

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/0403/2013-14

Date: 13-08-2020

OCCUPANCY CERTIFICATE (PARTIAL)

Sub: Issue of Occupancy Certificate for the Block – A Residential Apartment Building at Property 198/159, Sy No. 1/4, 1/5 & 2/7, Nallurahalli Village, Whitefield Sub-division, Ward No. 84, Mahadevapura Zone, Bangalore.

- Ref: 1) Your application for issue of Occupancy Certificate dated: 12-02-2020
2) Modified Building Plan Sanctioned No. BBMP/Addl.Dir/JD NORTH/LP/0403/2013-14 dated: 14-10-2019
3) Approval of Commissioner for issue of Occupancy Certificate dated: 14-05-2020
4) Fire Clearance for the Occupancy Certificate vide No. GBC(1)/450/2013, Docekt No. KSFES/CC/342/2020, Dated: 16-07-2020

The Building plan was sanctioned for the construction of Residential Apartment Building consisting of BF+GF+12 UF having 240 units on dated: 14-02-2014 and Commencement Certificate was issued on 29-05-2015. Further with addition of additional plot area to the earlier sanctioned plot the Modified Building Plan was sanctioned for the construction of Residential Apartment Building comprising of Block- A & B Consisting of BF+GF+12UF totally having 460 Units at Property Katha No. 198/159, Sy No. 1/4, 1/5 & 2/7, Nallurahalli Village, Whitefield Sub-division, Ward No. 84, Mahadevapura Zone, Bangalore by this office vide reference (2) by naming the earlier sanctioned Block as Block – A. The Fire and Emergency Services Department has issued Clearance Certificate to Occupy Building vide Ref. No. (4). Now the Applicant has requested to issue the Occupancy Certificate (Partial) for Block – A Consisting of BF+GF+12 UF having 244 units vide ref (1)

The Block – A Residential Apartment Building were inspected by the Officers of Building Licence Cell - North Section on 02-03-2020 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 Building Bye-laws - 2003. The proposal for the issuance of Occupancy Certificate for the Block – A Residential Apartment Building was approved by the Commissioner on date: 14-05-2020 Subsequent to the approval accorded by Commissioner the applicant was endorsed on dated: 18-05-2020 to remit Rs. 65,75,000/- towards compounding fees for deviated portion, ground rent arrears, GST and Scrutiny Fees. After due correspondence with reference, to Hon'ble High Court Interim order dated: 03-07-2020 vide W.P.No. 8483/2020 (LB-BMP). Accordingly the applicant has paid Rs. 27,38,000/- towards compounding fee and Scrutiny Fee in the form of DD No. 005493 dated: 07-08-2020 drawn on Axis Bank Ltd., and the same has been taken into BBMP account vide receipt No. RE-ifms 331-TP/000092 dated: 10-08-2020. The owner shall abide to the final judgement to be passed by the Hon'ble High Court pertaining to WP No. 8483/2020(LB-BMP) in respect of payment of Ground Rent Arrears and GST as per the fee endorsement issued by this office dated: 18-05-2020.

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Hence, Permission is hereby granted to occupy the Block – A Residential Apartment Building Consisting of BF+ GF+12UF having 244 Units constructed at Property Katha No. 198/159, Sy No. 1/4, 1/5 & 2/7, Nallurahalli Village, Whitefield Sub-division, Ward No. 84, Mahadevapura Zone, Bangalore for Residential purpose and Partial Occupancy Certificate is accorded with the following details.

