



BRUHAT BENGALURU MAHANAGARA PALIKE

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

No. BBMP/Addl.Dir/JD NORTH/LP/0061/2018-19

Dated: 23-02-2022

OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for Residential Apartment Building at Property Khatha No. 94 (Sy No. 26/4, 26/5 & 26/6), Doddakannahalli Village, Bangalore East Taluk, Ward No. 150, Mahadevapura Zone, Bangalore.

- Ref: 1) Your application for issue of Occupancy Certificate dated:29-06-2021
2) Modified Plan sanctioned by this office vide No. BBMP/Addl.Dir/JD North/0061/2018-19 dated:29-08-2019
3) Approval of Commissioner for issue of Occupancy Certificate dated: 02-02-2022
4) CFO issued by KSPCB vide No. CTE-314415 PCB ID: 78840, dated: 22-08-2019

The Modified Plan was sanctioned for the construction of Residential and Commercial Mixed use Building front portion Commercial (IT/BT Office) and Rear Portion Residential Apartment consisting of 2BF + GF + 4UF comprise 50 Units at Property Katha No. 94 (Sy No. 26/4, 26/5 & 26/6), Doddakannahalli Village, Bangalore East Taluk, Ward No. 150, Mahadevapura Zone, Bangalore by this office vide reference (2). The Commencement Certificate was issued on 20-11-2019. Occupancy Certificate (Partial) issued for Front portion Commercial (IT/BT Office) Building consisting of 2BF+GF+4 UF on 17-12-2020. KSPCB vide Ref (4) has issued consent for Operation of Sewage Treatment Plant (STP).). Now the Applicant has requested to issue the Occupancy Certificate for Rear portion Residential Apartment Building consisting of 2BF+GF+4 UF comprising of 50 Units vide ref (1).

The Proposal submitted the applicant vide ref (1) for the issue of Occupancy Certificate, the Residential Apartment Building was inspected by the Officers of Town Planning Section on 04-12-2021 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 Occupancy Certificate for the Residential Apartment Building was approved by the Chief Commissioner vide ref (3). Subsequent to the Approval accorded by Chief Commissioner the applicant was endorsed on dated: 08-02-2022 to remit Compounding fees for the deviated portion, Ground Rent Arrears and GST of Rs. 18,16,000/- (Rupees Eighteen Lakhs Sixteen Thousand only), has been paid by the Applicant in the form of DD No 065816 drawn on IDBI Bank dated: 18-02-2022 and taken into BBMP account vide receipt No.RE-ifms331-TP/000150 dated: 21-02-2022. The Deviations effected in the Building are condoned and Regularized accordingly.

Hence, Permission is hereby granted to occupy Residential Apartment Building Consisting of 2BF+GF+4 UF comprising of 50 Units at Property Khatha No. 94 (Sy No. 26/4, 26/5 & 26/6), Doddakannahalli Village, Bangalore East Taluk, Ward No. 150, Mahadevapura Zone, Bangalore. Occupancy Certificate is accorded with the following details.

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Residential Apartment Building

Sl. No.	Floor Description	Built Up Area (in Sqm.)	Uses and other details.
1	Lower Basement Floor	1284.26	28 No.s of Car Parking, STP, Sumps, Lobbies, Lifts and Staircases
2	Upper Basement Floor	1263.28	28 No.s of Car Parking, Lobbies, Lifts and Staircases
3	Ground Floor	1136.83	10 No.s of Residential Units, Transformer Yard, Lobbies, Lifts and Staircase
4	First Floor	1394.11	10 No.s of Residential Units, Lobbies, Lifts and Staircase
5	Second Floor	1394.11	10 No.s of Residential Units, Lobbies, Lifts and Staircase
6	Third Floor	1394.11	10 No.s of Residential Units, Lobbies, Lifts and Staircase
7	Fourth Floor	1394.11	10 No.s of Residential Units, Lobbies, Lifts and Staircase
8	Terrace Floor	141.53	Lift Machine Room, Staircase Head Room, OHT and Solar Panel.
	Total	9402.34	50 No's of Residential Units
9	FAR		2.94 < 3.00
10	Coverage		23.93% < 50%

This Occupancy Certificate is issued subject to the following conditions:

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

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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 CTE-314415 PCB ID: 78840, dated: 22-08-2019 and Compliance of submissions made in the affidavits filed to this office
12. The Applicant / Developer should abide by the condition imposed during Occupancy Certificate.
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 Premier Properties, M/s Inspira Builders LLP and
Sri. Dilip Manubhai Sheth (Khata Holder)
255, 36th Cross, 5th Main Road, 4th Block, Jayanagar,
Bangalore – 560 011.

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. Superintendent Engineer, (Electrical), BESCOM, North Division, No. 8, Benson Town, Nandi Durga Road, Bengaluru - 560046.
4. Office copy.

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Handwritten signature and date: 23/02/2022
Joint Director (Town Planning – North)
Bruhat Bengaluru Mahanagara Palike
Handwritten date: 23/02/2022
Handwritten date: 23/2