



BRUHAT BENGALURU MAHANAGARA PALIKE

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

No. BBMP/Addl.Dir/JD North/0130/2012-13

Dated: 12-06-2019

OCCUPANCY CERTIFICATE

Issue of Occupancy Certificate for the Residential Apartment Building at Property No. 38, Defence Colony, Jeevanbheema Nagara, Ward No. 74, Bengaluru.

- Ref: 1) Application for issue of Occupancy Certificate dated: 23-03-2019.
2) Approval of Commissioner for issue of Occupancy Certificate dated: 04-06-2019.
3) Plan sanction No.BBMP/Addl.Dir/JD North/LP/0130/2012-13, dated: 15-12-2012.

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The plan for construction of Residential Apartment Building Consisting of BF+GF+4UF comprising of 07 dwelling units, at Property No. 38, Defence Colony, Jeevanbheema Nagara, Ward No. 74, Bengaluru, was sanctioned by this office vide reference (3). The Commencement Certificate to this building was issued on dated: 17-07-2013.

The Residential Apartment Building was inspected on dated: 22-04-2019 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 04-06-2019 Demand for payment of Ground Rent, GST, Lake Improvement Charges, compounding fees, License Fee and Scrutiny Fees of Rs. 24,42,000/- (Rupees Twenty Four Lakhs Forty Two Thousand only), has been paid by the applicant in the form of DD No.001803 Dated. 03-06-2019 drawn on HDFC Bank, Bengaluru Service Bengaluru Branch and taken into BBMP account vide receipt No.RE-ifms 331-TP/000106, dated.11-06-2019. The deviations effected in the building are condoned and regularized. Accordingly this Occupancy Certificate issued.

Hence, Permission is hereby granted to occupy the Residential apartment building constructed at Property No. 38, Defence Colony, Jeevanbheema Nagara, Ward No. 74, Bengaluru consisting of BF+GF+4UF comprising of 07 dwelling units. Occupancy Certificate is accorded with the following details.

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Sl. No.	Floor Description	Built Up Area (in Sq.m.)	Uses and other details.
1	Basement Floor	319.74	07 No's of Car Parking, Organic Waste Converter, Lobby, Lift and Staircase,
2	Ground Floor	313.67	01 No's of Car Parking, 01 No of Residential Units, RWH, Transformer Yard, Service Duct, Lobby, Lift and Staircase,
3	First Floor	282.23	02 No's of Residential Units, Service Duct, Lobby, Lift and Staircase and Clubhouse
4	Second Floor	276.18	01 No's of Residential Units, Service Duct, Lobby, Lift and Staircase,
5	Third Floor	282.23	02 No's of Residential Units, Service Duct, Lobby, Lift and Staircase,
6	Fourth Floor	276.18	01 No's of Residential Units, Service Duct, Lobby, Lift and Staircase,
10	Terrace Floor	26.20	Lift Machine Room, Staircase Head Room, OHT, Solar Panels,
Total		1776.43	07 No's of Residential Units
	FAR		2.43 < 2.50
	Coverage		60.35% < 65%

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 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 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.

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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. The owner / Residents Welfare 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.
8. Since, deviations have been done from the sanctioned plan while constructing the building, the security deposit is herewith forfeited.
9. Owner shall make his own arrangements to dispose of the debris/garbage after segregating it into organic and in-organic 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.
10. All the rain water and waste water generated from the usage shall be pumped into the rain water harvesting pits and used for landscaping.
11. 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.
12. The Owner / Residents Welfare Association shall maintain the STP, lift and other common facilities in safe and good working condition. The consent issued by the Statutory authorities shall be got renewed within the validity period. Conditions imposed by the statutory authorities shall be duly complied.
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 Krishvi Projects Pvt.Ltd.,
2, 1st Floor, Airport Road,
Bengaluru

Copy to

1. JC / EE (Yelahanka) / AEE/ ARO (Byatarayanapura Sub-division) for information and necessary action.
2. Superintendent Engineer, (Electrical), BESCO, North Division, No. 8, Benson Town, Nandi Durga Road, Bengaluru - 560046.
3. Office copy

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