



BRUHAT BENGALURU MAHANAGARA PALIKE

Office of the Joint Director of Building Licence Cell (North), N.R. Square, Bengaluru – 560 002.

No. BBMP/Addl.Dir/JD North/LP/0499/2014-15

Date: 13-11-2019.

19/11/2019

OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for the Residential Apartment and part Commercial use (Retail, Office) building at Property Khata No. 152/139/57/2/1, Ward No. 150, Sy No. 57/4 (Old No. 57/2), Devarabeesanahalli Village, Varthuru Hobli, Mahadevapura Zone, Bengaluru.

- Ref: 1) Your application for issue of Occupancy Certificate dated:29-04-2019.
 2) Plan Sanctioned No.BBMP/Addil.Dir/JD North/LP/0499/2014-15, Dated: 01-12-2015.
 3) Fire Clearance for the Occupancy Certificate vide No. GBC(1)/125/2015, dated: 30-08-2019.
 4) CFO issued by KSPCB vide order No. AW-315759, PCB ID 80682, Date. 08-11-2019.
 5) Approval of Commissioner for issue of Occupancy Certificate dated: 14-08-2019.

The building plan for the construction of Residential Apartment and part Commercial use (Retail, Office) building at Property Khata No. 152/139/57/2/1, Ward No. 150, Sy No. 57/4 (Old No. 57/2), Devarabeesanahalli Village, Varthuru Hobli, Mahadevapura Zone, Bengaluru consisting of 2BF+GF+12UF comprising of 106 Residential Units with part Commercial (Retail, Office) use Building was sanctioned by this office vide reference (2). The Commencement Certificate was issued on 06-04-2017. The Fire and Emergency Services department vide Ref No. (3) has issued Clearance Certificate to Occupy the Building. KSPCB vide Ref (4) has issued consent for Operation of Sewage Treatment Plant (STP).

The Residential Apartment and part Commercial use (Retail, Office) building were inspected by the Officers of Town Planning Section on 12-07-2019 for the issue of Occupancy Certificate. During inspection, it was 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 and part Commercial use (Retail, Office) building was approved by the Commissioner on date: 14-08-2019. The compounding fee for the deviated portion, Lake Improvement Charges, Ground Rent arrears including GST and Scrutiny fee totally Rs. 79,85,500/-. (Rs Seventy Nine Lakhs Eighty Five Thousand Five Hundred Only), has been paid by the applicant in the form DD No: 060722, Date. 30-08-2019, Rs. 8,49,000/- and DD No. 719139, Date. 29-08-2019, Rs. 71,36,500 drawn on State Bank of India Bank, Richmond Road, Bengaluru Branch and taken into BBMP account vide receipt No.RE-ifms 331-TP/000273 dated: 30-08-2019. The deviations effected in the building are condoned and regularized accordingly.

Hence, Permission is hereby granted to occupy the Residential Apartment and part Commercial use (Retail, Office) building constructed at Property Katha No. 152/139/57/2/1, Ward No. 150, Sy No. 57/4 (Old No. 57/2), Devarabeesanahalli Village, Varthuru Hobli, Mahadevapura Zone, Bengaluru consisting of 2BF+GF+12UF comprising of 106 Residential units and part Commercial use (Retail, Office) building. This Occupancy Certificate is accorded with the following details.

Joint Director of Building License Cell (North)
Bruhat Bengaluru Mahanagara Palike

[Handwritten signatures and dates]
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Residential Apartment and part Commercial use (Retail, Office) Building

