



BRUHAT BENGALURU MAHANAGARA PALIKE

Office of the Joint Director of Town Planning (North), N.R. Square, Bengaluru – 560 002.

No. JDTP(N)/LP/82/2010-11

Dated: 29-04-2019

OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for the Residential Apartment Building at Property Khata No.1446/59/1, Maruthinagar (Kogilu), Ward No. 05, Yelahanka Sub-Division, Yelahanka Zone, Bengaluru.

- Ref: 1) Application for issue of Occupancy Certificate dated: 09-10-2014.
 2) Approval of Commissioner for issue of Occupancy Certificate dated: 04-04-2019.
 3) CFO issued by KSPCB vide No: W312455 PCB ID 78841, dated: 27-04-2019.
 4) Building Plan sanctioned No. JDTP(N)/LP/82/2010-11, dated: 23-05-2011

The plan for construction of Residential Apartment Building at Property Khata No. 1446/59/1, Maruthinagar (Kogilu), Yelahanka Sub-Division, Yelahanka Zone, Bengaluru, Consisting of BF + GF+4 UF comprising of 85 Units was sanctioned by this office vide reference (4). The Commencement Certificate to this building was issued for the building on dated: 11-09-2012.

The Residential Apartment building was inspected on dated: 15-03-2019 by the Officers of Town Planning Section for issue of Occupancy Certificate. During inspection, it is observed that, there is deviation in construction with reference to the sanctioned plan which is within the limits of regularization as per Bye-laws. The proposal for the issuance of Occupancy Certificate for the Residential Apartment Building was approved by the Commissioner on dated: 04-04-2019. The compounding fees for the ground rent arrears, Lake Improvement Charge and Scrutiny fees of Rs. 23,37,000/- (Rs. Twenty Three Lakhs Thrity Seven Thousand only), has been paid by the applicant in the form of DD No. 258403 drawn on HDFC Bank Ltd, dated: 12-04-2019 and taken into BBMP account vide receipt No.RE-ifms331-TP/000021 dated : 12-04-2019. The deviations effected by the applicant are regularized accordingly.

Permission is hereby granted to occupy the building for Residential purpose constructed at Property Khata No.1446/59/1, Maruthinagar (Kogilu), Yelahanka Sub-Division, Yelahanka Zone, Bengaluru, Consisting of BF+GF+4 UF comprising of 85 Units with the following details ;

Sl. No.	Floor Descriptions	Built Up Area (in Sq.m.)	Uses and other details.
1	Basement Floor	2801.36	87 No.s of Car Parking, Servive Room, Lobby, STP, Lifts and Staircases.
2	Ground Floor	1806.98	17 No.s of Residential Units, 7 Surface Car Parking, Transformer Yard, Organic converter, Corridor, RWH, Utility, Sitout, Lobby, Lifts and Staircases.

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3	First Floor	1815.02	17 No.s of Residential Units, Utility, Balcony, Sitout, Corridor, Lobby, Lifts, and Staircases
4	Second Floor	1815.02	17 No.s of Residential Units, Utility, Balcony, Sitout, Corridor, Lobby, Lifts and Staircases.
5	Third Floor	1815.02	17 No.s of Residential Units, Utility, Balcony, Sitout, Corridor, Lobby, Lifts and Staircases.
6	Fourth Floor	1815.02	17 No.s of Residential Units, Utility, Balcony, Sitout, Corridor, Lobby, Lifts and Staircases.
7	Terrace Floor	39.47	Lift Machine Room, Head Room, OHT and Solar Panels.
	Total	11907.89	85 Units
8	FAR		2.245 < 2.25
9	Coverage		44.71% < 50%

This Occupancy Certificate is issued subject to the following conditions:

1. The car parking at Basement Floor and Surface Parking area shall have adequate safety measures. It shall be done entirely at the risk and cost of 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 of BBMP. In the event of the applicant violating, the BBMP has the right to demolish the deviated / altered / added portion without any prior notice.
4. Basement Floor and Surface Parking area reserved for parking 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 herewith 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. 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 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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11. This Occupancy Certificate is subject to conditions laid out in the CFO from KSPCB vide No. vide No: W312455 PCB ID 78841, dated: 27-04-2019 and Compliance of submissions made in the affidavits filed to this office.
12. The Owner / Developers should abide to the outcome of the final orders of Hon'ble Supreme Court / High Court towards reservation of 10% of Park and Open Spaces in the plot.
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 of Town Planning (North)
Bruhat Bengaluru Mahanagara Palike**

To
Sri. Y.A.Krishnamurthy, Sri. Y.A.Nagesh and
Sri. Y.A.Byregowda S/o Late Y.A.Ashwathappa, Khata Holder
Rep by GPA Holder M/s Red Coral Properties,
133/1, The Residency, 2nd Floor,
Residency Road, Bangalore – 560 025.

Copy to

1. JC (Yelahanka) / EE (Byatarayanapura) / AEE/ ARO (Byatarayanapura Sub-division) for information and necessary action.
2. Senior Environmental Officer, KSPCB, # 49, Church Street, Bengaluru - 01 for information
3. Office Copy

B. R. Mudde 29/4/19
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