

BRUHAT BENGALURU MAHANAGARA PALIKE

Office of the Joint Director of Building Licence Cell (North), N.R. Square, Bengaluru – 02.

No. BBMP/Addl.Dir/JD North/LP/0356/2015-16

Dated: 30-11-2019.

OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for the Residential Apartment Building at Property Katha No. 8, Sy No. 16/1A, 16/2A (Old No. 16/1 & 16/2), Horamavu Village, K.R.Puram Hobli, Mahadevapura Zone, Ward No. 25, Bangalore East Taluk, Bangalore.

- Ref: 1) Application for issue of Occupancy Certificate dated: 08-07-2019
 2) Approval of Commissioner for issue of Occupancy Certificate dated: 24-09-2019
 3) Plan sanction No.BBMP/Addl.Dir/JD North/LP/0356/2016-17, dated: 14-02-2017.
 4) Fire Clearance issued by the Fire Force and Emergency Department for the Occupancy Certificate vide No. KSFES/CC/206/2019, dated: 29-08-2019
 5) CFO issued by KSPCB vide Consent No. W-314511 PCB ID: 80959, dated: 29-08-2019,

The building plan for construction of Residential Apartment Building at Property Katha No. 8, Sy No. 16/1A, 16/2A (Old No. 16/1 & 16/2), Horamavu Village, K.R.Puram Hobli, Mahadevapura Zone, Ward No. 25, Bangalore East Taluk, Bangalore. Comprising BF+GF+7 UF having 101 Units was sanctioned by this office vide reference (3). The Commencement Certificate to this building was issued on dated: 30-10-2017. The Fire and Emergency Services Department has issued Clearance Certificate to Occupy Building vide Ref. No. (4) and KSPCB has issued consent for Operation of Sewage Treatment Plant (STP) vide ref. No. (5).

The Residential Apartment Building was inspected on dated: 29-07-2019 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 24-09-2019. Demand for payment of Ground Rent, GST, compounding fees and Scrutiny Fees of Rs. 31,99,000/- (Rupees Thirty One Lakhs Ninty Nine Thousand only), has been paid by the applicant in the form of DD No.001149 Dated. 10-10-2019 drawn on Axis Bank Ltd., and taken into BBMP account vide receipt No.RE-ifms 331-TP/000360, dated. 10-10-2019. 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. Katha No. 8, Sy No. 16/1A, 16/2A (Old No. 16/1 & 16/2), Horamavu Village, K.R.Puram Hobli, Mahadevapura Zone, Ward No. 25, Bangalore East Taluk, Bangalore consisting of BF+GF+7UF comprising of 101 dwelling units. Occupancy Certificate is accorded with the following details.

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

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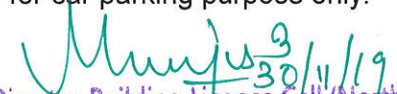
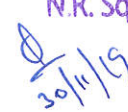

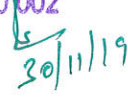


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Sl. No.	Floor Description	Built Up Area (in Sq.m.)	Uses and other details.
1	Basement Floor	4521.69	112 No's of Car Parking, Ramp, Lobby, Lift and Staircase,
2	Ground Floor	2188.18	10 No of Residential Units, Sitout, Utility, Corridor, Reception, TWH, STP, Swimming Pool, Lobby, Lift and Staircase,
3	First Floor	2017.56	13 No's of Residential Units, Sitout, Utility, Corridor, Lobby, Lift and Staircase
4	Second Floor	2037.56	13 No's of Residential Units, Sitout, Utility, Corridor, Lobby, Lift and Staircase
5	Third Floor	1796.48	13 No's of Residential Units, Sitout, Utility, Corridor, Lobby, Lift and Staircase
6	Fourth Floor	1612.28	13 No's of Residential Units, Sitout, Utility, Corridor, Lobby, Lift and Staircase
7	Fifth Floor	1612.28	13 No's of Residential Units, Sitout, Utility, Corridor, Lobby, Lift and Staircase
8	Sixth Floor	1612.28	13 No's of Residential Units, Sitout, Utility, Corridor, Lobby, Lift and Staircase
9	Seventh Floor	1612.28	13 No's of Residential Units, Sitout, Utility, Corridor, Lobby, Lift and Staircase
10	Terrace Floor	134.07	Lift Machine Room, Staircase Head Room, OHT, Solar Panels,
Total		19144.66	101 No's of Residential Units
11	FAR		2.34 > 2.25
12	Coverage		36.61% < 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.


Joint Director-Building Licence Cell (North)
Bruhath Bengaluru Mahanagara Palike,
N.R. Square, Bengaluru-560 002
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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.
8. Since, deviations have been done from the sanctioned plan while constructing the building, the security deposit is herewith forfeited.
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. The certificate should be produced to the corporation and shall get the renewal of the permission issued.
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. 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.
14. All the rain water and waste water generated from the usage shall be pumped into the rain water harvesting pits and used for landscaping.
15. 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.
16. This Occupancy Certificate is subject to conditions laid out in the Clearance Certificate issued from Fire Force Department vide No. KSFES/CC/206/2019, dated: 29-08-2019 and CFO from vide No. W-314511 PCB ID: 809509, dated: 29-08-2019, and Compliance of submissions made in the affidavits filed to this office.

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17. 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.
18. The Owner / Association / Builder should submit the HAL NOC within 60 days from the date of this Occupancy Certificate as sworn in the affidavit submitted to this office.
19. 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 Shekar Builders and Infratech Rep by its Managing Partner
Sri. D.V.Shekar, GPA Holder
Sri. M.Nagaraju and Other, Khata Holder,
No. 8, Sy No. 16/1A, 16/2A (Old No. 16/1 & 16/2),
Horamavu Village, K.R.Puram Hobli, Mahadevapura Zone,
Ward No. 25, Bangalore East Taluk,
Bangalore

Copy to

1. JC (Mahadevapura) / EE (K.R.Puram) / AEE/ ARO (Horamavu 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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