

BRUHAT BENGALURU MAHANAGARA PALIKE

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

No. BBMP/Addl.DiR/JDNORTH/0515/2013-14

Date: 06-11-2020

OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for the Block - 2, Wing - C Residential Apartment Building at Property Katha No. 1206/1409/1385/71, 89, 90, Sy No. 71, 89, 90, 91/1, 91/2, 94/1, 94/3, Haraluru Village, Bellanduru, Ward No. 150, Mahadevapura Zone, Bengaluru.

- Ref: 1) Your application for issue of Occupancy Certificate dated: 04-06-2020.
2) Building Plan Sanctioned No. BBMP/ Addl.DiR/ JDNORTH/ 0515/2013-14, dated: 10-06-2014.
3) Approval of Commissioner for issue of Occupancy Certificate dated: 05-10-2020.
4) CFO issued by KSPCB vide No. PCB/10/CNP/12/1106, Dated: 08-07-2020.
5) Fire Clearance for the Occupancy Certificate vide No: GBC(1)/198/2013, dated: 03-07-2020.

The Building Plan was sanctioned for the construction of Residential Apartment Building Block - 1, Wing - A & B, GF+14 UF Wing D, Club House- GF+4 UF, Block - 2, Wing - C. GF+14 UF having 289 Units and 29 EWS at Property Katha No. 1206/1409/1385/71, 89, 90, Sy No. 71, 89, 90, 91/1, 91/2, 94/1, 94/3, Haraluru Village, Bellanduru, Ward No. 150, Mahadevapura Zone, Bengaluru by this office vide reference (2). The Commencement Certificate was issued on 04-11-2019 and Occupancy Certificate (Partial) issued for Block- 1, Wing A & B, Residential Apartment and Wing - D (club house) on 25-09-2019. The Fire and Emergency Services Department has issued Clearance Certificate to Occupy Building vide Ref No. (5) and KSPCB vide Ref (4) has issued consent for Operation of Sewage Treatment Plant (STP). Now the applicant has applied for Occupancy Certificate for Block - 2, Wing - C consisting of GF+14 UF having 61 Units.

The Block - 2, Wing - C Residential Apartment Building was inspected by the Officers of Town Planning Section on 05-09-2020 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: 05-10-2020. Subsequent to the approval accorded by Commissioner the applicant was endorsed on dated: 09-10-2020 to remit Rs. 32,78,000/- (Rupees Thirty Two Lakhs Seventy Eight Thousand Only), towards Compounding Fee, Ground rent arrears, GST, License Fee and Scrutiny Fees. The applicant has paid of Rs. 16,59,000/- (Rupees Sixteen Lakhs Fifty Nine Thousand only) towards Compounding fee and 50% of Scrutiny fee and License Fee as per the Hon'ble High Court Interim order dated: 17-07-2019 vide W.P.No. 29578-579/2019 (LB-BMP) in the form of DD No. 353907, dated: 22-10-2020 drawn on Kotak Mahindra Bank Ltd., The same has been taken into BBMP account vide receipt No. RE-ifms 331-TP/000183 dated: 28-10-2020. The deviations effected in the building are condoned and regularized accordingly.

Joint Director (Town Planning - North)
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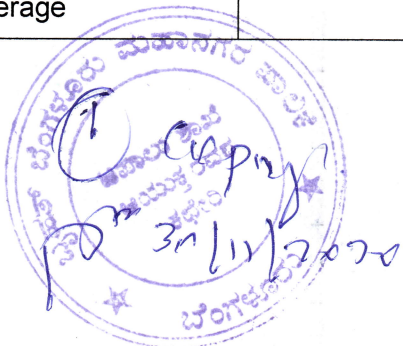
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Hence, Permission is hereby granted to occupy the Block – 2, Wing – C Residential Apartment Building constructed at Property Katha No. 1206/1409/1385/71, 89, 90, Sy No. 71, 89, 90, 91/1, 91/2, 94/1, 94/3, Haraluru Village, Bengaluru, Consisting of GF+14 UF having 61 units. Occupancy Certificate is accorded with the following details.

Sl. No.	Floor Descriptions	Built Up Area (in Sqm)	Uses and other details.
1	2		4
1	Ground Floor	1843.50	52 No.s of Car Parking, Electrical Room, Lifts & Lobby, Staircases
2	First Floor	1846.16	30 No.s of Car Parking, Lifts & Lobby, Staircases
3	Second Floor	1081.92	6 No.s of Residential Units, Corridors, Balconies, Utilities, Lifts & Lobby, Staircases
4	Third Floor	1081.87	6 No.s of Residential Units, Corridors, Balconies, Utilities, Lifts & Lobby, Staircases
5	Fourth Floor	1085.89	6 No.s of Residential Units, Corridors, Balconies, Utilities, Lifts & Lobby, Staircases
6	Fifth Floor	1085.41	6 No.s of Residential Units, Corridors, Balconies, Utilities, Lifts & Lobby, Staircases
7	Sixth Floor	1094.00	6 No.s of Residential Units, Corridors, Balconies, Utilities, Lifts & Lobby, Staircases
8	Seventh Floor	1104.13	6 No.s of Residential Units, Corridors, Balconies, Utilities, Lifts & Lobby, Staircases
9	Eighth Floor	1080.30	6 No.s of Residential Units, Corridors, Balconies, Utilities, Lifts & Lobby, Staircases
10	Ninth Floor	995.99	5 No.s of Residential Units, Corridors, Sitouts, Utilities, Lift & Lobby, Staircase
11	Tenth Floor	935.21	5 No.s of Residential Units, Corridors, Balconies, Utilities, Lifts & Lobby, Staircases
12	Eleventh Floor	711.63	3 No.s of Residential Units, Corridors, Balconies, Utilities, Lifts & Lobby, Staircases
13	Twelveth Floor	596.65	3 No.s of Residential Units, Corridors, Balconies, Utilities, Lifts & Lobby, Staircases
14	Thirteenth Floor	435.58	2 No.s of Residential Units, Corridors, Balconies, Utilities, Lifts & Lobby, Staircase
15	Fourteenth Floor	204.60	1 No.s of Residential Units, Corridors, Balconies, Utilities, Lift & Lobby, Staircase
16	Terrace Floor	62.20	Lift Head Rooms, Staircase Head Rooms, Solar Panels and OHT
	Total	15245.04	
17	FAR		2.01 < 2.25
18	Coverage		35.32% < 55%



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This Occupancy Certificate is issued subject to the following conditions:

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

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

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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 Addendum CFO from KSPCB vide No. PCB/10/CNP/12/1106, Dated: 08-07-2020 and Clearance Certificate issued from Fire Force Department vide No GBC(1)/198/2013, Dated. 03-07-2020 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. 29578-579/2019 (LB-BMP), Dated. 17-07-2019 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 (Town Planning – North)
Bruhat Bengaluru Mahanagara Palike

To,
M/s Ferns Builders and Developers and Sri. Austin Roach
No. 682, Tiara, Binnamangala 1st Stage, 9th A Main Road,
Indiranagara,
Bengaluru – 560038.

Copy to

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

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