

BRUHAT BENGALURU MAHANAGARA PALIKE

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

No. BBMP/Addl.Dir/JD North/LP/0464/2013-14

Date: 07-11-2020

OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for the Residential Apartment Building at Property Katha No. 1609/94/8, Kodigehalli Village, Bangalore East Taluk, Ward No. 08, Yelahanka Zone, Bengaluru.

- Ref: 1) Your application for issue of Occupancy Certificate dated: 28-04-2017 & 20-02-2020
 2) Building Plan Sanctioned No. BBMP/Addl.Dir/JD North/LP/0464/2013-14, dated: 31-03-2015
 3) Approval of Commissioner for issue of Occupancy Certificate dated: 20-03-2020
 4) CFO issued by KSPCB vide No. W-319509, PCB ID. 81826, date: 11-08-2020

The Building Plan was sanctioned for the construction of Residential Apartment Building consisting of 2BF+GF+04 UF having 185 Units at Property Katha No. 1609/94/8, Kodigehalli Village, Bangalore East Taluk, Ward No. 08, Yelahanka Zone, Bengaluru by this office vide reference (2). The Commencement Certificate was issued on 15-04-2017. KSPCB vide Ref (4) has issued consent for Operation of Sewage Treatment Plant (STP).

The Residential Apartment Building was inspected by the Officers of of Town Planning Section on 25-02-2020 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: 20-03-2020 vide ref (3). Subsequent to the approval accorded by Commissioner the applicant was endorsed on dated: 15-05-2020 to remit Rs. 81,06,000/- (Rupees Eighty One Lakhs Six Thousand Only), towards Compounding Fee, Ground rent arrears, GST and Scrutiny Fees. After due correspondence with reference to Hon'ble High Court Interim order dated: 07-10-2020 vide W.P.No. 11042/2020 (LB-TAX), the applicant has paid of Rs. 57,31,000/- towards Scrutiny fees and Compounding fine in the form of DD No. 003913, dated: 28-10-2020 drawn on M Vishveshvaraya Co-Op Bank Ltd., (Mvc). The same has been taken into BBMP account vide receipt No. RE-ifms 331-TP/000182 dated: 28-10-2020. The deviations effected in the building are condoned and regularized accordingly.

Hence, Permission is hereby granted to occupy the Residential Building consisting of 2BF+GF+04 UF having 185 Units at Property Katha No. 1609/94/8, Kodigehalli Village, Bangalore East Taluk, Ward No. 08, Yelahanka Zone, Bengaluru. Occupancy Certificate is accorded with the following details.

3 copies.
23/12/2019 received
07/11/20
Navanath Kumar

Joint Director (Town Planning - North)
Bruhat Bengaluru Mahanagara Palike
05/11/2020
07/11/2020
06/11/2020




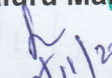
Sl. No.	Floor Descriptions	Built Up Area (in Sqm)	Uses and other details.
1	2 nd Basement Floor	2603.69	120 No.s of Car Parking, Pump Rooms, STP, UG Sump, Lobbies, Lifts and Staircases,
2	1 st Basement Floor	5114.68	64 No.s of Car Parking, Two Wheeler Parking, Lobbies, Lifts and Staircases,
3	Ground Floor	4029.50	37 No.s of Residential Units, 20 No.s of Surface Car Parking Corridors, Balconies, Utilities, Lobby, Lifts and Staircases
4	First Floor	4179.25	37 No.s of Residential Units, Corridors, Balconies, Utilities, Lobby, Lifts and Staircases
5	Second Floor	4238.28	37 No.s of Residential Units, Corridors, Balconies, Utilities, Lobby, Lifts and Staircases
6	Third Floor	4238.28	37 No.s of Residential Units, Corridors, Balconies, Utilities, Lobby, Lifts and Staircases
7	Fourth Floor	4238.28	37 No.s of Residential Units, Corridors, Balconies, Utilities, Lobby, Lifts and Staircases
8	Terrace Floor	51.14	Lift Machine Room, Staircase Head Room and Over Head Tank
	Total	28693.10	
9	FAR		2.343 > 2.25
10	Coverage		44.87% < 50%

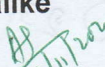
This Occupancy Certificate is issued subject to the following conditions:

1. The car parking at Two Basement Floor 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 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 here with forfeited.


Joint Director (Town Planning - North)
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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. All the rain water and waste water generated from the usage shall be pumped into the rain water harvesting pits and used for landscaping.
10. 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
11. This Occupancy Certificate is subject to conditions laid out in the CFO issued from KSPCB vide No. W-319509, PCB ID. 81826, date: 11-08-2020 and Compliance of submissions made in the affidavits filed to this office.
12. 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. 11042/2020 (LB-TAX) Dated. 07-10-2020 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.
13. 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 Unique Infrastructure and Homes Pvt Ltd.,
Rep by its Director Sri. Upendra Kumar and Others,
34/1, 1st Floor, 'G' Block,
Sahakara Nagar, Bangalore – 560 092

Copy to

1. JC (Yelahanka Zone) / EE (Byatarayanapura Division) / AEE/ ARO (Kodigehalli Sub-division) for information and necessary action.
2. Senior Environmental Officer, KSPCB, # 49, Church Street, Bengaluru - 01 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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