



**BRUHAT BENGALURU MAHANAGARA PALIKE**

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

No. BBMP/Addl.Dir/JD North/0617/2012-13

Date: 05-04-2019

**OCCUPANCY CERTIFICATE**

Sub: Issue of Occupancy Certificate for the Residential Apartment Building – 1 & 2 at Property Katha No. 197/31/2A, 34/1, 36, 37/2, Kempapura Village, Marathahalli Sub-division, Ward No. 150, Mahadevapura Zone Bengaluru

- Ref: 1) Your application for issue of Occupancy Certificate dated: 12-06-2018  
 2) Building Modified Plan Sanctioned No. BBMP/Addl.Dir/JD North /LP/0617/2012-13, dated: 16-04-2018  
 3) Fire Clearance for the Occupancy Certificate vide No. GBC(1)/511/2012 Dated: 07-09-2018,  
 4) CFO issued by KSPCB vide No AW -308805 PCB ID : 42882 dated: 12-12-2018  
 5) Approval of Commissioner for issue of Occupancy Certificate dated:22-03-2019

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The Building modified plan for the construction of Residential Apartment Building at Property Katha No. 197/31/2A, 34/1, 36, 37/2, Kempapura Village, Marathahalli Sub-division, Ward No. 150, Mahadevapura Zone Bengaluru, comprising Building – 1 & 2, Wing – A, B, C, D & E Consisting of GF+5 UF with Common Basement Floor having 132 Units was sanctioned by this office vide reference (2). The Fire and Emergency Services department vide Ref No. (3) has issued Clearance Certificate to Occupy the Building. KSPCB vide Ref (4) has issued consent for Operation of Sewage Treatment Plant (STP).

The Residential Apartment Building – 1 & 2 was inspected by the Officers of Town Planning Section on 05-01-2019 for the 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 Building Bye-laws - 2003. The proposal for the issuance of Occupancy Certificate for the Residential Apartment Building was approved by the Commissioner on dated: 22-03-2019. The compounding fees, Ground Rent Arrears with GST and Scrutiny fees of Rs. 17,28,000/ (Rs. Seventeen lakhs Twenty Eight Thousand only), has been paid by the applicant in the form of DD No. 060086 dated: 02-04-2019 drawn on HDFC Bank Ltd.,,and taken into BBMP account vide receipt No.RE-ifms331-TP/000001 dated: 03-04-2019. The deviations effected by the applicant are regularized accordingly.

Hence, Permission is hereby granted to occupy the Residential Apartment building constructed at Property Katha No. 197/31/2A, 34/1, 36, 37/2, Kempapura Village, Marathahalli Sub-division, Ward No. 150, Mahadevapura Zone, comprising Building – 1 & 2, Wing – A, B, C, D & E Consisting of GF+5 UF with Common Basement Floor having 132 Units. Occupancy Certificate is accorded with the following details.

**Building – 1 & 2 (Wing – A, B, C, D & E)**

Sl. No.	Floor Descriptions	Built Up Area (in Sqm)	Uses and other details.
1	2	3	4
1	Basement Floor	8958.23	169 No.s of Car Parking, Pump Room, Panel Rooms, Water Sumps, DG Room, STP, Lobby, Lifts and Staircases

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2	Ground Floor	3483.42	22 No.s of Residential Units, 12 No.s of Surface Car Parking, Multi Purpose Halls, Gym, Swimming Pool, Pantry, Toilets, Utility, Corridor, Sitout, Lobby, Lift and Staircase
3	First Floor	3138.36	22 No.s of Residential Units, Utility, Balcony, Corridor, Sitout, Lobby, Lift and Staircase
4	Second Floor	3068.59	22 No.s of Residential Units, Utility, Balcony, Corridor, Sitout, Lobby, Lift and Staircase
5	Third Floor	3068.59	22 No.s of Residential Units, Utility, Balcony, Corridor, Sitout, Lobby, Lift and Staircase
6	Fourth Floor	3068.59	22 No.s of Residential Units, Utility, Balcony, Corridor, Sitout, Lobby, Lift and Staircase
7	Fifth Floor	3068.59	22 No.s of Residential Units, Utility, Balcony, Corridor, Sitout, Lobby, Lift and Staircase
8	Terrace Floor	407.20	Lift Machine Room, Staircase Head Room, OHT and Solar Panel
	<b>Total</b>	<b>28261.57</b>	<b>132 Units</b>
9	FAR		1.640 < 2.25
10	Coverage		30.31% < 50%

**This Occupancy Certificate is issued subject to the following conditions:**

1. The car parking at Basement Floor 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.
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 reserved 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.

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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
15. This Occupancy Certificate is subject to conditions laid out in the Clearance Certificate issued from Fire Force Department vide No. GBC(1)/511/2012 Dated: 07-09-2018 & CFO issued from KSPCB vide No. AW -308805 PCB ID : 42882 dated: 12-12-2018 and Compliance of submissions made in the affidavits filed 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 of Town Planning (North)  
Bruhat Bengaluru Mahanagara Palike**

To,  
M/s Errol Fernandis, Khata Holder,  
M/s Paranjape Schemes,  
# 196, 2<sup>nd</sup> Floor, Above SBI Bank, Double Road,  
2<sup>nd</sup> Stage, Indiranagar, Bangalore – 560 038.

**Copy to**

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

*B.R. Mudda* 05/4/19  
**Joint Director of Town Planning (North)  
Bruhat Bengaluru Mahanagara Palike**

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