



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/LP/0030/2013-14

Dated: 10-04-2019

OCCUPANCY CERTIFICATE (PARTIAL)

Sub- Issue of Occupancy Certificate (Partial) for the Residential Apartment Building at Property Katha No. 1526/1, Sy No. 46/2 and 46/3, Dasarahalli Village, Hesaraghatta Main Road, Ward No. 15, Dasarahalli Zone, Bengaluru.

- Ref: 1) Building Plan sanctioned No. BBMP/ Addl.Dir/ JDNORTH/ LP/ 0030/ 2013-14 dated: 13-03-2015
- 2) Application for issue of Occupancy Certificate dated: 24-02-2018, 09-05-2018 & 12-11-2018
- 3) Approval of Commissioner for issue of Occupancy Certificate (Partial) dated: 22-03-2019

The plan for construction of Residential Apartment Building at Property Katha No. 1526/1, Sy No. 46/2 and 46/3, Dasarahalli Village, Hesaraghatta Main Road, Ward No. 15, Dasarahalli Zone, Bengaluru, Consisting of BF+GF+4 UF comprising of 63 Units was sanctioned by this office vide reference (1). The Commencement Certificate to this building was issued for the building on dated: 07-01-2016.

The Residential Apartment Building was inspected by the Officers of Town Planning Section on 14-11-2018 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 Bye-laws. The proposal for the issuance of Occupancy Certificate (Partial) for the Residential Apartment Building was approved by the Commissioner on dated: 22-03-2019. The compounding fees, Ground Rent Arrears with GST, Lake Improvement Charges and Scrutiny fees of Rs. 13,22,000/ (Rs. Thirteen Lakhs Twenty Two Thousand only), has been paid by the applicant in the form of DD No. 266884 and 266885 dated: 30-03-2019 drawn on Oriental Bank of Commerce, and taken into BBMP account vide receipt No.RE-ifms331-TP/000004 dated: 03-04-2019. The deviations effected by the applicant are regularized accordingly.

Permission is hereby granted to occupy the building for Residential purpose constructed at Property Katha No. 1526/1, Sy No. 46/2 and 46/3, Dasarahalli Village, Hesaraghatta Main Road, Ward No. 15, Dasarahalli Zone, Bengaluru, Consisting of BF+GF+4 UF comprising of 54 Units with the following details ;

Sl. No.	Floor Descriptions	Built Up Area (in Sq.m.)	Uses and other details.
1	Basement Floor	1443.20	38 No.s of Car Parking, Service Room, Electrical Panel Room, STP, Lobby, Lift and Staircase,
2	Ground Floor	718.91	06 No. of Residential Units, 22 No.s Car Parking, Utility, Sitout, Corridor, Lobby, Lift and Staircase
3	First Floor	952.31	12 No.s of Residential Units, Utility, Balcony, Corridor, Sitout, Lobby, Lift and Staircase

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4	Second Floor	999.61	12 No.s of Residential Units, Utility, Balcony, Corridor, Sitout, Lobby, Lift and Staircase
5	Third Floor	999.61	12 No.s of Residential Units, Utility, Balcony, Corridor, Sitout, Lobby, Lift and Staircase
6	Fourth Floor	999.61	12 No.s of Residential Units, Utility, Balcony, Corridor, Sitout, Lobby, Lift and Staircase
7	Terrace Floor	131.55	Lift Machine Room, Staircase Head Room, OHT and Solar Panels.
	Total	6244.79	54 Units
8	FAR		1.827 < 2.50
9	Coverage		32.02% < 55%

This Occupancy Certificate is issued subject to the following conditions:

1. The car parking at Basement Floor and Part of Ground 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. Basement Floor and Part of Ground Floor area should be used for car parking purpose only and the additional area if any available in Basement Floor and Part of Ground Floor area shall be used exclusively for 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 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 payment of fee for not reserving 10% Park and Open Spaces in the plot.
13. CFO from KSPCB should be submitted before applying for Occupancy Certificate for the remaining portion of building.
14. The remaining portion of the Building should be completed as per the sanctioned plan and Final Occupancy Certificate should be obtained from BBMP
15. In case of any false information, misrepresentation of facts, or pending court cases, the Occupancy Certificate shall be deemed to be cancelled.

On default of the above conditions the Occupancy Certificate (Partial) issued will be withdrawn without any prior notice.

Sd/-

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

To

M/s Hinduja Properties Ltd., Khata Holder
M/s Hill Top Arcade Pvt Ltd., GPA Holder,
1526/1, Sy No. 46/2 and 46/3,
Dasarahalli Village, Hesaraghatta Main Road,
Ward No. 15, Dasarahalli Zone, Bengaluru.

Copy to

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

B.R. Mudda B 10/4/19
**Joint Director of Town Planning (North)
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