



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/0480/2013-14

Dated: 20-8-2020

OCCUPANCY CERTIFICATE (Partial)

Sub: Issue of Occupancy Certificate for the Block – H Residential Apartment including Clubhouse Building at Khata No. 3493, Sy No. 20/4, 6/1B, 20/3, 20/2, 8/2, Doddanekundi Village, K.R.Puram Hobli, Bangalore East Taluk, Ward No. 85, Mahadevapura Zone, Bangalore.

- Ref: 1) Your application for issue of Occupancy Certificate dated: 18-03-2020.
 2) Building Modified Plan sanctioned No BBMP/Addl.Dir/JDNORTH/LP/0480/2013-14, dated: 28-02-2018.
 3) Fire Clearance for the Occupancy Certificate vide No: GBC(1)/580/2013, No. KSFES/CC/272/2020, Dated: 03-07-2020 for Block – H and dated: 03-07-2020
 4) CFO issued by KSPCB vide No. PCB/356/CNP/13/H-874, dated: 19-12-2018.
 5) Approval of Commissioner for issue of Occupancy Certificate dated: 16-07-2020.

The modified plan sanction for construction of Residential Apartment Building at Khata No. 3493, Sy No. 20/4, 6/1B, 20/3, 20/2, 8/2, Doddanekundi Village, K.R.Puram Hobli, Bangalore East Taluk, Ward No. 85, Mahadevapura Zone, Bangalore. Building -1 Block-A to H comprising GF+14 UF & Bldg-2, Block-J, K, L comprising GF+14 UF with common BF-1 in building 1 & 2 (inclusive of club house in Block –H) and BF-2 in Building -2 & Building – 3 Block-N, P comprising BF + GF+ 14 UF was sanctioned by this office vide reference (2). The Commencement Certificate to this building was issued for the building on dated: 27-06-2018. The Fire and Emergency Services department vide Ref No. (3) has issued Clearance Certificate to Occupy the Building. KSPCB vide Ref (4) has issued consent for Operation of STP.

Block – H Residential Apartment including clubhouse building was inspected on dated: 08-07-2020 by the Officers of Town Planning Section for 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 Block – H Residential Apartment including clubhouse Building was approved by the Commissioner on dated: 16-07-2020. The Ground Rent Arrears with GST and Scrutiny fee of Rs. 19,34,000/-. (Rs. Nineteen Lakhs Thirty Four Thousand only), has been paid by the applicant in the form of DD No.526026 drawn on ICICI Bank Branch and taken into BBMP account vide receipt No.RE-ifms 331-TP/000107 dated.18-08-2020. The deviations effected by the applicant are regularized accordingly.

Permission is hereby granted to occupy the Block – H Residential Apartment building including clubhouse purpose constructed at Property Khata No. 3493, Sy No. 20/4, 6/1B, 20/3, 20/2, 8/2, Doddanekundi Village, K.R.Puram Hobli, Bangalore East Taluk, Ward No. 85, Mahadevapura Zone, Bangalore. Comprising Building -1, Block-H consisting of GF+14 UF including club house with part of common Basement floor covering Building 1 & 2 with the following details ;

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

19/08/2020 20/08/2020

20/08/2020



Building – 1, Block – H Residential Apartment Building including Clubhouse.

Sl. No.	Floor Descriptions	Built Up Area (in Sqm)	Uses and other details.
1	2	3	4
1	Ground Floor	481.32	76 No's Surface Car Parking, Clubhouse consisting of Music Room, Tution Room, Library, Convenience Room, Gym, Doctors Clinic, Creche Room, Toilets, Lobby, Lifts and Staircases,
2	First Floor	415.33	
3	Second Floor	429.09	4 Nos. of Dwelling Units, Sitout, Corridor, Lobby, Lifts and Staircases ,
4	Third Floor	429.09	4 Nos. of Dwelling Units, Sitout, Corridor, Lobby, Lifts and Staircases ,
5	Fourth Floor	429.09	4 Nos. of Dwelling Units, Sitout, Corridor, Lobby, Lifts and Staircases ,
6	Fifth Floor	429.09	4 Nos. of Dwelling Units, Sitout, Corridor, Lobby, Lifts and Staircases ,
7	Sixth Floor	429.09	4 Nos. of Dwelling Units, Sitout, Corridor, Lobby, Lifts and Staircases ,
8	Seventh Floor	429.09	4 Nos. of Dwelling Units, Sitout, Corridor, Lobby, Lifts and Staircases ,
9	Eighth Floor	429.09	4 Nos. of Dwelling Units, Sitout, Corridor, Lobby, Lifts and Staircases ,
10	Ninth Floor	429.09	4 Nos. of Dwelling Units, Sitout, Corridor, Lobby, Lifts and Staircases ,
11	Tenth Floor	429.09	4 Nos. of Dwelling Units, Sitout, Corridor, Lobby, Lifts and Staircases ,
12	Eleventh Floor	429.09	4 Nos. of Dwelling Units, Sitout, Corridor, Lobby, Lifts and Staircases ,
13	Twelveth Floor	429.09	4 Nos. of Dwelling Units, Sitout, Corridor, Lobby, Lifts and Staircases ,
14	Thirteenth Floor	429.09	4 Nos. of Dwelling Units, Sitout, Corridor, Lobby, Lifts and Staircases ,
15	Fourteenth Floor	429.09	4 Nos. of Dwelling Units, Sitout, Corridor, Lobby, Lifts and Staircases ,
16	Terrace Floor	103.82	Lift Machine Rooms, Staircase Head Rooms, OHT and Solar Panels.
	Total	6578.64	52 No's of Dwelling Units
17	FAR		0.2031 (A to H = 2.3757) < 3.2687
18	Coverage		18.58% < 50%

This Occupancy Certificate is issued subject to the following conditions:

1. The car parking at Basement Floor, 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.

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

19/08/2020

19/08/2020



4. Basement Floor, Ground Floor and Surface area should be used for car parking purpose only and the additional area if any available in Basement Floor, 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.
14. 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
15. This Occupancy Certificate is subject to conditions laid out in the Clearance Certificate issued from Fire Force Department vide No. GBC(1)/580/2013, Docket No.KSFES/CC/272/2020 dated: 03-07-2020 for Block – H and Dated: 04-02-2019 for Block – F & G and CFO issued from KSPCB vide No PCB/356/CNP/13/H-874, dated: 19-12-2018 and Compliance of submissions made in the affidavits filed to this office.
16. The remaining buildings should be completed as per the modified sanctioned plan & occupancy certificate should be obtained from BBMP.

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

19/08/2020 19/08/2020

19/08/2020



17. Total number of units proposed in the project, 10% E.W.S units should be reserved for economically weaker section as per the work order issued by BDA while approving Development Plan.
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. Durga Projects & Infrastructure Pvt Ltd
Rep by Director, Sri.Navaneeth Junjanwala and GPA for Partners
No. 125/1-18, G K Arcade, First Floor,
Ashoka Pillar Road, Jayanagar 1st Block,
Bangalore- 560 011.

Copy to

1. JC /EE (Mahadevapura Zone) / ARO (Hoodi Sub-Division) for information and necessary action.
2. Director General of Police, Fire and Emergency Services, # 1, Annaswamy Modaliar Road, Bangalore for information.
3. Senior Environmental Officer, KSPCB, # 49, Church Street, Bengaluru - 01 for information
4. Office Copy

[Handwritten Signature]
Joint Director of Building License Cell (North)
Bruhat Bengaluru Mahanagara Palike

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