Sl. No.	Floor Descriptions	Built Up Area (in Sqm)	Uses and other details.
1	2	3	4
1	1st Basement Floor	6181.97	155 No.s of Car Parking, Ramp, L.T.Panel Rooms, Services Lobbies, Lifts and Staircases, Driveway, Fan Room.
2	2nd Basement Floor	6513.30	205 No.s of Car Parking, (Mechanical 80x2 = 160, Normal Parking 45) Services, Electrical Room, Lobbies, Lifts and Staircases, Driveway, Fan Room.
3	Ground Floor	3716.19	Retail Space, Cafe, STP, Store Room, AHU Rooms, Lobbies, Lifts and Stair cases, Service Loading bay.
4	First Floor	3724.68	Retail Space, Service Corridor, Store Room, AHU Rooms, Lobbies, Lifts and Stair cases.
5	Second Floor	3724.68	Retail / Office Space, Service Corridor, Store Room, AHU Rooms, Lobbies, Lifts and Stair cases.
6	Third Floor	2416.73	11 Nos of Residential Units, Staff Room, Terrace Garden, Balconies, Utilities, Corridors, Lobbies, Lifts and Stair cases.
7	Fourth Floor	2440.33	11 Nos of Residential Units, Staff Rooms, Balconies, Utilities, Corridors, Lobbies, Lifts and Stair cases.
8	Fifth Floor	2427.42	11 Nos of Residential Units, Staff Rooms, Balconies, Utilities, Corridors, Lobbies, Lifts and Stair cases.
9	Sixth Floor	2416.93	11 Nos of Residential Units, Staff Rooms, Balconies, Utilities, Corridors, Lobbies, Lifts and Stair cases.
10	Seventh Floor	2491.26	11 Nos of Residential Units, Staff Rooms, Balconies, Utilities, Corridors, Lobbies, Lifts and Stair cases.
11	Eighth Floor	2418.58	11 Nos of Residential Units, Staff Rooms, Balconies, Utilities, Corridors, Lobbies, Lifts and Stair cases.
12	Nineth Floor	2418.58	11 Nos of Residential Units, Staff Rooms, Balconies, Utilities, Corridors, Lobbies, Lifts and Stair cases.
13	Tenth Floor	2427.42	11 Nos of Residential Units, Staff Rooms, Balconies, Utilities, Corridors, Lobbies, Lifts and Stair cases.
14	Eleventh Floor	2515.27	9 Nos of Residential Units, Reception, Squash Court, Games Room, Massage Room, Stream / Souna Bath, Balconies, Utilities, Corridors, Lobbies, Lifts and Stair cases.
15	Twelfth Floor	2531.53	9 Nos of Residential Units, Staff Room, Multi-purpose Hall, Lounge, Gymnasium, Yoga / Aerobics, Balconies, Utilities, Corridors, Lobbies, Lifts and Stair cases
16	Terrace Floor	187.81	Lift Machine Rooms, Staircase, Head Room, OHT, Lobby, Solar Panels, Water Tanks
	Total	48552.68	Total 106 No's of Residential Units and Part Commercial (Retail, Office Use)
17	FAR		3.22 < 3.25
18	Coverage		35.66% < 50%

Joint Director of Building License Cell (North)
Bruhat Bengaluru Mahanagara Palike

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This Occupancy Certificate is issued subject to the following conditions:

1. The car parking at Two Basement Floors 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. Two Basement Floors area should be used for car parking purpose only and the additional area if any available in Two 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. The owner / Association of high-rise building shall obtain clearance certificate from Fire Force Department every two years with due inspection by the department regarding working condition of Fire Safety Measures installed. The certificate should be produced to the corporation and shall get the renewal of the permission issued once in two years.
10. The Owner / Association of the high-rise building shall get the building inspected by empanelled agencies of the Fire Force Department to ensure that the fire equipments installed are in good and workable condition, and an affidavit to that effect shall be submitted to the corporation and Fire Force Department every year.
11. The owner / Association of high-rise 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.
12. The Owner / Association of the high-rise building shall conduct two mock -- drill in the building, one before the onset of summer and another during the summer and ensure complete safety in respect of fire hazards.
13. All the rain water and waste water generated from the usage shall be pumped into the rain water harvesting pits and used for landscaping.

**Joint Director of Building License Cell (North)
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Dr. S. Srinivas
13/11/19



14. 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.
15. In case if any adverse order is passed in any court against the Owner / Developer in respect of ownership of the property in question, occupancy certificate issued will be withdrawn.
16. This Occupancy Certificate is subject to conditions laid out in the Clearance Certificate issued from Fire Force Department vide No. GBC(1)/125/2015, dated: 30-08-2019 and CFO from vide No. AW-315759, PCB ID 80682, Date. 08-11-2019 and Compliance of submissions made in the affidavits filed to this office.
17. 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 Building License Cell (North)
Bruhat Bengaluru Mahanagara Palike

To,

M/s.Vajram Holdings Pvt Ltd., Rep by its Director Sri.Varjam Pavan Kumar (GPA Holder)
For Smt.Kamamma W/o. Late Guruva Reddy (Khata Holder)
No. 57/4, (old No. 57/2), Devarabeesanahalli Village,
Varthuru, Bengaluru.

Copy to

1. JC / EE (Mahadevapura) / AEE/ ARO (Marathalli Sub-division) for information and necessary action.
2. Director General of Police, Fire and Emergency Services, # 1, Annaswamy Modaliar Road, Bengaluru – 560 042 for information.
3. Senior Environmental Officer, KSPCB, # 49, Church Street, Bengaluru - 01 for information.
4. Superintendent Engineer, (Electrical), BESCOM, North Division, No. 8, Benson Town, Nandi Durga Road, Bengaluru - 560046.
5. Office copy

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