

BRUHAT BENGALURU MAHANAGARA PALIKE

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

No. BBMP/Addl.Dir/JD NORTH/ LP/ 0051/2018-19

Date: 04/11/2020

OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for the Residential Apartment Building Block - B Wing - I, J, K, L & M at Property Katha No. 305/304, Sy No. 140, 123, Bhoganahalli Village, Varthur Hobli, Bangalore East Taluk, Ward No. 150, Mahadevapura Zone, Bengaluru.

- Ref: 1) Your application for issue of Occupancy Certificate dated: 18-03-2020
2) Building Modified Plan Sanctioned No. BBMP/Addl.Dir/JD NORTH/ LP/ 0051/2018-19 dated: 05-08-2019
3) Approval of Commissioner for issue of Occupancy Certificate dated: 21-10-2020
4) Fire Clearance for the Occupancy Certificate vide No. GBC(1)/296/2014, dated: 30-01-2020
5) CFO issued by KSPCB vide No. AW-320161 PCB ID 41710, dated: 11-09-2020

The building modified plan for the construction of Residential Apartment Building Block - B, Wing - I & M Consisting of GF+10 UF, Wing - J & L Consisting of GF+14 UF, Wing - K Consisting of GF+11 UF with Common 2 Basement Floors having 155 Units including 16 EWS Units at Property Katha No. 305/304, Sy No. 140, 123, Bhoganahalli Village, Varthur Hobli, Bangalore East Taluk, Ward No. 150, Mahadevapura Zone, Bengaluru. was sanctioned by this office vide reference (2). The Commencement Certificate was issued on 12-04-2019. The Fire and Emergency Services Department has issued Clearance Certificate to Occupy Building vide Ref. No. (4).KSPCB vide Ref (5) has issued consent for Operation of Sewage Treatment Plant (STP).

The Block - B Residential Apartment Building was inspected by the Officers of Town Planning Section on 18-09-2020 for the issue of Occupancy Certificate. During inspection, it is observed that, there is deviation in construction with reference to the modified 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 Block - B was approved by the Commissioner on date: 21-10-2020 The compounding fees for the deviated portion, ground rent arrears including GST, Scrutiny fee of Rs. 40,86,000/-. (Rs Forty Lakhs Eighty Six Thousand only), has been paid by the applicant in the form of DD No. 372810 drawn on Axis Bank Ltd., dated: 02-11-2020 and taken into BBMP account vide receipt No.RE-ifms 331-TP/000189 dated: 03-11-2020. 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. 305/304, Sy No. 140, 123, Bhoganahalli Village, Varthur Hobli, Bangalore East Taluk, Ward No. 150, Mahadevapura Zone, Bengaluru. Block - B, Wing - I & M Consisting of GF+10 UF, Wing - J & L Consisting of GF+14 UF, Wing - K Consisting of GF+11 UF with Common 2 Basement Floors having 155 Units including 16 EWS Units. Occupancy Certificate is accorded with the following details.



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Block – B, Wing – I, J, K, L & M

Sl. No.	Floor Descriptions	Built Up Area (in Sqm)	Uses and other details.
1	2	3	4
1	Lower Basement Floor	4457.90	81 Nos. of Car Parking, Pool Pump Room, Tank, Lobbies, Lifts and Staircases.
2	Upper Basement Floor	4236.67	75 Nos of Car Parking, Electrical Panel Room and Communication Room, Lobbies, Lifts and Staircases.
3	Ground Floor	1840.51	06 No.s of Surface Parking, OWC, 8 Nos of Residential Units, Utilities, Balconies, Lobbies, Lifts and Staircases
4	First Floor	1218.30	8 Nos of Residential Units, Balconies, Utilities, Corridors, Lobbies, Lifts and Staircases
5	Second Floor	1277.75	8 Nos of Residential Units and 02 No.s of EWS units, Balconies, Utilities, Corridors, Lobbies, Lifts and Staircases
6	Third Floor	1946.86	13 Nos of Residential Units and 04 No.s of EWS units, Balconies, Utilities, Corridors, Lobbies, Lifts and Staircases
7	Fourth Floor	1903.09	13 Nos of Residential Units and 02 No.s of EWS units, Balconies, Utilities, Corridors, Lobbies, Lifts and Staircases
8	Fifth Floor	1840.22	13 Nos of Residential Units, Balconies, Utilities, Corridors, Lobbies, Lifts and Staircases
9	Sixth Floor	1766.68	12 Nos of Residential Units and 04 No.s of EWS units, Balconies, Utilities, Corridors, Lobbies, Lifts and Staircases
10	Seventh Floor	1657.68	11 Nos of Residential Units and 04 No.s of EWS units, Balconies, Utilities, Corridors, Lobbies, Lifts and Staircases
11	Eighth Floor	1546.02	11 No of Residential Units, Balconies, Utilities, Corridors, Lobbies, Lifts and Staircases
12	Ninth Floor	1667.36	11 Nos of Residential Units, Balconies, Utilities, Corridors, Lobbies, Lifts and Staircases
13	Tenth Floor	1552.52	10 Nos of Residential Units, Balconies, Utilities, Corridors, Lobbies, Lifts and Staircases
14	Eleventh Floor	955.898	6 Nos of Residential Units, Balconies, Utilities, Corridors, Lobbies, Lifts and Staircases
15	Twelveth Floor	770.62	5 Nos of Residential Units, Balconies, Utilities, Corridors, Lobbies, Lifts and Staircases
16	Thirteenth Floor	853.52	5 Nos of Residential Units, Balconies, Utilities, Corridors, Lobbies, Lifts and Staircases
17	Fourteenth Floor	826.67	5 Nos of Residential Units, Balconies, Utilities, Corridors, Lobbies, Lifts and Staircases

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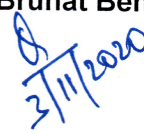


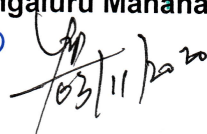
18	Terrace Floor	114.97	Lift Machine Rooms, Staircase Head Rooms, Solar Panels and OHT.
	Total	30433.23	155 Units
19	FAR		2.006 > 2.00 (0.3% < 5%)
20	Coverage		19.87% < 60%

This Occupancy Certificate is issued subject to the following conditions:

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


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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 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)/296/2014, dated: 30-01-2020 and CFO from KSPCB vide No. AW-320161 PCB ID 41710, dated: 11-09-2020 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,
M/s Rohan Procon LLP Rep by Attorney Holder
Sri. Sanjay Kushalchand Lunkad,
1147, 3rd Floor, K.P.Icon Building,
12th Main Road, HAL 2nd Stage,
Indiranagara, Bengaluru – 560 038.

Copy to

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

(3) [Signature]
2/12/20

[Signature]
Joint Director (Town Planning – North)
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