

BRUHAT BENGALURU MAHANAGARA PALIKE

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

No. JDTP/LP/164/2010 -11

Date:22-02-2021

23/2/2021

OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for the Residential Apartment Building at Property Katha No. 1/33/2/5/1, Chokkanahalli Village, Ward No. 05, Byatarayanapura Sub-division, Yelahanka Zone, Bengaluru

- Ref: 1) Your application for issue of Occupancy Certificate dated: 16-03-2017 & 27-07-2020
- 2) Modified Plan sanctioned by this office vide No. JDTP/ LP/ 164/ 2010 -11 dated: 10-06-2014
- 3) Approval of Commissioner for issue of Occupancy Certificate dated: 05-10-2020
- 4) Fire Clearance for the Occupancy Certificate vide No. GBC(1)552/2013,Docket No. KSFES/CC/454/2020 dated: 22-01-2021
- 5) CFO issued by KSPCB vide No. PCB/271/CNP/13/H-806, dated: 09-02-2017

The Plan was sanctioned for the construction of Residential Apartment Building Consisting of BF+GF+4UF on dated: 25-07-2011 and Commencement Certificate was issued on 21-07-2012. Modified Plan for the construction of Residential Apartment Building Consisting of BF+GF+5 UF having 40 Units at Property Katha No. 1/33/2/5/1, Chokkanahalli Village, Ward No. 05, Byatarayanapura Sub-division, Yelahanka Zone, Bengaluru was sanctioned by this office vide reference (2). 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 Building was inspected by the Officers of Town Planning Section on 05-08-2020 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 was approved by the Commissioner vide ref (3). Subsequent to the approval accorded by Commissioner the applicant was endorsed on dated: 07-10-2020 to remit Rs. 30,15,000/- (Rupees Thirty Lakhs Fifteen Thousand Only), towards Compounding Fee, Ground rent arrears, GST, Licence Fee, Lake Development Charges and Scrutiny Fees. The applicant has paid of Rs. 13,80,000/- (Rupees Thirteen Lakhs Eighty Thousand only) towards compounding fine as per the Hon'ble High Court Interim order dated: 23-11-2020 vide W.P.No. 13458/2020 (LB-BMP) in the form of DD No. 154183 dated: 30-12-2020 drawn on Karnataka Bank Ltd., The same has been taken into BBMP account vide receipt No. RE-ifms 331-TP/000252 dated: 04-01-2021 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. 1/33/2/5/1, Chokkanahalli Village, Ward No. 05, Byatarayanapura Sub-division, Yelahanka Zone, Bengaluru. Consisting of BF+GF+5 UF having 40 Units including Club House. 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	Basement Floor	1077.06	44 No.s of Car Parking, Electrical Room, STP, Garbage Yard, Lifts and Staircases

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2	Ground Floor	1084.50	8 Nos of Residential Units, Transformer Yard, Sitouts, Utilities, Corridors, Lobbies, Lifts and Staircases
3	First Floor	1128.39	8 Nos of Residential Units, Sitouts, Utilities, Corridors, Lobbies, Lifts and Staircases
4	Second Floor	1128.39	8 Nos of Residential Units, Sitouts, Utilities, Corridors, Lobbies, Lifts and Staircases
5	Third Floor	1128.39	8 Nos of Residential Units, Sitouts, Utilities, Corridors, Lobbies, Lifts and Staircases
6	Fourth Floor	1128.39	8 Nos of Duplex Residential Units, Sitouts, Utilities, Corridors, Lobbies, Lifts and Staircases
7	Fifth Floor	755.72	
8	Terrace Floor	47.70	Lift Machine Room, Staircase Head Room, Solar Panel and OHT
	Total	7478.54	40 Units
9	FAR		2.58 < 3.00
10	Coverage		48.83% < 55%


This Occupancy Certificate is issued subject to the following conditions:

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


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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)552/2013, Docket No. KSFES/CC/454/2020 dated: 22-01-2021 and CFO from KSPCB vide No PCB/271/CNP/13/H-806, dated: 09-02-2017 and Compliance of submissions made in the affidavits filed to this office.
16. If the interim order stayed in 13458/2020 (LB-BMP) gets vacated, the applicant shall abide to the outcome of the final order of the Hon'able High Court, if failed to adhere to the Occupancy Certificate will be withdrawn, which is sworn in the Indemnity Bond submitted to this office by the Owner / Developer
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 Vishwam Constructions,
159, 1st Floor, 2nd Main, Seshadripuram,
Bangalore – 560 020.

Copy to

1. JC (Yelahanka Zone) / EE (Byatarayanapura Division) / AEE/ ARO (Byatarayanapura 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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