



BRUHAT BENGALURU MAHANAGARA PALIKE

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

No. BBMP/Addl.Dir/JD North/0354/2012-13

Date: 14/11/2022

OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for Residential Apartment Building at Property Katha No. 07, Davis Road, Ward No. 60, Bangalore.

- Ref: 1) Your application for issue of Occupancy Certificate dated: 22-08-2022
2) Plan sanctioned by this office vide No. BBMP/Addl.Dir/JD North/0354/2012-13 dated: 19-05-2014
3) Approval of Chief Commissioner for issue of Occupancy Certificate dated: 12-10-2022
4) Fire Renewal Clearance for the Occupancy Certificate vide No: GBC(1)/87/2012 dated: 17-08-2021
5) CFO issued by KSPCB vide No. AW-120964 PCB ID: 134004, dated: 15-09-2022

The Plan was sanctioned for the Construction of Residential Apartment Building consisting of 2BF+GF+13 UF by loading TDR at Property Katha No. 07, Davis Road, Ward No. 60, Bangalore by this office vide reference (2). The Commencement Certificate was issued on 28-09-2016. 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 25-08-2022 for the issue of Occupancy Certificate 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 Building was approved by the Chief Commissioner vide ref (3). Subsequent to the Approval accorded by Chief Commissioner the applicant was endorsed on dated: 17-10-2022 to remit Compounding fees for the deviated portion, Ground Rent Arrears, GST, Scrutiny fee and Licence Fee of Rs. 35,52,000/- (Rupees Thirty Five Lakhs Fifty Two Thousand only) and has been paid by the Applicant in the form of DD No.850259 dated: 18-10-2022 drawn on Kotak Mahindra Bank Ltd., and taken into BBMP account vide receipt No.RE-ifms331-TP/000082 dated: 27-10-2022. 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+13 UF at Property Katha No. 07, Davis Road, Ward No. 60, Bangalore Occupancy Certificate is accorded with the following details.

Sl. No.	Floor Description	Built Up Area (in Sqm.)	Uses and other details.
1	Basement - 2	555.50	19 No.s of Car Parking, STP, Lobby, Lift and Staircase
2	Basement - 1	555.50	14 No.s of Car Parking, Lobby, Lift and Staircase
3	Ground Floor	136.60	Entrance Lobby, Lift and Staircase

Joint Director of Town Planning (North)
Bruhat Bengaluru MahanagaraPalike

25/11/2022

14/11/22

14/11/2022



4	First Floor	143.96	Gym / Health Club, Lobby, Lift and Staircase
5	Second Floor	262.54	01 No. of Residential Unit, Lobby, Lift and Staircase
6	Third Floor	262.54	01 No. of Residential Unit, Lobby, Lift and Staircase
7	Fourth Floor	262.54	01 No. of Residential Unit, Lobby, Lift and Staircase
8	Fifth Floor	262.54	01 No. of Residential Unit, Lobby, Lift and Staircase
9	Sixth Floor	262.54	01 No. of Residential Unit, Lobby, Lift and Staircase
10	Seventh Floor	262.54	01 No. of Residential Unit, Lobby, Lift and Staircase
11	Eighth Floor	262.54	01 No. of Residential Unit, Lobby, Lift and Staircase
12	Ninth Floor	262.54	01 No. of Residential Unit, Lobby, Lift and Staircase
13	Tenth Floor	262.54	01 No. of Residential Unit, Lobby, Lift and Staircase (Duplex Unit Part of 11 th Floor i.e., 109.98 Sqm)
14	Eleventh Floor	262.54	01 No. of Residential Unit, Lobby, Lift and Staircase (Balance 152.56 Sqm)
15	Twelveth Floor	262.54	01 No. of Residential Unit, Lobby, Lift and Staircase
16	Thirteenth Floor	262.54	01 No. of Residential Unit, Lobby, Lift and Staircase
17	Terrace Floor	58.64	Swimming Pool, Lift Machine Room, Staircase Head Room, OHT and Solar Panel,
	Total	4600.68	12 Units.
18	FAR		3.65 > 3.60
19	Coverage		15% < 65%

This Occupancy Certificate is issued subject to the following conditions:

1. The car parking at Two Basement Floors 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 Floors 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.

Joint Director of Town Planning (North)
Bruhat Bengaluru MahanagaraPalike

25/11/2022

14/11/22

14/11/2022



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 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.
10. 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.
11. All the rain water and waste water generated from the usage shall be pumped into the rain water harvesting pits and used for landscaping.
12. 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.
13. This Occupancy Certificate is subject to conditions laid out in the Clearance from Fire Force Department vide No GBC(1)/87/2012 dated, 17-08-2021, CFO from KSPCB vide No. . AW-120964 PCB ID: 134004, dated: 15-09-2022 and Compliance of submissions made in the affidavits filed to this office.
14. 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 Skav Developers Pvt Ltd., Rep by its Director
Sri. S.N.Srinivasan
07, Davis Road, Ward No. 60, Bangalore

Copy to

1. JC (East Zone) / EE (Pulikeshinagara Division) / AEE/ ARO (K.G.Halli 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), BESCO, North Division, No. 8, Benson Town, Nandi Durga Road, Bengaluru - 560046.
5. Office copy

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Bruhat Bengaluru MahanagaraPalike

23/11/2022

14/11/2022

14/11/2022