



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/ 0089/2018-19

Date: 10-08-2020

OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for the Service Apartment Building at Property Katha No. Katha No: 65/2, Bairasandra Village, C V Raman nagara, Ward No. 57 (83), PID No. 83-84-65/2, Bengaluru.

- Ref: 1) Your application for issue of Occupancy Certificate dated: 10-07-2020
2) Building Modified Plan Sanctioned No BBMP/Addl.Dir/JD NORTH/ LP/ 0089/2018-19 dated: 06-07-2020
3) Approval of Commissioner for issue of Occupancy Certificate dated: 07-08-2020
4) CFO issued by KSPCB vide No. AW-319232 PCB ID: 78690, dated: 23-07-2020.
5) Fire Clearance for the Occupancy Certificate vide No. KSFES/CC/302/2020, dated: 16-07-2020.

The Building Modified Plan was sanctioned for the construction of Service Apartment Building consisting 3BF + GF + 9UF at Property Katha No. Katha No: 65/2, Bairasandra Village, C V Raman nagara, Ward No. 57 (83), PID No. 83-84-65/2, Bengaluru by this office vide reference (2). 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 Service Apartment Building was inspected by the Officers of of Building Licence Cell Section on 21-07-2020 for the issue of Occupancy Certificate. During inspection, it is observed that, there is deviation in construction with reference to the Modified 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 Service Apartment Building was approved by the Commissioner on date: 07-08-2020 vide ref (3). The compounding fees for the deviated portion, Ground Rent, GST and Scrutiny fee Charges of Rs. 3,58,80,000/- (Rupees Three Crores Fifty Eight Lakhs Eighty Thousand only), has been paid by the applicant in the form of DD No. 647542 drawn on Indian Overseas Bank dated: 10-08-2020 and taken into BBMP account vide receipt No.RE-ifms 331-TP/000093 dated: 10-08-2020 The deviations effected in the building are condoned and regularized accordingly.

Hence, Permission is hereby granted to occupy the Service Apartment Building constructed at Property Katha No. Katha No: 65/2, Bairasandra Village, C V Raman nagara, Ward No. 57 (83), PID No. 83-84-65/2, Bengaluru, Consisting of 3BF+GF+ 9 UF. Occupancy Certificate is accorded with the following details.

SL No	Floor Descriptions	Built Up Area (in Sqm)	Uses and other details
1	Basement Floor - 3	7,187.22	215 No Car parking, Lobbies. Lift & Staircase
2	Basement Floor - 2	7,444.46	210 No Car Parking, Panels Room, STP Room, Lobbies, Lifts and Staircases

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SL No	Floor Descriptions	Built Up Area (in Sqm)	Uses and other details
3	Basement Floor - 1	7,724.15	169 No of car parking, pump room, Strom water collection tank, Water Tanks, Lobbies, Lifts and Staircases
4	Ground Floor	6,013.44	Mutil Purpose Hall, DG Room, Electrical Room, File Commanding Room, AH Rooms, Pump Room, Rain Water and Buffer Tank, Toilets, Lobbies, Lifts and Staircases
5	First Floor	4,931.86	Multi-Purpose Hall, DG Room, Indoor Games Room, AH Room, Toilets, Lobbies, Lifts and Staircases
6	Second Floor	6,020.87	3 No.s of Service Apartment, Multi-Purpose Hall, AH Room, Toilets, Lobbies, Lifts and Staircases
7	Third Floor	6,020.87	3 No.s of Service Apartment, Multi-Purpose Hall, AH Room, Toilets, Lobbies, Lifts and Staircases
8	Fourth Floor	6,020.87	3 No.s of Service Apartment, Multi-Purpose Hall, AH Room, Toilets, Lobbies, Lifts and Staircases
9	Fifth Floor	6,020.87	3 No.s of Service Apartment, Multi-Purpose Hall, AH Room, Toilets, Lobbies, Lifts and Staircases
10	Sixth Floor	6,020.87	3 No.s of Service Apartment, Multi-Purpose Hall, AH Room, Toilets, Lobbies, Lifts and Staircases
11	Seventh Floor	6,020.87	3 No.s of Service Apartment, Multi-Purpose Hall, AH Room, Toilets, Lobbies, Lifts and Staircases
12	Eighth Floor	6,020.87	3 No.s of Service Apartment, Multi-Purpose Hall, AH Room, Toilets, Lobbies, Lifts and Staircases
13	Ninth Floor	6,020.87	3 No.s of Service Apartment, Multi-Purpose Hall, AH Room, Toilets, Lobbies, Lifts and Staircases
14	Terrace Floor	478.02	Lift Machine Room, Staircase Head Room, UPS and Antina Panel Room, OHT, Solar Panels.
	TOTAL	81,946.11	
15	FAR		2.292 < 2.50
16	Coverage		38.95% < 50%

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This Occupancy Certificate is issued subject to the following conditions:

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

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13. The applicant should obtain Development Plan from Bangalore Development Authority for the said property incorporating the existing buildings.
14. All the rain water and waste water generated from the usage shall be pumped into the rain water harvesting pits and used for landscaping.
15. 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.
16. This Occupancy Certificate is subject to conditions laid out in the Clearance Certificate issued from Fire Force Department vide No KSFES/CC/302/2020, date: 16-07-2020 and CFO from KSPCB vide No. AW-319232 PCB ID: 78690, dated: 23-07-2020 and Compliance of submissions made in the affidavits filed to this office
17. The applicant should continue the 18.50 m. wide approach road in the property as per the approved Modified Plan within 30 days from the date of issue of this Occupancy Certificate as per the submitted undertaking by the Owner / Developer to this office on 10-08-2020.
18. 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)
Bruhat Bengaluru Mahanagara Palike**

To,
M/s Bagmane Developers Pvt. Ltd., Rep by
M.Ramakrishna D V (Katha and GPA Holder)
Bagmane Developers Pvt.Ltd.,
Lake View'A' Block, 8th Floor, Bagmane Tech Park,
C V Raman Nagara, Bengaluru – 560093

Copy to

1. JC (East Zone) / EE (C.V.Raman Nagar Division) / AEE/ ARO (C.V.Raman Nagar Sub-division) for information and necessary action.
2. Director General of Police, Fire and Emergency Services, # 1, Annaswamy Modaliar Road, Bengaluru – 560 042 for information.
3. Senior Environmental Officer, KSPCB, # 49, Church Street, Bengaluru - 01 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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