



# BRUHAT BENGALURU MAHANAGARA PALIKE

Office of the Joint Director (Town Planning - North), N.R. Square, Bengaluru - 02.

No. BBMP/Addl.DiR/JDNORTH/0489/2012-13

Date: 23-10-2020

## OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for the Residential Apartment Building at Property Katha No. 741/17/4, Kempapura Village, Ward No. 07, Yelahanka Zone, Bengaluru.

- Ref: 1) Your application for issue of Occupancy Certificate dated: 13-01-2020  
 2) Building Plan Sanctioned No. BBMP/ Addl.DiR/ JDNORTH/ 0489/ 2012-13, dated: 12-01-2015.  
 3) Approval of Commissioner for issue of Occupancy Certificate dated: 09-10-2020  
 4) Fire Clearance for the Occupancy Certificate vide No: KSFES/CC/284/2019, dated: 31-12-2019

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The Building Plan was sanctioned for the construction of Residential Apartment Building consisting 2BF+GF+15UF having 58 Units at Property Katha No. 741/17/4, Kempapura Village, Ward No. 07, Yelahanka Zone, Bengaluru by this office vide reference (2). The Commencement Certificate was issued on 01-02-2016. The Fire and Emergency Services Department has issued Clearance Certificate to Occupy Building vide Ref No. (4).

The Residential Apartment Building was inspected by the Officers of Town Planning Section on 03-09-2020 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 was approved by the Commissioner on date: 09-10-2020. The compounding fees for the deviated portion, ground rent arrears including GST, Licence Fee, Lake Improvement Charges and Scrutiny fee of Rs. 46,73,000/- (Rupees Forty Six Lakhs Seventy Three Thousand only), has been paid by the applicant in the form of DD No. 352269 drawn on State Bank of India, dated: 22-10-2020 and taken into BBMP account vide receipt No.RE-ifms 331-TP/000180 dated:22-10-2020. The deviations effected in the building are condoned and regularized accordingly.

Hence, Permission is hereby granted to occupy the Residential Building constructed at Property Katha No. 741/17/4, Kempapura Village, Ward No. 07, Yelahanka Zone, Bengaluru, Consisting of 2BF+GF+15 UF having 58 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	Lower Basement Floor	2177.99	37 No.s of Car Parking, Rain / Fire / Treated Water Tank, STP, Pump Room, Lobbies, Lifts and Staircases
2	Upper Basement Floor	2177.99	35 No.s of Car Parking, Lobbies, Lifts and Staircases

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3	Ground Floor	1183.04	02 No.s of Car Parking and Two Wheeler Parking, DG Room, Electrical Room, Multi Purpose Hall, Varanda, Gym, Swimming Pool, Kids Pool, Transformer Yard, Organic Converter, Wet & Dry Garbage Pit, Corridors, Sitouts, Utilities, Lobbies, Lifts and Staircases
4	First Floor	829.95	4 No.s of Residential Units, Corridors, Sitouts, Utilities, Lobbies, Lifts and Staircases
5	Second Floor	808.09	4 No.s of Residential Units, Corridors, Sitouts, Utilities, Lobbies, Lifts and Staircases
6	Third Floor	806.51	4 No.s of Residential Units, Corridors, Sitouts, Utilities, Lobbies, Lifts and Staircases
7	Fourth Floor	808.09	4 No.s of Residential Units, Corridors, Sitouts, Utilities, Lobbies, Lifts and Staircases
8	Fifth Floor	806.51	4 No.s of Residential Units, Corridors, Sitouts, Utilities, Lobbies, Lifts and Staircases
9	Sixth Floor	808.09	4 No.s of Residential Units, Corridors, Sitouts, Utilities, Lobbies, Lifts and Staircases
10	Seventh Floor	806.51	4 No.s of Residential Units, Corridors, Sitouts, Utilities, Lobbies, Lifts and Staircases
11	Eighth Floor	808.09	4 No.s of Residential Units, Corridors, Sitouts, Utilities, Lobbies, Lifts and Staircases
12	Ninth Floor	808.51	4 No.s of Residential Units, Corridors, Sitouts, Utilities, Lobbies, Lifts and Staircases
13	Tenth Floor	808.09	4 No.s of Residential Units, Corridors, Sitouts, Utilities, Lobbies, Lifts and Staircases
14	Eleventh Floor	806.51	4 No.s of Residential Units, Corridors, Sitouts, Utilities, Lobbies, Lifts and Staircases
15	Twelveth Floor	808.09	4 No.s of Residential Units, Corridors, Sitouts, Utilities, Lobbies, Lifts and Staircases
16	Thirteenth Floor	806.51	4 No.s of Residential Units, Corridors, Sitouts, Utilities, Lobbies, Lifts and Staircases
17	Fourteenth Floor	808.09	4 No.s of Residential Units, Corridors, Sitouts, Utilities, Lobbies, Lifts and Staircases
18	Fifteenth Floor	577.89	2 No.s of Residential Units, Corridors, Sitouts, Utilities, Lobbies, Lifts and Staircases
19	Terrace Floor	47.63	Lift Machine Rooms, Staircase Head Rooms, Solar Panels and OHT
	<b>Total</b>	<b>17490.18</b>	
20	FAR		3.626 > 3.60 (1.60% <5%)
21	Coverage		40.33% < 55%

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

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

*Murugesu*  
Joint Director (Town Planning – North)  
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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/284/2019, dated: 31-12-2019 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 (Town Planning – North)  
Bruhat Bengaluru Mahanagara Palike**

To,  
Rose Mery and Others, Khata Holder  
M/s KBR Homes India Pvt Ltd., GPA Holder,  
# 741/17/4, Kempapura Village, Yelahanka Zone,  
Bangalore.

**Copy to**

1. JC (Yelahanka Zone) / EE (Byatarayanapura Division) / AEE/ ARO (Kodigehalli 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. Superintendent Engineer, (Electrical), BESCO, North Division, No. 8, Benson Town, Nandi Durga Road, Bengaluru - 560046.
4. Office copy

**Joint Director (Town Planning – North)  
Bruhat Bengaluru Mahanagara Palike**

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23/10/2020