

**BRUHAT BENGALURU MAHANAGARA PALIKE**

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

No. BBMP/Addl.Dir/JD NORTH/ LP/ 0399/2011-12

Date: 18-11-2020

**OCCUPANCY CERTIFICATE**

Sub: Issue of Occupancy Certificate for the Residential and Commercial Mixed use Building at Property Katha No. 147, Sy No. 31/1, Bhattarahalli Village, Ward No. 52, K R Puram Subdivision, Mahadevapura Zone, Bengaluru.

- Ref: 1) Your application for issue of Occupancy Certificate dated: 20-08-2019 & 06-01-2020  
2) Modified Plan sanctioned by this office vide No. BBMP/Addl.Dir/JD NORTH 0399/2011-12 Dated : 17-07-2017  
3) Approval of Commissioner for issue of Occupancy Certificate dated: 14-02-2020  
4) Fire Clearance for the Occupancy Certificate vide No. GBC(1)/525/2011, Docket No. KSFES/CC/131/2019, dated: 07-08-2019  
5) CFO issued by KSPCB vide No. AW-312467 PCB ID 76425, dated: 30-04-2019

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The Modified plan for the construction of Residential Apartment and Commercial Mixed use Building Consisting of BF+GF+9 UF having 74 Units (GF+3UF for Commercial and Residential Apartment & 4<sup>th</sup> Floor to 9<sup>th</sup> Floor for Residential Apartment) at Property Katha No. 147, Sy No. 31/1, Bhattarahalli Village, Ward No. 52, K R Puram Subdivision, Mahadevapura Zone, Bengaluru. was sanctioned by this office vide reference (2). The Commencement Certificate was issued on 16-05-2013. 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 Residential Apartment and Commercial Mixed use Building was inspected by the Officers of Town Planning Section on 08-01-2020 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 and Commercial Mixed use Building was approved by the Commissioner vide ref (3). Subsequent to the approval accorded by Commissioner the applicant was endorsed on dated: 28-05-2020 to remit Rs. 42,74,000/- (Rupees Forty Two Lakhs Seventy Four Thousand Only), towards Compounding Fee, Ground rent arrears, GST and Scrutiny Fees. The applicant has paid of Rs. 21,37,000/- (Rupees Twenty One Lakhs Thirty Seven Thousand only) as per the Hon'ble High Court Interim order dated: 02-07-2020 vide W.P.No. 5087/2020 (LB-BMP) in the form of DD No. 201974 dated: 05-11-2020 drawn on Federal Bank Ltd., and DD No. 391823 dated: 19-10-2020 Drawn on Bank of India. The same has been taken into BBMP account vide receipt No. RE-ifms 331-TP/000200 dated: 10-11-2020. The deviations effected in the building are condoned and regularized accordingly.

Hence, Permission is hereby granted to occupy the Residential Apartment and Commercial Mixed use Building constructed at Property Katha No. 147, Sy No. 31/1, Bhattarahalli Village, Ward No. 52, K R Puram Subdivision, Mahadevapura Zone, Bengaluru. Consisting of BF+GF+9 UF having 74 Units (GF+3UF for Commercial and Residential Apartment & 4<sup>th</sup> Floor to 9<sup>th</sup> Floor for Residential Apartment). Occupancy Certificate is accorded with the following details.



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Sl. No.	Floor Descriptions	Built Up Area (in Sqm)	Uses and other details.
1	2	3	4
1	Basement Floor	2085.99	60 No.s of Car Parking, STP, Lobbies,, Lifts and Staircases
2	Ground Floor	1172.85	Commercial Space, 5 Nos of Residential Units, 67 No.s of Surface Parking, Utilities, Corridors, Lobbies, Lifts and Staircases
3	First Floor	1172.85	Commercial Space, 5 Nos of Residential Units, Utilities, Corridors, Lobbies, Lifts and Staircases
4	Second Floor	1221.917	5 Nos of Residential Units, Utilities, Corridors, Lobbies, Lifts and Staircases
5	Third Floor	1221.917	5 Nos of Residential Units, Utilities, Corridors, Lobbies, Lifts and Staircases
6	Fourth Floor	1242.29	9 Nos of Residential Units, Utilities, Corridors, Lobbies, Lifts and Staircases
7	Fifth Floor	1242.29	9 Nos of Residential Units, Utilities, Corridors, Lobbies, Lifts and Staircases
8	Sixth Floor	1242.29	9 Nos of Residential Units, Utilities, Corridors, Lobbies, Lifts and Staircases
9	Seventh Floor	1242.29	9 Nos of Residential Units, Utilities, Corridors, Lobbies, Lifts and Staircases
10	Eighth Floor	1242.29	9 Nos of Residential Units, Utilities, Corridors, Lobbies, Lifts and Staircases
11	Ninth Floor	1242.29	9 Nos of Residential Units, Utilities, Corridors, Lobbies, Lifts and Staircases
12	Terrace Floor	79.09	Lift Machine Room, Staircase Head Room, Solar Panel and OHT
	<b>Total</b>	<b>14408.35</b>	<b>74 Units</b>
13	FAR		2.63 < 3.25
14	Coverage		26.84% < 50%

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

1. The car parking at Basement Floor area 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.

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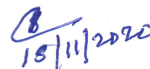
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4. Basement Floor area and Surface area should be used for car parking purpose only and the additional area if any available in, Basement Floor area and Surface area shall be used exclusively for car parking purpose only.
5. Footpath and road side 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.
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.
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)/525/2011, Docket No.KSFES/CC/131/2019, dated: 07-08-2019 and CFO from KSPCB vide No. AW-312467 PCB ID 76425, dated: 30-04-2019 and Compliance of submissions made in the affidavits filed to this office.

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

  
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16. The Demand for 50% payment of fees in interim stay as per the order of the Hon'ble High Court Vide W.P No. 5087/2020 (LB-BMP), Dated. 02-07-2020 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
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,

Sri. B.H.Narayanappa s/o Late: Hanumanthappa Rep by its GPA Holder  
M/s Hebron Properties Pvt Ltd., Rep by its Director Sri. Sathish Koshy,  
No. 5, AC 712, 4th Floor, HRBR Layout,  
Kalyananagara Post,  
Bengaluru – 560042

**Copy to**

1. JC (Mahadevapura Zone) / EE (K.R.Puram Division) / AEE/ ARO (K.R.Puram 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

*(Handwritten signatures and dates)*  
Joint Director (Town Planning – North)  
Bruhat Bengaluru Mahanagara Palike  
18/11/2020  
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