



BRUHAT BENGALURU MAHANAGARA PALIKE

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

BBMP/Addl.Dir/JD North/0055/2012-13

Dated: 15-04-2019.

OCCUPANCY CERTIFICATE

Issue of Occupancy Certificate for the Residential Apartment in Block 2 and Clubhouse Building at Property Katha No. 54/90/2/1-2, Rachenahalli Village, Ward No. 06, Yelahanka Zone, Bengaluru.

- Ref: 1) Application for issue of Occupancy Certificate dated: 08-12-2017.
 2) Approval of Commissioner for issue of Occupancy Certificate dated: 19-03-2018.
 3) Plan sanction No.BBMP/Addl.Dir/JD North/LP/0055/2012-13, dated: 08-07-2013.
 4) Fire Clearance issued by Fire Force and Emergency Department vide No: GBC(1)60/2012, Dated. 19-12-2017.

The plan for construction of Residential Apartment and Clubhouse Building Consisting of Block 1 BF+GF+8UF Comprising of 76 dwelling units & Block 2 with Wing - D consisting of BF+GF+6UF, Wing - E consisting of BF+GF+7UF and Wing - F consisting of GF+6UF comprising of 76 dwelling units, at Katha No. 54/90/2/1-2, Rachenahalli Village, Ward No. 06, Yelahanka Zone, Byatarayanapura Subdivision, Bengaluru, was sanctioned by this office vide reference (3). The Commencement Certificate to this building was issued on dated: 30-12-2014.

The Residential Apartment Building in Block - 2 (Back side Building) and Club house was inspected on dated: 27-02-2018 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 in Block - 2 was approved by the Commissioner on 19-03-2018. Demand for payment of Ground

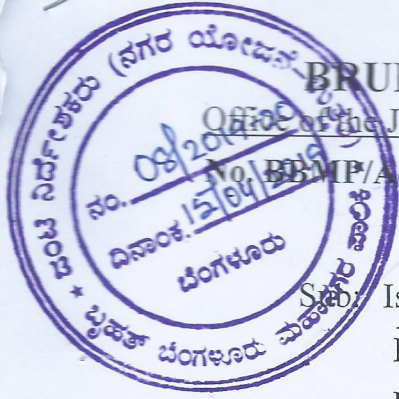
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Rent, GST, Lake Improvement Charges, compounding fees and Scrutiny Fees of Rs. 79,26,000/- (Rs. Seventy Nine Lakhs Twenty Six Thousands only), has been paid by the applicant in the form of DD No.013363, Dated. 13-03-2019, Rs. 77,68,000/- and DD No.013401, Dated. 13-03-2019, Rs. 1,58,000/- drawn on HDFC Bank, Chanda Layout Bengaluru Branch and taken into BBMP account vide receipt No.RE-ifms 331-TP/000629, dated.14-03-2019. The deviations effected in the building are condoned and regularized. Accordingly this Occupancy Certificate issued.

Occupancy Certificate (Partial) for Residential Apartment Building in Block - 1 was issued on 28-06-2017. In continuation of the Occupancy Certificate (Partial) issued, permission is hereby granted to occupy the Residential Apartment in Block - 2 with Wing - D consisting of BF+GF+6UF, Wing - E consisting of BF+GF+7UF and Wing - F consisting of GF+6UF comprising of 76 dwelling units and Clubhouse, at Katha No. 54/90/2/1-2, Rachenahalli Village, Ward No. 06, Yelahanka Zone, Byatarayanapura Subdivision, Bengaluru, with the following details;

Building Block - 2

Sl. No.	Floor Description	Built Up Area (in Sq.m.)	Uses and other details.
1	Basement Floor	1081.67	27 No's of Car Parking, Two Wheeler Parking, Driveway, Electrical Room, Organic Waste Convertor, Lobby, Lift and Staircase,
2	Ground Floor	1568.86	40 No's of Car Parking, 21 Nos. of Surface Parking, 12 No's of Residential Units, Service Duct, Lobby, Lift and Staircase,
3	First Floor	(1537.64 + 69.25) = 1609.89	12 No's of Residential Units, Service Duct, Lobby, Lift and Staircase and Clubhouse
4	Second Floor	1621.67	12 No's of Residential Units, Service Duct, Lobby, Lift and Staircase,
5	Third Floor	1625.68	12 No's of Residential Units, Service Duct, Lobby, Lift and Staircase,

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6	Fourth Floor	1625.68	12 No's of Residential Units, Service Duct, Lobby, Lift and Staircase,
7	Fifth Floor	1625.68	12 No's of Residential Units, Service Duct, Lobby, Lift and Staircase,
8	Sixth Floor	1625.68	12 No's of Residential Units, Service Duct, Lobby, Lift and Staircase,
9	Seventh Floor	574.35	04 No's of Residential Units, Service Duct, Lobby, Lift and Staircase,
10	Terrace Floor	28.14	Lift Machine Room, Staircase Head Room, OHT, Solar Panels,
Clubhouse Building		69.25	
Total (Building Block - 2)		12984.30 Sq.m	76 No's of Residential Units
FAR			2.342 < (2.25 + 5% i.e. 2.36)
Coverage			31.91% < 50%

This Occupancy Certificate is issued subject to the following conditions:

1. The car parking at Basement, Ground Floor and Surface 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, Ground Floor and Surface area designated for Parking should be used for car parking purpose only and the additional area if any available in Basement, Ground 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.

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