



Year
19-20

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/0342/2014-15

Date: 03-07-2019

OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for the Partial Commercial and Residential Apartment Building at Property Katha No. 9/1, Kottanuru Village, K R Puram Hobli, Bengaluru East Taluk, Ward No. 25, Bengaluru.

- Ref: 1) Your application for issue of Occupancy Certificate dated: 21-09-2018
- 2) Building Plan Sanctioned No. BBMP/Addl.Dir/JD North/0342/2014-15 Dated: 17-03-2015.
- 3) Approval of Commissioner for issue of Occupancy Certificate dated: 22-03-2019.

The building plan for the construction of Partial Commercial and Residential Apartment Building at Property Katha No. 9/1, Kottanuru Village, K R Puram Hobli, Bengaluru East Taluk, Ward No. 25, Bengaluru consisting of BF+GF+4UF having 46 Units was sanctioned by this office vide reference (2).

The Partial Commercial and Residential Apartment building were inspected by the Officers of Town Planning Section on 05-12-2018 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 Building Bye-laws - 2003. The proposal for the issuance of Occupancy Certificate for the Partial Commercial and Residential Apartment building was approved by the Commissioner on date: 22-03-2019. The compounding fee for the deviated portion, ground rent arrears fee including GST, Lake Improvement Charges and Scrutiny fee of Rs.48,24,000 (Rs. Forty Eight Lakh Twenty Four Thousand Only), has been paid by the applicant in the form DD No: 441592, drawn on Karur Vysya Bank Ltd., Bank dated: 22-04-2019, Rs.9,00,000/-, DD No: 441593, drawn on Karur Vysya Bank Ltd., Bank dated: 22-04-2019, Rs.9,00,000/-, DD No: 441590, drawn on Karur Vysya Bank Ltd., Bank dated: 22-04-2019, Rs. 9,00,000/- DD No: 441591, drawn on Karur Vysya Bank Ltd., Dated: 22-04-2019, Rs. 9,00,000/- , DD No: 441594, drawn on Karur Vysya Bank Ltd., Dated: 22-04-2019, Rs.6,82,000/- and DD No. 796986, drawn on Oriental Bank of Commerce, dated: 25-06-2019 Rs., 5,42,000/- Totally Rs. 48,24,000/- and taken into BBMP account vide receipt No.RE-ifms 331-TP/000142 dated: 25-06-2019. The deviations effected in the building are condoned and regularized accordingly.

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Hence, Permission is hereby granted to occupy the Partial Commercial and Residential Apartment Building at Property Katha No. 9/1, Kottanuru Village, K R Puram Hobli, Bengaluru East Taluk, Ward No. 25, Bengaluru consisting of BF+GF+4UF having 46 Units. Occupancy Certificate is accorded with the following details.

Sl. No.	Floor Descriptions	Built Up Area (in Sqm)	Uses and other details.
1	2	3	4
1	Basement Floor	1952.83	92 No.s of Car Parking, Lifts and Staircases.
2	Ground Floor	1379.20	06 No.s of Residential Units, Partial Commercial, Swimming Pool, Lobby, Utility, Corridor, Lifts and Stair cases.
3	First Floor	1433.91	7 Nos of Residential Units, & Partial Commercial, Balcony, Utility, Lifts and Stair cases
4	Second Floor	1450.87	7 Nos of Residential Units, & Partial Commercial, Balcony, Utility, Lifts and Stair cases
5	Third Floor	1434.89	13 Nos of Residential Units, Balcony, Utility, Lifts and Stair cases
6	Fourth Floor	1415.68	13 Nos of Residential Units, Balcony, Utility, Lifts and Stair cases
8	Terrace Floor	52.02	Lift Machine Rooms, Staircase Head Rooms, OHT, Solar Panels.
	Total	9119.40	46 Units
9	FAR		2.90 < 3.00
10	Coverage		56.36% < 55%

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.

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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 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.
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.

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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. 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,

for Sri. K.Rajanna (Katha Holder),
M/s LNS Infra Rep by its Partner
Sri. CDV Sudhakar and P Shesha Reddy GPA Holder
8/1, LNS Infra, Hennuru – Bagalur Main Road,
Kothanur Village and Post, Bengaluru – 560077.

Copy to

1. JC / EE (MahadevapuraZone Zone) / AEE/ ARO (K.R.Puram Sub-division) for information and necessary action.r
2. Office copy

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B.K. Mudda Ravi 03/7/19
Joint Director of Town Planning (North)
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