



BRUHAT BENGALURU MAHANAGARA PALIKE

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

No. JDTP/LP/109/2009-10

Dated: 10-07-2019

OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for the Residential Apartment Building at Property Khata No.2, (PID No. 77-5-2), Rajaram Mohan Roy Road, Sampangiramanagar, Bangalore

- Ref: 1) Building Plan sanctioned by this office vide No. JDTP/LP/109/2009-10 Dated: 05-05-2011.
2) Application for issue of Occupancy Certificate dated: 28-04-2017.
3) CFO issued by KSPCB vide No. No: AW-308672, PCB ID/53053, dated: 28-11-2018
4) Approval of Commissioner for issue of Occupancy Certificate dated: 14-05-2019.

The plan for construction of Residential Apartment Building at Property Khata No.2,(PID No. 77-5-2), Rajaram Mohan Roy Road, Sampangiramanagar, Bangalore Consisting of 2BF+GF+4 UF comprising of 36 Units was sanctioned by this office vide reference (1). The Commencement Certificate to this building was issued for the building on dated: 31-12-2014. KSPCB vide Ref (3) has issued consent for Operation of STP.

The Residential Apartment Building was inspected by the Officers of Town Planning Section on 25-04-2019 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 Bye-laws. The proposal for the issuance of Occupancy Certificate for the Residential Apartment Building was approved by the Commissioner on dated: 14-05-2019. Demand note for payment of Ground rent arrears with GST, Compounding Fee, Scrutiny Fee, Licence Fee and Lake Improvement Charges worked out to Rs. 2,16,01,000/- (Rs. Two Crore Sixteen Lakh One Thousand Only) was issued on 16-05-2019. However the developer approached Hon'ble High Court of Karnataka vide Writ Petition No. 22316/2019 (LB-BMP) wherein Hon'ble High Court in it's order dated: 03-06-2019 has stayed subject to petitioner depositing 50% of the sum demanded excluding the sum demanded under the head ground rent.

Accordingly, after obtaining legal opinion 50% of the Compounding Fee, Scrutiny Fee, Licence Fee and Lake Development Charges amounting to Rs. 56,24,162/- (Rs. Fifty Six Lakh Twenty Four Thousand One Hundred Sixty Two) has been paid by the applicant in the form of DD No. 658457, drawn on Indian Overseas Bank, Bengaluru Branch, dated: 09-07-2019 amounting to Rs. Rs. 56,24,162/- (Rs. Fifty Six Lakh Twenty Four Thousand One Hundred Sixty Two) taken into BBMP account vide receipt No.RE-ifms331-TP/000166, dated. 09-07-2019. The deviations effected in the building are condoned and regularized accordingly and Occupancy Certificate issued.

Hence, Permission is hereby granted to occupy the Residential Apartment Building constructed at Property Khata No.2,(PID No. 77-5-2), Rajaram Mohan Roy Road, Sampangiramanagar, Bangalore Consisting of 2BF+GF+4 UF comprising of 36 Units. Occupancy Certificate is accorded with the following details.

B.R. Mudda 10/7/19
Joint Director of Town Planning (North)
Bruhat Bengaluru Mahanagara Palike

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| Sl. No. | Floor Descriptions | Built Up Area (in Sq.m.) | Uses and other details. |
|---------|----------------------|--------------------------|--|
| 1 | Lower Basement Floor | 2667.49 | 63 No.s of Car Parking, Lobby, Lift and Staircase, |
| 2 | Upper Basement Floor | 2504.80 | 58 No.s of Car Parking, Ramp, Services, Lobby, Lift and Staircase, |
| 3 | Ground Floor | 2302.34 | 05 No. of Residential Units, Club House, Games Room, Party Hall, Steam Room, Change Room, Utility, Corridor, Lobby, Lift and Staircase |
| 4 | First Floor | 2251.86 | 09 No.s of Residential Units, Balcony, Corridor, Sitout, Lobby, Lift and Staircase. |
| 5 | Second Floor | 2240.04 | 06 No.s of Residential Units, Utility, Balcony, Corridor, Sitout, Lobby, Lift and Staircase |
| 6 | Third Floor | 2447.43 | 10 No.s of Residential Units, Utility, Balcony, Corridor, Sitout, Lobby, Lift and Staircase |
| 7 | Fourth Floor | 2409.53 | 06 No.s of Residential Units, Utility, Balcony, Corridor, Sitout, Lobby, Lift and Staircase. |
| 8 | Terrace Floor | 222.24 | Lift Machine Room, Staircase Head Room, OHT and Solar Panels. |
| 9 | Total | 17,045.73 | 36 Units |
| | FAR | | 2.5835 > 2.50 |
| | Coverage | | 50.89% > 50% |

This Occupancy Certificate is issued subject to the following conditions:

1. The car parking at 2 Basement Floors 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. 2 Basement Floors area should be used 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).

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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
11. This Occupancy Certificate is subject to conditions laid out in the CFO from KSPCB vide No. AW-308672, PCB ID/53053, dated: 28-11-2018 and Compliance of submissions made in the affidavits filed to this office.
12. The Owner / Developer / Association should abide to take necessary to retrieve the encroached portion of the property on North – West corner & South West corner totally & measuring 81.00 Sq.m as per measurements recorded and certified in sketch issued by Assistant Director of Land Records and also shall abide to the final decisions to be taken by BBMP towards disputes arising if any court or if any complaints are received.
13. The Owner / Developer shall abide by the Final Judgement of Hon'ble High Court of Karnataka in the vide Writ Petition No. 22316/2019 (LB-BMP) as sworn in the affidavit submitted to this office in respect of payment of fee.
14. 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. Parag Constructions and Developers,
No. 3/1, J.P. Technology Park, 4th Floor,
Millars Road, Bangalore – 560 042.

Copy to

1. JC / EE (East Zone) / AEE/ ARO (Shanti Nagar 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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B.R. Muddu 10/7/19
**Joint Director of Town Planning (North)
Bruhat Bengaluru Mahanagara Palike**

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