



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/0500/2011-12

Dated: 09-10-2020

OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for the Residential Apartment Building at Property No. 1315, Sy No. 65/1, 65/2, 65/3, Thubarahalli Village, Hoodi Sub-division, Ward No. 85, Mahadevapura Zone, Bengaluru. .

- Ref: 1) Your application dated: 05-02-2020
2) Building Plan sanctioned No. BBMP/Addl.Dir/JD NORTH/0500/2011-12 dated : 27-09-2012 and Modified Plan approved by Commissioner on dated: 21-11-2017
3) Approval of Commissioner for issue of Occupancy Certificate (Partial) dated: 05-10-2020
4) Occupancy Certificate (Partial) issued by this office dated: 19-12-2017
5) Fire Clearance for the Occupancy Certificate vide No: GBC(1)/ 317/ 2011, Dated:02-06-2016
6) CFO issued by KSPCB vide No. PCB/281/CNP/11, dated: 3011-2016

The Plan was sanctioned for the construction of Residential Apartment Building consisting of BF+GF+14 UF having 214 Units. Modified Plan was approved by the Commisisoner, by utilizing TDR subject to condition that, the applicant should produce Utilisation Certificates obtained from BDA before releasing the Modified Plan consisting of BF + GF + 14UF having 237 Units at Property Katha No. 1315, Sy No. 65/1, 65/2, 65/3, Thubarahalli Village, Hoodi Sub-division, Ward No. 85, Mahadevapura Zone, Bengaluru by this office vide reference (2). The Commencement Certificate was issued on 18-07-2013. Occupancy Certificate (Partial) was issued for BF+GF+ 12 UF having 208 Units on 19-12-2017 vide refence (4). The Fire and Emergency Services department vide Ref No. (5) has issued Clearence Certificate to Occupy the Building. KSPCB vide Ref (6) has issued consent for Operation of Sewage Treatment Plant (STP).

The 13th and 14th Floor constructed for 29 Residential Units was inspected on dated: 28-08-2020 by the Officers of Building Licence Cell for the issue of Occupancy Certificate. During inspection, it is observed that, there is deviation in construction of floor area with reference to the approved modified plan. Considering the entire building including the portion of building for which Occupancy Certificate (Partial) was already issued vide reference (4), the compounding fee for the deviations were calculated comparing with the approved Modified Plan. The proposal for the issuance of Occupancy Certificate for 13th and 14th Floors constructed for 29 Residential Units was approved by the Commissioner on dated: 05-10-2020. The compounding fee works out to Rs.4,33,000/-. (Rs Four Lakhs Thirty Three Thousand only). The same has been paid by the applicant in the form of DD, and taken into BBMP account vide receipt No.RE-ifms 331-TP/0001588 dated 08-10-2020.

In continuation of the Occupancy Certificate (Partial) issued by this office vide reference (4), permission is hereby granted to occupy the 13th and 14th Floors constructed for 29 Residential Units, at Property No. 1315, Sy No. 65/1, 65/2, 65/3, Thubarahalli Village, Hoodi Sub-division, Ward No. 85, Mahadevapura Zone, Bengaluru with the following details ;

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Sl. No.	Floor Descriptions	Area (in Sqm)	Uses and other details.
1	13 th Floor	2152.89	16 No.s of Residential Units, Balconies, Utilities, Lobbies, Lifts and Staircases
2	14 th Floor	2141.02	13 No.s of Residential Units, Balconies, Utilities, Lobbies, Lifts and Staircases
3	Terrace Floor	195.32	Lift Machine Rooms & Staircase Head Rooms and Service Lobbies
	Total	4489.23	29 Units
4	OC issued Area	38100.36	BF+GF+12 UF including Club House total 208 Units
	Grand Total	42589.59	
5	FAR		2.472 < 3.60 (2.25 + 1.35 TDR)
6	Coverage		22.46% < 50%

This Occupancy Certificate is issued subject to the following conditions:

1. The car parking at Basement Floor and Surface area shall have adequate safety measures. It shall be done entirely at the risk and cost of 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 of BBMP. In the event of the applicant violating, the BBMP has the right to demolish the deviated / altered / added portion without any prior notice.
4. Basement Floor and Surface area should be used for car parking purpose only and the additional area if any available in Basement 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 herewith 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, once in two years otherwise this Occupancy Certificate deemed Cancelled.
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.

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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)/ 317/ 2011, Dated:02-06-2016 and CFO issued from KSPCB vide No. PCB/281/CNP/11, dated: 3011-2016 and Compliance of submissions made in the affidavits filed to this office.
16. The applicant should withdraw of W.P. No. 23090/2017 (LB-BMP) from the Hon'ble High Court and intimate 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
Smt. Kavitha Malani Rep by GPA Holder Sri. Arun Advani,
Director M/s Vaswani Estate Developers Pvt Ltd.,
30, Vaswani Victoria, Victoria Road,
Bangalore. – 560 047.

Copy to

1. JC (Mahadevapura Zone) / EE (Mahadevapura Division) / AEE/ ARO (Hoodi Sub-division) for information and necessary action.
2. Senior Environmental Officer, KSPCB, # 49, Church Street, Bengaluru - 01 for information.
3. Director General of Police, Fire and Emergency Services, # 1, Annaswamy Modaliar Road, Bengaluru – 560 042 for information.
4. Superintendent Engineer, (Electrical), BESCO, North Division, No. 8, Benson Town, Nandi Durga Road, Bengaluru - 560046.
5. Office copy

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

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