 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 herewith forfeited.

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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 in the recycling processing unit of suitable capacity i.e. organic waste convertor to be installed at site for its re – use / disposal
11. This Occupancy Certificate is subject to conditions laid out in the CFO from KSPCB Addendum No. AW-312765/190, PCB ID : 79475, dated: 21-05-2019, 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 (Partial) issued will be withdrawn without any prior notice.

Sd/-

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

To

M/s Hinduja Properties Ltd., Khata Holder  
M/s Hill Top Arcade Pvt Ltd., GPA Holder,  
# 1526/1, Sy No. 46/2 and 46/3,  
Dasarahalli Village, Hesaraghatta Main Road,  
Ward No. 15, Dasarahalli Zone, Bengaluru.

Copy to

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

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

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29/7/2020

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29/7/2020

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29/7/2020

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