

BRUHAT BENGALURU MAHANAGARA PALIKE

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

BBMP/Addl Dir/JDNORTH/0191/2014-15

Date: 13-08-2019

OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for the Residential Apartment Building at Property Khata No. 30, Sy. No. 78/1 & 78/1, Block-II, Kyalasanahalli Village, K.R.Puram Hobli, Horamavu, Ward No. 25, Bangalore.

Ref: 1) Your application for issue of Occupancy Certificate dated: 10-04-2019

2) Building Plan sanctioned by this office vide No JDTP/LP/0191/2014-15 Dated: 15-11-2014.

3) Approval of Commissioner for issue of Occupancy Certificate dated:04-07-2019

The building plan for the construction of Residential Apartment Buildings at Property Khata No. 30, Sy. No. 78/1 & 78/1, Block-II, Kyalasanahalli Village, K.R.Puram Hobli, Horamavu, Ward No. 25, Bangalore, comprising BF+GF+4 UF having 59 Units was sanctioned by this office vide reference (2). The Commencement Certificate was issued for Building on 10-08-2016.

The Residential Apartment building was inspected by the Officers of Town Planning Section on 10-06-2019 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 Building Bye-laws - 2003. The proposal for the issuance of Occupancy Certificate for the Residential Apartment building was approved by the Commissioner on date: 04-07-2019. Demand note for payment of Ground rent arrears with GST, Compounding Fee, Scrutiny Fee and Lake Improvement Charges worked out to Rs. 29,02,000/- (Rs. Twenty Nine Lakhs Two Thousand Only) was issued on 12-07-2019. However the developer approached Hon'ble High Court of Karnataka vide Writ Petition No. 31686/2019 (LB-RES) wherein Hon'ble High Court in it's order dated: 01-08-2019 has stayed subject to petitioner depositing 50% of the scrutiny Fee demanded the sum demanded under the head ground rent is stayed.

Accordingly, after obtaining legal opinion of the Compounding Fee, 50% of the Scrutiny Fee, and Lake Development Charges amounting to Rs. 17,93,500/- (Rs. Seventeen Lakh Ninety Three thousand Five Hundred Only) has been paid by the applicant in the form of DD No. 888944, drawn on Yes Bank, dated: 06-08-2019 amounting to Rs. 17,93,500/- (Rs. Seventeen Lakh Ninety Three thousand Five Hundred Only) taken into BBMP account vide receipt No.RE-ifms331-TP/000240, dated. 13-08-2019. 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 at Property Khata No. 30, Sy. No. 78/1 & 78/1, Block-II, Kyalasanahalli Village, K.R.Puram Hobli, Horamavu, Ward No. 25, Bangalore. consisting of BF+GF+4UF having 59 Units.

B.R. Mudda R 13/8/19
Joint Director of Town Planning (North)
Bruhat Bengaluru Mahanagara Palike

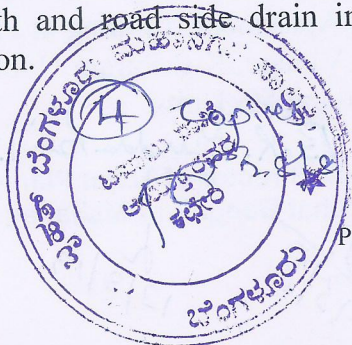


Occupancy Certificate is accorded with the following details.

Sl. No.	Floor Descriptions	Built Up Area (in Sqm)	Uses and other details.
1	2	3	4
1	Basement Floor	3056.47	73 Nos of Car parking, Lobby, Lifts and Stair cases.
2	Ground Floor	2080.59	11 of Residential Units, Corridor, Multi purpose Gym, Swimmng Pool, Transformer Yard, Organic Converter, RWH, Sitout, Utility, Lobby Lift and Stair Cases.
3	First Floor	2075.27	12 Nos of Residential Units, OTS, Corridor, Balcony, Utility, Lobby Lift and Stair Cases.
4	Second Floor	2075.27	12 Nos of Residential Units, OTS, Corridor, Balcony, Utility, Lobby Lift and Stair Cases.
5	Third Floor	2075.27	12 Nos of Residential Units, Sitout, OTS, Balcony, Corridor, Utility, Lobby Lift and Stair Cases.
6	Fourth Floor	2075.27	12 Nos of Residential Units, Sitout, OTS, Balcony, Corridor, Utility, Lobby Lift and Stair Cases.
7	Terrace Floor	101.15	Lift Machine Rooms, Staircase Head Rooms, Solar Panels, OHT.
	Total	13539.29	59 Units
	FAR		2.32 > 2.25
	Coverage		49.26% < 50%

This Occupancy Certificate is issued subject to the following conditions:

1. The car parking at Basement Floor 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.
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 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.



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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. 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. 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 Scientifically in the recycling processing unit of suitable capacity i.e. organic waste convertor to be installed at site for its re – use / disposal.
11. The Owner / Developer shall abide by the Final Judgement of Hon'ble High Court of Karnataka in the W.P.No. 31686/2019 (LB-RES) as sworn in the affidavit submitted to this office.
12. 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,
Sri. Eapen Chandy (Katha Holder)
S-2, Abide With Me,
1/A, 1st Main Road,
Kariyanapalya, Lingarajapuram,
Bangalroe- 560 084.

Copy to

1. JC / EE (Mahadevapura Zone) / AEE/ ARO (Horamaavu 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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