



BRUHAT BENGALURU MAHANAGARA PALIKE

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

BBMP/Addl.Dir/JDNORTH/LP/0168/2013-14

Date: 20-08-2019

OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for the Residential Apartment Building Comprising Block – A & B, at Property Khata No. 1112, Sy. No.88/1, 88/2, Belatturu Village, Hoodi Sub Division, Ward no. 54, Mahadevapura, Bengalore.

Ref: 1) Your application for issue of Occupancy Certificate dated: 02-08-2017.

2) Building Plan sanctioned by this office vide No JDTP/LP/0168/2013-14 Dated: 28-04-2014.

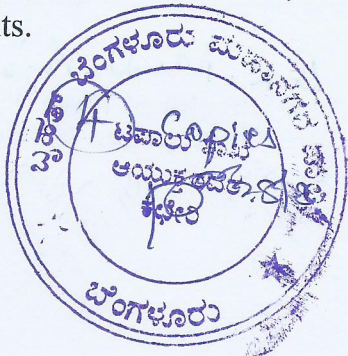
3) CFO issued by KSPCB vide No. PCB/04/CNP/14/H-843 Dated: 02-01-2018.

4) Approval of Commissioner for issue of Occupancy Certificate dated:02-08-2019.

The building plan for the construction of Residential Apartment Comprising Block – A & B, at Property Katha No: Khata No. 1112, Sy. No.88/1, 88/2, Belatturu Village, Hoodi Sub Division, Ward no. 54, Mahadevapura, Bengalore, comprising consisting of BF+GF+4 UF having 250 Units was sanctioned by this office vide reference (2). KSPCB vide Ref (3) has issued consent for Operation of Sewage Treatment Plant (STP).

The Residential Apartment building was inspected on dated: 15-06-2019 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 Building Bye-laws - 2003. The proposal for the issuance of Occupancy Certificate for the Block – A & B, Residential Apartment building was approved by the Commissioner on dated: 02-08-2019. The compounding fee for the deviated portion, Penalty fee for not obtaining Commencement Certificate, Ground rent arrears fee including GST, Commencement Certificate Fee, Lake Improvement Charges and Scrutiny fee amounting to Rs.1,18,06,000/- (Rs. One Crore Eighteen Lakh Six Thousand Only), has been paid by the applicant in the form of DD No: 742090, drawn on State Bank of India, dated: 13-08-2019, and taken into BBMP account vide receipt No.RE-ifms 331-TP/000241 dated: 14-08-2019. The deviations effected in the building are condoned and regularized accordingly.

Hence, Permission is hereby granted to occupy the Residential Apartment Building Comprising Block – A & B, at Property Khata No. 1112, Sy. No.88/1, 88/2, Belatturu Village, Hoodi Sub Division, Ward no. 54, Mahadevapura, Bengalore. Consisting of BF+GF+4UF having 250 Units.



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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
I Block – A			
1	Basement Floor	6109.93	230 Nos of Car Parking, Lobbies, Lifts and Stair cases.
2	Ground Floor	4259.68	42 Nos of Residential Units, Multi Purpose Hall, Yoga, Gym, Utilities, Corridors, Lobbies, Lifts and Stair cases and 09 Nos of Surface Car Parking.
3	First Floor	4425.36	42 Nos of Residential Units, Balconies, Utilities, Corridors, Lobbies, Lifts and Stair cases.
4	Second Floor	4425.36	42 Nos of Residential Units, Balconies, Utilities, Corridors, Lobbies, Lifts and Stair cases.
5	Third Floor	4425.36	42 Nos of Residential Units, Balconies, Utilities, Corridors, Lobbies, Lifts and Stair cases.
6	Fourth Floor	4425.36	42 Nos of Residential Units, Balconies, Utilities, Corridors, Lobbies, Lifts and Stair cases.
7	Terrace Floor	182.08	Lift Machine Rooms, Staircase Head Rooms, Solar Panels, OHT.
	Total	28253.13	
II Block – B			
1	Basement Floor	991.82	30 Nos of Car Parking, Lobby, Lifts and Staircase.
2	Ground Floor	722.39	08 Nos of Residential Units, Utilities, Sitout, Corridors, Lobbies, Lifts and Stair cases and 09 Nos of Surface Car Parking.
3	First Floor	813.05	08 Nos of Residential Units, Balconies, Utilities, Corridors, Lobbies, Lifts and Stair cases
4	Second Floor	813.05	08 Nos of Residential Units, Balconies, Utilities, Corridors, Lobbies, Lifts and Stair cases
5	Third Floor	813.05	08 Nos of Residential Units, Balconies, Utilities, Corridors, Lobbies, Lifts and Stair cases.
6	Fourth Floor	813.05	08 Nos of Residential Units, Balconies, Utilities, Corridors, Lobbies, Lifts and Stair cases.
7	Terrace Floor	35.75	Lift Machine Rooms, Staircase Head Rooms, Solar Panels, OHT.
	Total	5002.16	250 Units
	Grand Total I + II	33255.29	

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FAR		2.569 > 2.50 but less than 5% limit i.e. (2.50 X 0.05)+0.125=2.625
Coverage		49.23% < 50%

This Occupancy Certificate is issued subject to the following conditions:

1. The car parking at Basement Floors 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.
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 Floors and Surface area should be used for car parking purpose only and the additional area if any available in Basement Floors 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. 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. This Occupancy Certificate is issued subject to conditions laid out in the Clearance Certificate issued from KSPCB vide No. PCB/04/CNP/14/H-843 Dated: 02-01-2018. and Compliance of submissions made in the affidavits filed to office.

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11. 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.
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,
M/s. SLS Developers Rep by its Proprietor Sri. P.Shekar Reddy
Sy. No. 70/1, 70/3 & 73/4, Panathuru,
Marathhalli, Sarjapura Outer Ring Road,
Bangalore – 560 103.

Copy to

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