Sl. No.	Floor Descriptions	Built Up Area (in Sqm)	Uses and other details.
1	2	3	4
1	Basement Floor	5296.63	171 No.s of Car Parking, Pump Rooms, STP, UG Sump, Lobbies, Lifts and Staircases,
2	Ground Floor	3221.96	4 No.s of Residential Units, 85 No.s of Covered parking and 13 No.s of Surface Car Parking, Communication Rooms, Electrical Rooms, Garbage Rooms, Driver / Maids Lunch Room, toilet, Lobbies, Lifts and Staircases
3	First Floor	2316.75	20 No.s of Residential Units, Corridors, Lobbies, Lifts and Staircases
4	Second Floor	2317.19	20 No.s of Residential Units, Corridors, Lobbies, Lifts and Staircases
5	Third Floor	2215.90	20 No.s of Residential Units, Corridors, Lobbies, Lifts and Staircases
6	Fourth Floor	2215.90	20 No.s of Residential Units, Corridors, Lobbies, Lifts and Staircases
7	Fifth Floor	2215.90	20 No.s of Residential Units, Corridors, Lobbies, Lifts and Staircases
8	Sixth Floor	2215.90	20 No.s of Residential Units, Corridors, Lobbies, Lifts and Staircases
9	Seventh Floor	2215.90	20 No.s of Residential Units, Corridors, Lobbies, Lifts and Staircases
10	Eighth Floor	2215.90	20 No.s of Residential Units, Corridors, Lobbies, Lifts and Staircases
11	Ninth Floor	2215.90	20 No.s of Residential Units, Corridors, Lobbies, Lifts and Staircases
12	Tenth Floor	2215.90	20 No.s of Residential Units, Corridors, Lobbies, Lifts and Staircases
13	Eleventh Floor	2215.90	20 No.s of Residential Units, Corridors, Lobbies, Lifts and Staircases
14	Twelveth Floor	2215.90	20 No.s of Residential Units, Corridors, Lobbies, Lifts and Staircases
15	Terrace Floor	142.17	Lift Machine Room, Staircase Head Room, Over Head Tank and Solar Panel
	Total	35453.72	244 Units
16	FAR		2.012 < 3.60 (2.25 + 1.35 TDR)
17	Coverage		25.64% < 50%

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This Occupancy Certificate is issued subject to the following conditions:

1. The car parking at Basement Floor and Part of 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 and 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 and Part of 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.

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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 GBC(1)/450/2013, Docekt No. KSFES/CC/342/2020, Dated: 16-07-2020 Compliance of submissions made in the affidavits filed to this office
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. 8483/2020 (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. The applicant should submit the CFO from KSPCB within 30 days from the date of this Occupancy Certificate (Partial).
18. The Remaining Block - B should be completed as per the Modified Sanctioned Plan and Final Occupancy Certificate should be obtained from BBMP.
19. In case of any false information, misrepresentation of facts, or pending court cases, the Occupancy Certificate shall deemed to be cancelled.

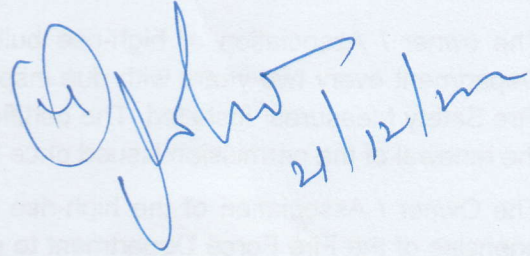
On default of the above conditions the Occupancy Certificate (Partial) issued will be withdrawn without any prior notice.

Sd/-

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

To,

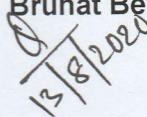
Smt. Deenamma Jaan (Khata Holder),
M/s Amrutha Shelters Pvt Ltd., Rep by its
Managing Director Sri. Madhusudhan,
Sri P.K. Raghunandana Menan, GPA Holder,
Flat No. 304, Amrutha Sparkling Nest, Sy No. 83/2,
Mahadevapura, Bangalore – 560 048.

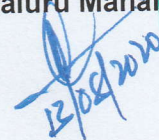

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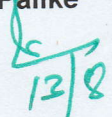
Copy to

1. JC (Mahadevapura Zone) / EE (Mahadevapura Division) / AEE/ ARO (Whitefield 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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