



BRUHAT BENGALURU MAHANAGARA PALIKE

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

No. JDTP(N)/LP/32/2009-10

Date: 25-11-2022

OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for Residential Apartment Building at Property Katha No. 14/66/43, Thanisandra Village, Ward No. 06, Yelahanka Zone, Byatarayanapura Subdivision, Bengaluru.

- Ref: 1) Your application for issue of Occupancy Certificate dated: 07-04-2021
2) Modified Plan obtained by BDA vide No. ನಮ/ಅಸ/ಅ2/ಉ/20/2012-13, ದಿನಾಂಕ: 20-06-2012
3) Licence issued by this office vide No. JDTP(N)/LP/32/2009-10 Dated: 23-11-2009
4) Approval of Chief Commissioner for issue of Occupancy Certificate dated: 18-01-2022
5) Renewed Fire Clearance for the Occupancy Certificate vide No. GBC(1) / 363 / 2007 dated: 15-06-2022
6) CFO issued by KSPCB vide No: W-326708 PCB ID: 102526 Dated: 08-09-2021

The Plan was sanctioned for the Construction of Residential Apartment Building consisting of BF+GF+8 UF totally comprising of 73 Units at Property Khatha No. 14/66/43, Thanisandra Village, Ward No. 06, Yelahanka Zone, Byatarayanapura Subdivision, Bengaluru by Bangalore Development Authority on dated: 07-08-2008 and Licence was issued by this office vide ref (3). The Commencement Certificate was issued by BDA on 11-10-2010 & Subsequently Modified Plan was sanctioned by Bangalore Development Authority for the construction of Residential Apartment Building consisting of BF+GF+8 UF comprising of 80 Units vide reference (2). The Fire and Emergency Services Department has issued Renewal Clearance Certificate to Occupy Building vide Ref. No. (5).KSPCB vide Ref (6) has issued consent for Operation of Sewage Treatment Plant (STP).

The Proposal submitted by the applicant vide ref (1) for the issue of Modified Plan Cum Occupancy Certificate for the Residential Apartment Building was inspected by the Officers of Town Planning Section on 14-06-2021 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 of Occupancy Certificate for the Residential Apartment Building was approved by the Chief Commissioner vide ref (4). Subsequent to the Approval accorded by Chief Commissioner the applicant was endorsed on dated: 01-02-2022 to remit Compounding fees for the deviated portion, Ground Rent Arrears, GST, Licence Fee and Scrutiny fee of Rs. 86,83,000/-. (Rupees Eighty Six Lakhs Eighty Three Thousand only) and has been paid by the Applicant in the form of DD No. 004642 dated: 27-07-2022 drawn on State Bank of India, and taken into BBMP account vide receipt No.RE-ifms331-TP/000058 dated: 11-08-2022. The Deviations effected in the Building are condoned and Regularized accordingly.

Hence, Permission is hereby granted to occupy Residential Apartment Building Consisting of BF+GF+8UF totally comprising of 80 Units at Property Khatha No. 14/66/43, Thanisandra Village, Ward No. 06, Yelahanka Zone, Byatarayanapura Subdivision, Bengaluru. Occupancy Certificate is accorded with the following details.

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Sl. No.	Floor Description	Built Up Area (in Sqm.)	Uses and other details.
1	Basement Floor	2104.42	56 No.s of Car Parking, Lobby, Lifts and Staircases
2	Ground Floor	1267.29	8 NO.s of Residential Units, 33 Nos of Surface Car Paking, Gym Room, Pannel Room, Waiting Room, Swimming Pool, Toilets, Lobby, Lifts and Staircases
3	First Floor	1180.05	9 No.s of Residential units, Corridor, Lobby, Lifts and Staircases
4	Second Floor	1152.59	9 No.s of Residential units, Corridor, Lobby, Lifts and Staircases
5	Third Floor	1152.59	9 No.s of Residential units, Corridor, Lobby, Lifts and Staircases
6	Fourth Floor	1152.59	9 No.s of Residential units, Corridor, Lobby, Lifts and Staircases
7	Fifth Floor	1152.59	9 No.s of Residential units, Corridor, Lobby, Lifts and Staircases
8	Sixth Floor	1152.59	9 No.s of Residential units, Corridor, Lobby, Lifts and Staircases
9	Seventh Floor	1152.59	9 No.s of Residential units, Corridor, Lobby, Lifts and Staircases
10	Eighth Floor	1152.59	9 No.s of Residential units, Corridor, Lobby, Lifts and Staircases
11	Terrace Floor	183.30	Lift Machine Rooms, Staircase Head Rooms, OHT and Solar Panels.
	TOTAL	12803.19	80 Residential Units and Club House
12		FAR	2.58 > 2.50
13		Coverage	28.56% < 55%

This Modified Plan Cum Occupancy Certificate is issued subject to the following conditions:

1. The car parking at Basement Floors 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.

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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 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.
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.

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15. This Occupancy Certificate is subject to conditions laid out in the Renewal Clearance Certificate issued from Fire Force Department vide No. GBC(1) / 363 / 2007 dated: 15-06-2022 and CFO from KSPCB vide No W-326708 PCB ID: 102526 Dated: 08-09-2021 and Compliance of submissions made in the affidavits filed to this office
16. The applicant should submit Re-validated NOC from Airport Authority of India within 30 days from the date of issue of this Occupancy Certificate as per the submitted undertaking dated: 21-09-2022 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 Modified Plan Cum Occupancy Certificate issued will be withdrawn without any prior notice.

Sd/-

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

To,

Sri. Ramesh Roshan Borana for Indra Developers
543, 1st Floor, Lakshmi Building, 2nd Main,
Devasandra Circle, New BEL Road,
Bengaluru - 560094

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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