



BRUHAT BENGALURU MAHANAGARA PALIKE

Office of the Joint Director of Building License Cell (North), N.R. Square, Bengaluru – 02.

No. BBMP/Addl.DiR/JDNORTH/0074/2014-15

Date: 29-08-2020.

OCCUPANCY CERTIFICATE

03/8/2020

Sub: Issue of Occupancy Certificate for the Residential Apartment Building at Property Katha No. 368, Sy No. 70/3, Municipal No. 26, Balagere village, Varthur Hobli, Ward No. 149, Mahadevapura Zone, Bengaluru.

- Ref: 1) Your application for issue of Occupancy Certificate dated: 10-07-2019
2) Building Plan Sanctioned No. BBMP/Addl.DiR/JDNORTH/0074/2014-15 dated: 07-02-2015.
3) Approval of Commissioner for issue of Occupancy Certificate dated: 06-11-2019
4) CFO issued by KSPCB vide No. PCB/342/CNP/14/H-707, date: 18-09-2018.
5) Fire Clearance for the Occupancy Certificate vide No. GBC(1)217/2014 dated: 15-12-2017.

The Building Plan was sanctioned for the construction of Residential Apartment Building consisting BF+GF+11UF having 97 Residential Units at Property Katha No. 368, Sy No. 70/3, Municipal No. 26, Balagere village, Varthur Hobli, Ward No. 149, Mahadevapura Zone, Bengaluru by this office vide reference (2). The Commencement Certificate was issued on 20-01-2016. 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 Residential Apartment Building was inspected by the Officers of Building License Cell Section on 19-08-2019 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 was approved by the Commissioner on date: 06-11-2019. The compounding fees for the deviated portion, ground rent arrears including GST, Scrutiny fee and Lake Cess of Rs. 31,46,000/- (Rupees Thirty One Lakhs Forty Six Thousand only), has been paid by the applicant in the form of DD No.500048 drawn on ICICI Bank Ltd., dated: 24-12-2019 and taken into BBMP account vide receipt No.RE-ifms 331-TP/000501 dated:26-12-2019. 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. 368, Sy No. 70/3, Municipal No. 26, Balagere village, Varthur Hobli, Ward No. 149, Mahadevapura Zone, Bengaluru, BF+GF+11UF having 97 Residential Units. 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	2873.13	80 No.s of Car Parking, Electrical Room, Lobby, Lifts and Staircases
2	Ground Floor	1199.85	31 No.s of Surface Parking, Indoor Games Room, Kitty Party Room, Drivers Launch, Toy library, Lobby, Lifts and Staircases
3	First Floor	1091.77	7 No.s of Residential Units, Corridors, Lobby, Lifts and Staircases,

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4	Second Floor	1137.61	9 No.s of Residential Units, Corridors, Lobby, Lifts and Staircases,
5	Third Floor	1137.61	9 No.s of Residential Units, Corridors, Lobby, Lifts and Staircases,
6	Fourth Floor	1137.61	9 No.s of Residential Units, Corridors, Lobby, Lifts and Staircases,
7	Fifth Floor	1137.61	9 No.s of Residential Units, Corridors, Lobby, Lifts and Staircases,
8	Sixth Floor	1137.61	9 No.s of Residential Units, Corridors, Lobby, Lifts and Staircases,
9	Seventh Floor	1137.61	9 No.s of Residential Units, Corridors, Lobby, Lifts and Staircases,
10	Eighth Floor	1137.61	9 No.s of Residential Units, Corridors, Lobby, Lifts and Staircases,
11	Ninth Floor	1137.61	9 No.s of Residential Units, Corridors, Lobby, Lifts and Staircases,
12	Tenth Floor	1137.61	9 No.s of Residential Units, Corridors, Lobby, Lifts and Staircases,
13	Eleventh Floor	1137.61	9 No.s of Residential Units, Corridors, Lobby, Lifts and Staircases,
14	Terrace Floor	97.19	Lift Machine Rooms, Staircase Head Rooms and OHT
	Total	16638.04	97 Units
15	FAR		2.32 > 2.25
16	Coverage		24.30% < 50%

This Occupancy Certificate is issued subject to the following conditions:

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

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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 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)217/2014 dated: 15-12-2017 and CFO from KSPCB vide No. PCB/342/CNP/14/H-707 date: 18-09-2018 and Compliance of submissions made in the affidavits filed to this office.
16. 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 High Life Ventures Pvt Ltd., GPA Holder,
Sri.B.R.Rajagopala Reddy, Khata Holder,
137/1 & 2, Hilife Greens,
Gunjur Balagere road, Varthur Hobli,
Bengaluru – 560087.

Copy to

1. JC (Mahadevapura Zone) / EE (Mahadevapura Division) / AEE/ ARO (Whitefield 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), BESCO, North Division, No. 8, Benson Town, Nandi Durga Road, Bengaluru - 560046.
5. Office copy

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4/9/2020

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

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