



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/0194/2014-15

Date: 09-06-2020

OCCUPANCY CERTIFICATE (PARTIAL)

Sub: Issue of Occupancy Certificate for the Residential Apartment Building – 2, Tower - 5 & 6 at Property Katha No. 54/13/2, Sy No. 11, 18/2, 18/3, Khata No. 15, Sy No. 19/1, 2, 3, 4, 5, 7, 46/1, 46/2, 47, Devarabeesanahalli and Bellanduru Village, Varthur Hobli, Bangalore East Taluk, Ward No. 150, Mahadevapura Zone, Bangalore.

- Ref: 1) Your application for issue of Occupancy Certificate dated: 13-01-2020.
2) Building Plan Sanctioned No. BBMP/Addl.Dir/JD NORTH/ LP/ 0194/2014-15 Dated: 16-03-2015
3) Approval of Commissioner for issue of Occupancy Certificate dated: 22-05-2020.
4) Fire Clearance for the Occupancy Certificate vide Docket No: KSFES/ CC/ 601/ 2019, dated: 02-01-2020

The Building Plan was sanctioned for the construction of Residential Apartment Building consisting Building – 1, Tower – 1 & 2 Consisting of 2BF+GF+14 UF, Building – 2, Tower -3 Consisting of 2BF+GF+14 UF, Tower – 4 Consisting of 2BF+GF+13 UF and Tower – 5 & 6 Consisting of 2BF+GF+14 UF having 392 Units including at Property Katha No. 54/13/2, Sy No. 11, 18/2, 18/3, Khata No. 15, Sy No. 19/1, 2, 3, 4, 5, 7, 46/1, 46/2, 47, Devarabeesanahalli and Bellanduru Village, Varthur Hobli, Bangalore East Taluk, Ward No. 150, Mahadevapura Zone, Bangalore by this office vide reference (2). The Commencement Certificate was issued on 15-09-2015. 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 Building – 2, Tower – 5 & 6 Consisting of 2BF+GF+14 UF having 172 units vide ref (1).

The Residential Apartment Building – 2, tower – 5 & 6 was inspected by the Officers of of Building Licence Cell Section on 25-04-2020 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 – 2, Tower – 5 & 6 was approved by the Commissioner on date: 22-05-2020 vide ref (3). The compounding fees for the deviated portion, Ground Rent, GST and Scrutiny fee Charges of Rs. 1,01,40,000/- (Rupees One Crore One Lakhs Forty Thousand only), has been paid by the applicant in the form of DD No: 799739 drawn on HDFC Bank dated: 04-06-2020 and taken into BBMP account vide receipt No.RE-ifms 331-TP/000027 dated: 05-06-2020 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. 54/13/2, Sy No. 11, 18/2, 18/3, Khata No. 15, Sy No. 19/1, 2, 3, 4, 5, 7, 46/1, 46/2, 47, Devarabeesanahalli and Bellanduru Village, Varthur Hobli, Bangalore East Taluk, Ward No. 150, Mahadevapura Zone, Bangalore, Consisting of Building – 2, Tower – 5 & 6 Consisting of 2BF+GF+14 UF having 172 units . Occupancy Certificate is accorded with the following details.

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

**Building – 2, Tower - 5 & 6**

Sl. No.	Floor Descriptions	Built Up Area (in Sqm)	Uses and other details.
1	2	3	4
1	Lower Basement Floor	5592.00	144 No.s of Car Parking, Lobbies, Lifts and Staircases,
2	Upper Basement Floor	5706.00	112 No.s of Car Parking, Lobbies, Lifts and Staircases,
3	Ground Floor	1954.75	4 No.s of Residential Units, Utilities, Corridors, Entrance Lobbies, Maintenance Rooms, Lifts and Staircases, 24 No.s of Stilt Car Parking and 05 No.s of Surface Car Parking and Electrical Panel Rooms.
4	First Floor	1954.75	12 No.s of Residential Units, Balconies, Utilities, Corridors, Lobbies, Lifts and Staircases
5	Second Floor	1954.75	12 No.s of Residential Units, Balconies, Utilities, Corridors, Lobbies, Lifts and Staircases
6	Third Floor	1954.75	12 No.s of Residential Units, Balconies, Utilities, Corridors, Lobbies, Lifts and Staircases
7	Fourth Floor	1954.75	12 No.s of Residential Units, Balconies, Utilities, Corridors, Lobbies, Lifts and Staircases
8	Fifth Floor	1954.75	12 No.s of Residential Units, Balconies, Utilities, Corridors, Lobbies, Lifts and Staircases
9	Sixth Floor	1954.75	12 No.s of Residential Units, Balconies, Utilities, Corridors, Lobbies, Lifts and Staircases
10	Seventh Floor	1954.75	12 No.s of Residential Units, Balconies, Utilities, Corridors, Lobbies, Lifts and Staircases
11	Eighth Floor	1954.75	12 No.s of Residential Units, Balconies, Utilities, Corridors, Lobbies, Lifts and Staircases
12	Ninth Floor	1954.75	12 No.s of Residential Units, Balconies, Utilities, Corridors, Lobbies, Lifts and Staircases
13	Tenth Floor	1954.75	12 No.s of Residential Units, Balconies, Utilities, Corridors, Lobbies, Lifts and Staircases
14	Eleventh Floor	1954.75	12 No.s of Residential Units, Balconies, Utilities, Corridors, Lobbies, Lifts and Staircases
15	Twelfth Floor	1954.75	12 No.s of Residential Units, Balconies, Utilities, Corridors, Lobbies, Lifts and Staircases
16	Thirteenth Floor	1954.75	12 No.s of Residential Units, Balconies, Utilities, Corridors, Lobbies, Lifts and Staircases
17	Fourteenth Floor	1954.75	12 No.s of Residential Units, Balconies, Utilities, Corridors, Lobbies, Lifts and Staircases
18	Terrace Floor	112.26	Lift Machine Room, Staircase Head Room, Water Tanks and Chillers.
	Total	40731.51	172 Units
19	FAR		1.28 < 3.25
20	Coverage		8.98% < 50%

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



This Occupancy Certificate is issued subject to the following conditions:

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

Murthy 30/06/2020
Joint Director of Building License Cell (North)
Bruhat Bengaluru Mahanagara Palike



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 KSFES/ CC/ 601/ 2019, dated: 02-01-2020 and Compliance of submissions made in the affidavits filed to this office
16. The remaining Towers should be completed as per the sanctioned plan and Final Occupancy Certificate should be obtained from BBMP
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 (Partial) issued will be withdrawn without any prior notice.

Sd/-

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

To,
M/s Sterling Urban Ventures Pvt Ltd., (Khata Holder).
8, Cubbon Road, Level – 5,
Prestige Nebula,
Bangalore – 560 001.

Copy to

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

Murugesu B
10/06/2020
Joint Director of Building License Cell (North)
Bruhat Bengaluru Mahanagara Palike
9/6/2020 *9/6/06* *9/6*