



BRUHAT BENGALURU MAHANAGARA PALIKE

Office of the Joint Director of Town Planning (North), N.R. Square, Bengaluru – 02.

No. JDTP(N)/LP/0117/2010-11

Dated: 06-09-2019.

OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for the Residential Apartment Building at Property Katha No. 34/1, Rustum Bagh Main Road, Kodihalli Village, Old Airport area, Ward No. 113, Bengaluru.

- Ref: 1) Application for issue of Occupancy Certificate dated: 01-04-2019.
2) Approval of Commissioner for issue of Occupancy Certificate dated: 22-07-2019.
3) Modified Plan sanction No.JDTP(N)/LP/0117/2010-11, dated: 14-02-2012.
4) CFO issued by KSPCB vide Consent No. PCB/210/CNP/11 3925, Date. 31-10-2018.

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The Modified plan for construction of Residential Apartment Building Consisting of BF+GF+4UF comprising of 40 dwelling units, at Property Katha No. 34/1, Rustum Bagh Main Road, Kodihalli Village, Old Airport area, Ward No. 113, Bengaluru was sanctioned by this office vide reference (3). The Commencement Certificate to this building was issued on dated: 31-12-2012. KSPCB vide Ref (4) 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 Bye-laws. The proposal for the issuance of Occupancy Certificate for the Residential Apartment Building was approved by the Commissioner on 22-07-2019 Demand for payment of Ground Rent and GST (Additional Period), compounding fees, Lake Improvement Charges and Scrutiny Fees of Rs. 1,73,06,900/- (Rupees One Crores Seventee Three Lakhs Six Thousand Nine Hundred only), has been paid by the applicant in the form of DD No.177837, Dated. 31-08-2019, drawn on HDFC Bank Ltd., Kasturba Road, Bengaluru Branch and taken into BBMP account vide receipt No.RE-ifms 331-TP/000280, dated. 06-09-2019. The deviations effected in the building are condoned and regularized. Accordingly this Occupancy Certificate issued.

Hence, Permission is hereby granted to occupy the Residential apartment building constructed at Property Katha No. 34/1, Rustum Bagh Main Road, Kodihalli Village, Old Airport area, Ward No. 113, Bengaluru consisting of BF+GF+4UF comprising of 40 dwelling units. Occupancy Certificate is accorded with the following details.

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

1 of 3

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Sl. No.	Floor Description	Built Up Area (in Sq.m.)	Uses and other details.
1	Basement Floor	5348.70	134 No's of Car Parking, Ramp, Lobby, Lift and Staircase,
2	Ground Floor	4644.51	20 No of Residential Units, Lobby, Multi purpose hall, RWH, OWC, Transformer Yard, Lobby, Lift and Staircase,
3	First Floor	3782.43	
4	Second Floor	3548.33	
5	Third Floor	3371.88	20 No's of Residential Units, Balcony, Lobby, Lift and Staircase,
6	Fourth Floor	2155.06	
Total		22850.91	40 No's of Residential Units
7	FAR		1.388 < 1.75
8	Coverage		38.26% < 50%

This Occupancy Certificate is issued subject to the following conditions:

1. The car parking at Basement 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 area 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.
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. The owner / Residents Welfare Association of 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.

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

2 of 3

6/11/2019

6/11/19

6/11/19

6/11/19



8. Since, deviations have been done from the sanctioned plan while constructing the building, the security deposit is herewith forfeited.
9. Owner shall make his own arrangements to dispose of the debris/garbage after segregating it into organic and in-organic 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.
10. All the rain water and waste water generated from the usage shall be pumped into the rain water harvesting pits and used for landscaping.
11. 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.
12. This Occupancy Certificate is subject to conditions laid out in the CFO issued by KSPCB vide Consent No. PCB/210/CNP/11 3925, Dated. 31-10-2018 and Compliance of submissions made in the affidavits filed to this office.
13. The Owner / Residents Welfare Association shall maintain the STP, lift and other common facilities in safe and good working condition. The consent issued by the Statutory authorities shall be got renewed within the validity period. Conditions imposed by the statutory authorities shall be duly complied.
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 Grove Ventures,
No. 150, 1st Floor, Infantry Road,
Bengaluru - 560001.

Copy to

1. JC (East) / EE (C V Raman Nagara) / AEE/ ARO (Jeevan Bheema Nagara Sub-division) for information and necessary action.
2. Senior Environmental Officer, KSPCB, # 49, Church Street, Bengaluru - 01 for information.
3. Superintendent Engineer, (Electrical), BESCO, North Division, No. 8, Benson Town, Nandi Durga Road, Bengaluru - 560046.
4. Office copy

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

3 of 3

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