



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/0200/2015-16

Date: 08-06-2020

OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for the Residential Apartment Building at Property Katha No. 32/2/52G, 51/6, 4, 5 of Hebbala Village and Sy No. 2/1/13G and 13H of Kempapura Village, Kodigehalli Sub- Division, Ward No. 07, Yelahanka Zone, Bangalore.

- Ref: 1) Your application for issue of Occupancy Certificate dated: 18-05-2020.
 2) Building Modified Plan Sanctioned No. BBMP/Addl.Dir/JD NORTH/ LP/ 0200/ 2015-16 dated: 06-08-2019
 3) Approval of Commissioner for issue of Occupancy Certificate dated: 04-06-2020.
 4) CFO issued by KSPCB vide No. AW-318070 PCB ID: 86629, date: 21-05-2020.

The Modified Building Plan was sanctioned for the construction of Residential Apartment Building consisting BF + GF + 4UF having 150 Units including Club House at Property Katha No. 32/2/52G, 51/6, 4, 5 of Hebbala Village and Sy No. 2/1/13G and 13H of Kempapura Village, Kodigehalli Sub- Division, Ward No. 07, Yelahanka Zone, Bangalore by this office vide reference (2). The Partial Commencement Certificate was issued on 31-10-2017. KSPCB vide Ref (4) has issued consent for Operation of Sewage Treatment Plant (STP).

The Residential Apartment Building was inspected by the Officers of of Building Licence Cell Section on 19-05-2020 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 Residential Apartment Building including Club House was approved by the Commissioner on date: 04-06-2020 vide ref (3). The compounding fees for the deviated portion, Ground Rent, GST and Scrutiny fee Charges of Rs. 34,48,000/- (Rupees Thirty Four Lakhs Forty Eight Thousand only), has been paid by the applicant in the form of DD No. 180093 drawn on State HDFC Bank Ltd., dated: 06-06-2020 and taken into BBMP account vide receipt No.RE-ifms 331-TP/000028 dated: 06-06-2020. The deviations effected in the building are condoned and regularized accordingly.

Hence, Permission is hereby granted to occupy the Residential Apartment Building constructed at Property Katha No. 32/2/52G, 51/6, 4, 5 of Hebbala Village and Sy No. 2/1/13G and 13H of Kempapura Village, Kodigehalli Sub- Division, Ward No. 07, Yelahanka Zone, Bangalore, Consisting of BF+GF+ 4UF having 150 Units including Club House. 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	8756.93	197 No.s of Car Parking, Electrical Panel Room, STP, Pump Room, UG Sump, Rain water tanks, Lobbies, Lifts and Staircases,

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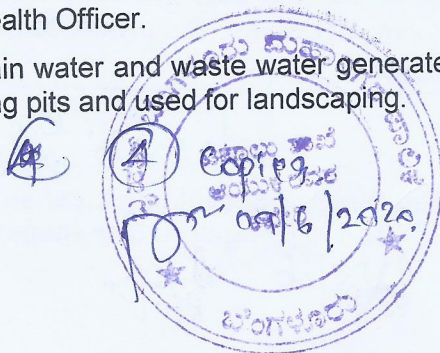
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2	Ground Floor	4769.97	30 No.s of Residential Units, Multi Purpose Hall, Kitchen, Reception, Toilets, Reception, Waiting Room, Swimming Pool, Balconies, Utilities, Corridors, Lift Lobbies, Lifts and Staircases
3	First Floor	4485.48	30 No.s of Residential Units, Indoor Games, Snooker, Card Room, Virtual Room, Toilets, Balconies, Utilities, Corridors, Lift Lobbies, Lifts and Staircases
4	Second Floor	4548.59	30 No.s of Residential Units, Gym, Yoga, Office Room, Waiting Room, Library, Table Tennis, Toilets, Balconies, Utilities, Corridors, Lift Lobbies, Lifts and Staircases
5	Third Floor	4573.78	30 No.s of Residential Units, Double Height Badminton Court, Terrace Garden, Balconies, Utilities, Corridors, Lift Lobbies, Lifts and Staircases
6	Fourth Floor	4288.55	30 No.s of Residential Units, Balconies, Utilities, Corridors, Lift Lobbies, Lifts and Staircases
7	Terrace Floor	134.56	Lift Machine Room, Staircase Head Room, Over Head Tank and Solar Panel
	Total	31557.86	150 Units
8	FAR		2.039 < 2.80
9	Coverage		43.80% < 50%

This Occupancy Certificate is issued subject to the following conditions:

1. The car parking at 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. Basement Floor area should be used for car parking purpose only and the additional area if any available in, 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. 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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10. 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
11. This Occupancy Certificate is subject to conditions laid out in the CFO from KSPCB vide No. AW-318070 PCB ID: 86629, date: 21-05-2020 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 issued will be withdrawn without any prior notice.

Sd/-
Joint Director of Building License Cell (North)
Bruhat Bengaluru Mahanagara Palike

To,
M/s Vaishnavi Anushka Infrastructure LLP
Rep by Sri.C.N.Govindaraju
2/2, Off Vittal Malya Road,
Walton Road, Bengaluru – 560 001.

Copy to

1. JC (Yelahanka Zone) / EE (Byatarayanapura Division) / AEE/ ARO (Kodigehalli 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)
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