



BRUHAT BENGALURU MAHANAGARA PALIKE

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

No. BBMP/Addl.Dir/JD North/0532/2013-14

Date: 30/01/24

OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for Residential Apartment Building Block-4, Wing-R, S, T, U at Khatha No.11, Sy No.19, 87, 88, Kyalasanahalli village, K.R Puram Hobli, Horamavu, ward no.25, Bangalore.

- Ref: 1) Your application for issue of Occupancy Certificate dated: 16-10-2023.
2) Building Plan sanctioned by this office vide LP No. BBMP/Addl.Dir/JD North/0532/2013-14 dated: 28-02-2014.
3) Approval of Chief Commissioner for issue of Occupancy Certificate D:04-01-2024 & 23-01-2024.
4) Fire Clearance issued by Fire Force and Emergency Department vide No: GBC(1)410/2013 KSFES/CC/547/2023 dt: 05-10-2023.
5) CFO from KSPCB vide Consent No. A-311530 dated 21-03-2019 and CFO renewel 160093, Application dated:20-06-2023

The Plan was sanctioned for the Construction of Residential Apartment consisting of GF + 9 UF at Block-4, Wing-R, S, T, U at Khatha No.11, Sy No.19, 87, 88, Kyalasanahalli village, K.R Puram Hobli, Horamavu, ward no.25, Bangalore by this office vide reference (2). The Commencement Certificate was issued for Residential Apartment on 01-02-2019. 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 Proposal was submitted by the applicant vide ref (1) for the issue of Occupancy Certificate, the Residential Apartment was inspected by the Officers of Town Planning Section on 05-12-2023. During the inspection it is observed that, the construction has been completed in accordance with the Sanctioned Plan. The proposal for the issuance of Occupancy Certificate for was approved by the Chief Commissioner vide Ref (3). Subsequent to the approval accorded by Commissioner the applicant was endorsed on dated: 11-01-2024 to remit Rs. 94,46,200/- (Rupees Ninety Four Lakhs Fourty Six Thousand Two Hundred Only), towards Licence Fess, Ground Rent, additional construction in Terrace, Difference in FAR and Scrutiny Fees. The applicant has paid in the form of DD No.5063800 dated:12-01-2024 drawn on ICICI Bank Ltd., The same has been taken into BBMP account vide receipt No. RE-ifms 331-TP/000111 dated:17-01-2024.

Hence, Permission is hereby granted to occupy the Residential Apartment Building consisting GF + 9 UF Constructed at Khatha No.11, Sy No.19, 87, 88, Kyalasanahalli village, K.R Puram Hobli, Horamavu, ward no.25, Bangalore. This Occupancy Certificate is accorded with the following details.

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

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Residential Building:

Sl. No.	Floor Descriptions	Net Built up Area (in Sqm)	Remarks
1.	Ground Floor	5187.19	158 nos.of Car Parking in ground floor and 104 nos of parking in Surface area, 08 No. of Residential Units, Entrance lobby,Lift lobby ,Electrical rooms, DG yard, ladies & gents toilets, Lifts & Staircases,STP,communication room,plant room , UG sumps , transformer yard, OWC, underground collection sump.
2	First Floor	1918.83	16 No. of Residential Units,lobby, Lift & Staircases.
3	Second Floor	2067.12	16 No. of Residential Units,lobby, Lift & Staircases.
4	Third Floor	1865.47	16 No. of Residential Units,lobby, Lift & Staircases.
5	Fourth Floor	1865.47	16 No. of Residential Units,lobby, Lift & Staircases.
6	Fifth Floor	1865.47	16 No. of Residential Units,lobby, Lift & Staircases.
7	Sixth Floor	1865.47	16 No. of Residential Units,lobby, Lift & Staircases.
8	Seventh Floor	1865.47	16 No. of Residential Units,lobby, Lift & Staircases.
9	Eighth Floor	1865.47	16 No. of Residential Units,lobby, Lift & Staircases.
10	Ninth Floor	1973.05	16 No. of Residential Units,lobby, Lift & Staircases, terraces
11	Terrace	163.79	Lift machine room & Staircase Head room, OHT,
	Total	22502.8	Total No. of Units = 152 Units
12	FAR	0.241 < 2.24	
13	Coverage	7.15% < 41.22%	

This Occupancy Certificate is issued subject to the following conditions:

1. The car parking at Ground Level 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. 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. Ground Floor and Surface area should be used for car parking purpose only and the additional area if any available in at Ground Level shall be used exclusively for car parking purpose only.
5. Foot path 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. 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.

V. K. 30/1/24
Joint Director of Town Planning (North)
Bruhat Bengaluru Mahanagara Palike

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8. Since, deviations have been done from the sanctioned plan while constructing the building, the security deposit is here with forfeited.
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 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.
11. The Owner / Association of the 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.
12. All the rain water and waste water generated from the usage shall be pumped into the rain water harvesting pits and used for landscaping.
13. 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.
14. This Occupancy Certificate is subject to conditions laid out in the Clearance Certificate issued from Fire Force Department vide No: GBC(1)410/2013 KSFES/CC/547/2023 dt: 05-10-2023 and CFO from KSPCB vide No A-311530 dated 21-03-2019 and CFO renewel 160093, Application dated:20-06-2023 and Compliance of submissions made in the affidavits filed to this office.
15. The Applicant should submit concent for operation obtained from Karnataka State Pollution Control Board within 6 months or when Karnataka State Pollution Control Board start issuing Concent for Operation whichever is earlier from the date of issue of this Occuypancy Certificate as per the Indemnity Bond Dated:24-09-2023 submitted to this office.
16. 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. PURAVANKARA Ltd.,
130/1, Ulsoor Road
Bangalore-560 042.

Copy to

1. Director General of Police, Fire and Emergency Services, # 1, Annaswamy Modaliar Road, Bengaluru – 560 042 for information.
2. JC (Mahadevpaura Zone) / EE (K R Puram Division) / AEE/ ARO (Hooramavu Sub-division) for information and necessary action.
3. Senior Environmental Officer, KSPCB, # 49, Church Street, Bengaluru - 01 for information.
4. Office copy.

**Joint Director of Town Planning (North)
Bruhat Bengaluru Mahanagara Palike**