



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/0354/2013-14

Dated: 22-05-2019

OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for the Residential Apartment Building at Property Khata No. 629/1153/57/2, Sy. No. 57/2, Pattanduru Agrahara Village, ECC Road, Whitefield, Ward No. 83, Mahadevapura Zone, Bangalore.

- Ref: 1) Application for issue of Occupancy Certificate dated: 11-10-2018.
2) Approval of Commissioner for issue of Occupancy Certificate dated: 05-04-2019.
3) CFO issued by KSPCB vide No. No: AW-312057 PCB ID:25 75297, dated: 09-04-2019
4) Building Plan sanctioned No. BBMP/Addl.DIR/JD NORTH/0354/2013-14, dated: 24-01-2015.

The plan for construction of Residential Apartment Building at Property Khata No. 629/1153/57/2, Sy. No. 57/2, Pattanduru Agrahara Village, ECC Road, Whitefield, Ward No. 83, Mahadevapura Zone, Bangalore, Consisting of 2BF+GF+4 UF comprising of 96 Units was sanctioned by this office vide reference (4).

The Residential Apartment building was inspected on dated: 21-03-2019 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: 05-04-2019. The compounding fees for the ground rent arrears, Lake Improvement Charge, CC Fee and Scrutiny fees of Rs. 95,82,000/- (Rs. Ninty Five Lakhs Eighty Two Thousand only), has been paid by the applicant in the form of DD No. 624164 drawn on Kotak Mahindra Bank Ltd, dated: 22-04-2019 and taken into BBMP account vide receipt No.RE-ifms331-TP/000027 dated : 23-04-2019. The deviations effected by the applicant are regularized accordingly.

Permission is hereby granted to occupy the building for Residential Apartments with Club House purpose constructed at Property Khata No. 629/1153/57/2, Sy. No. 57/2, Pattanduru Agrahara Village, ECC Road, Whitefield, Ward No. 83, Mahadevapura Zone, Bangalore, Consisting of BF+GF+4 UF comprising of 96 Units with the following details ;

Sl. No.	Floor Descriptions	Built Up Area (in Sq.m.)	Uses and other details.
1.	Lower Basement Floor	3878.65	67 No.s of Car Parking, Sump, Pump Room, STP, Driveway, Lifts and Staircases,
2.	Upper Basement Floor	4105.39	64 No.s of Car Parking, Pump Room, STP, Sump, Electrical Room, Driveway, Lifts and Staircases,

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3	Ground Floor	2553.94	18 No.s of Residential Units, Swimming Pool, Corridor, Utility, Lobby Sitout, Party Hall, Pantry, Toilets, Lifts and Staircases,
4	First Floor	2649.42	19 No.s of Residential Units, Corridor, Balcony, Utility, Lobby Sitout, Indoor Games, Lifts and Staircases,
5	Second Floor	2649.42	19 No.s of Residential Units, Corridor, Balcony, Utility, Lifts, Lobby Sitout, Steam, Gym and Toilets, Lifts and Staircases,
6	Third Floor	2626.74	20 No.s of Residential Units, Corridor, Balcony, Utility, Lifts, Lobby Sitout, Terrace, Lifts and Staircases,
7	Fourth Floor	2626.74	20 No.s of Residential Units, Corridor, Balcony, Utility, Lobby, Sitout, Lifts and Staircases.
8	Terrace Floor	139.88	Lift Machine Room, Staircases Room, OHT and Solar Panels.
	Total	21233.09	96 Units
9	FAR		2.52 < 2.45
10	Coverage		48.94% < 50%

This Occupancy Certificate is issued subject to the following conditions:

1. The car parking at Two Basement Floor 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. Two Basement Floor Parking area 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.

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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
11. This Occupancy Certificate is subject to conditions laid out in the CFO from KSPCB vide No. AW-312057 PCB ID:25 75297, dated: 09-04-2019 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
M/s Umiya Builders and Developers Rep by its Proprietor
Sri. Aniruddha BhanuPrasad Mehtha, GPA Holder for
M/s Bangalore Goa Estates Pvt Ltd., Khata Holder,
29/3, HM Strafford, 2nd Floor, 7th Cross Road,
Vasanthnagar, Bangalore- 560 052.

Copy to

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

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

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