



## **BRUHAT BENGALURU MAHANAGARA PALIKE**

Office of the Joint Director of Building Licence Cell (North), N.R. Square, Bengaluru - 560 002.

No. JDTP/LP/76/2010-11

Date: 18-09-2020.

19/9/2020

### **OCCUPANCY CERTIFICATE**

Sub: Issue of Occupancy Certificate for the Block - A, B and C Residential Apartment and Clubhouse Building at Property Khata No. 5, Sy No. 82/1, 82/2, 82/3, 79/5, Ward No. 150, Doddakannahalli Village, Mahadevapura Zone, Bengaluru.

- Ref: 1) Your application for issue of Occupancy Certificate dated: 17-12-2015.  
2) Plan Sanctioned No. JDTP/LP/76/2010-11, Dated: 01-04-2011.  
3) Approval of Commissioner for issue of Occupancy Certificate dated: 25-09-2019.  
4) CFO issued by KSPCB vide order No. PCB/229/CNP/10/H-403, Date. 18-07-2018.  
5) Fire Clearance for the Occupancy Certificate vide No. GBC(1)/274/2010, dated: 31-08-2019.

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The Building plan for the construction of GF+14UF Residential Apartment Building and GF+2UF Clubhouse Building with two common basement floors comprising of 165 Residential Units at Property Khata No. 5, Sy No. 82/1, 82/2, 82/3, 79/5, Ward No. 150, Doddakannahalli Village, Mahadevapura Zone, Bengaluru was sanctioned by this office vide reference (2). The Commencement Certificate was issued on 27-11-2012. The Fire and Emergency Services department vide Ref No. (5) has issued Clearance Certificate to Occupy the Building. KSPCB vide Ref (4) has issued consent for Operation of Sewage Treatment Plant (STP).

The Residential Apartment and Clubhouse Building were inspected by the Officers of Building License Cell Section on 22-07-2019 for the issue of Occupancy Certificate. During inspection, it was 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 and clubhouse building was approved by the Commissioner on date: 25-09-2019 vide ref (3). Subsequent to the approval accorded by Commissioner the applicant was endorsed on dated. 27-09-2019 to remit Rs. 2,09,76,500/- (Rupees Two Crores Nine Lakhs Seventy Six Thousand Five Hundred Only), towards Compounding Fee, Ground Rent Arrears, GST, Lake Improvement Charges, License Fee and Scrutiny Fee. The Applicant has paid of Rs. 1,12,63,200/- towards Scrutiny Fee, Lake Improvement Charges, License Fee and Compounding Fine in the form of DD No. 816267, dated. 11-08-2020 drawn on Canara Bank, Bengaluru Branch as per the Hon'ble High Court Interim order dated. 11-11-2019 in W.P.No. 50545/2019 (LB-BMP), and taken into BBMP account vide receipt No. RE-ifms 331-TP/000124 dated: 03-09-2020. The deviations effected in the building are condoned and regularized accordingly.

Hence, Permission is hereby granted to occupy the GF+14UF Residential Apartment Building and GF+2UF Clubhouse Building with two common basement floors comprising of 165 Residential Units at Property Khata No. 5, Sy No. 82/1, 82/2, 82/3, 79/5, Ward No. 150, Doddakannahalli Village, Mahadevapura Zone, Bengaluru for Residential purpose. This Occupancy Certificate is accorded with the following details.



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### Block A, B and C Residential Apartment Building

Sl. No.	Floor Descriptions	Built Up Area (in Sqm)	Uses and other details.
1	2	3	4
1	Lower Basement Floor	4701.02	113 No.s of Car Parking, DG Yard, Pump Room, STP, Lobbies, Lifts and Staircases,
2	Upper Basement Floor	4672.42	108 No.s of Car Parking, Electrical Rooms, Maid Room, Communication Room, DG Pannel, Lobbies, Lifts and Staircases,
3	Ground Floor	1569.47	12 Nos of Residential Units, Corridors, Lobbies, Lifts and Staircases.
4	First Floor	1544.85	9 Nos of Residential Units, Corridors, Lobbies, Lifts and Staircases.
5	Second Floor	1591.88	12 Nos of Residential Units, Corridors, Lobbies, Lifts and Staircases.
6	Third Floor	1580.73	12 Nos of Residential Units, Corridors, Lobbies, Lifts and Staircases.
7	Fourth Floor	1580.73	12 Nos of Residential Units, Corridors, Lobbies, Lifts and Staircases.
8	Fifth Floor	1580.73	12 Nos of Residential Units, Corridors, Lobbies, Lifts and Staircases.
9	Sixth Floor	1580.73	12 Nos of Residential Units, Corridors, Lobbies, Lifts and Staircases.
10	Seventh Floor	1580.73	12 Nos of Residential Units, Corridors, Lobbies, Lifts and Staircases.
11	Eighth Floor	1580.73	12 Nos of Residential Units, Corridors, Lobbies, Lifts and Staircases.
12	Nineth Floor	1580.73	12 Nos of Residential Units, Corridors, Lobbies, Lifts and Staircases.
13	Tenth Floor	1580.73	12 Nos of Residential Units, Corridors, Lobbies, Lifts and Staircases.
14	Eleventh Floor	1580.73	12 Nos of Residential Units, Corridors, Lobbies, Lifts and Staircases.
15	Twelfth Floor	1580.73	12 Nos of Residential Units, Corridors, Lobbies, Lifts and Staircases.
16	Thirteenth Floor	1556.45	12 Nos of Residential Units, Corridors, Lobbies, Lifts and Staircases.
17	Fourteenth Floor	941.08	Lift Machine Rooms, Staircase, Head Room, OHT, Lobby, Solar Panels, Water Tanks
	<b>Total - I</b>	<b>32384.478</b>	<b>165 units</b>

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## Club House Building

Sl. No.	Floor Descriptions	Built Up Area (in Sqm)	Uses and other details.
1	2	3	4
1	Ground Floor	276.26	Shop, Creche, Office, Aerobics, Gymnasium, Change Rooms, Sauna, Steam Room, Swimming Pool, Electrical Room, Toilet, Lobbies, Lifts and Stair cases.
2	First Floor	325.42	Multipurpose hall, TV Room, Pool Room, Indoor games Rooms, Lobbies, Lifts and Stair case.
3	Second Floor	72.65	Pantry, Toilet, Lobbies, Lifts and Stair case.
	<b>Total – II</b>	<b>674.33</b>	
	<b>Total – I &amp; II</b>	<b>33058.88</b>	
4	FAR		3.06 < 3.25
5	Coverage		25.76% < 50%

### This Occupancy Certificate is issued subject to the following conditions:

1. The car parking at Two Basement Floors 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. Two Basement Floors area should be used for car parking purpose only and the additional area if any available in Two Basement Floors 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.

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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.
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)/274/2010, dated: 31-08-2019 and CFO from vide No. PCB/229/CNP/10/H-403, Date. 18-07-2018 and Compliance of submissions made in the affidavits filed to this office.
16. The Demand for payment of Ground rent, GST and others fees in interim stay as per the order of the Hon'ble High Court vide W.P. No. 50545/2019 (LB-BMP), dated. 11-11-2019 is subject to condition for remittance of such cost in future, based on the outcome of the final order of the Hon'ble High Court as per the Court Order and Indemnity Bond submitted to this office.
17. 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 Mantri Dwellings Pvt. Ltd.,  
# 41, Mantri House,  
Vittal Malya Road,  
Bengaluru – 560001.

**Copy to**

1. JC / EE (Mahadevapura) / AEE/ ARO (Marathhalli 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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