



BRUHAT BENGALURU MAHANAGARA PALIKE

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

No. BBMP/Addl.Dir/JD North/0552/2012-13

Dated: 21-12-2019

OCCUPANCY CERTIF!CATE (PARTIAL)

Sub: Issue of Occupancy Certificate for the Residential Apartment Tower - 4 Building at Property Katha No. 1531/34/12, Sy No. 34/ 9/10/11/12/13, Junnasandra Village, Varthur Hobli, Bangalore East Taluk, Ward No. 150, Mahadevapura Zone, Bangalore.

Ref: 1) Application for issue of Occupancy Certificate dated: 18-11-2019

- 2) Approval of Commissioner for issue of Occupancy Certificate dated: 18-12-2019
- 3) Modified Plan sanction No.BBMP/Addl.Dir/JDNorth/LP/0552/2012-13, dated18-03-2016
- 4) CFO issued by KSPCB vide Consent No. AW-315864 PCB ID: 82092, dated:18-11-2019
- 5) Fire Clearance for the Occupancy Certificate vide No. GBC(1)/520/2012, Docket No. KSFES/CC/299/2019, dated: 12-11-2019.

The modified plan for construction of Residential Apartment Building Consisting of Tower - 1, 2, 3, 4 & 5 comprising of GF+14 UF & GF+1 UF Club House With Common Basement Floor having 462 dwelling units, at Property Katha No. 1531/34/12, Sy No. 34/ 9/10/11/12/13, Junnasandra Village, Varthur Hobli, Bangalore East Taluk, Ward No. 150, Mahadevapura Zone, Bangalore was sanctioned by this office vide reference (3). The Commencement Certificate to this building was issued on dated: 17-10-2016. KSPCB vide Ref (4) has issued consent for Operation of Sewage Treatment Plant (STP). The Fire and Emergency Services Department has issued Clearence Certificate to Occupy Building vide Ref. No. (5). And OC issued for Tower - 1, 2 & 3 Residential Apartment building having 258 units and Club House on dated: 24-11-2016 by this office. The applicant now has requested for issue of Occupancy Certificate for Tower – 4 Residential Aprtment Building.

The Tower - 4 Residential Apartment Building was inspected on dated: 22-11-2019 by the Officers of Building Licence Cell Section for issue of Occupancy Certificate. During inspection, it is observed that, there is deviation in construction with reference to the modified 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 18-12-2019. Demand for payment of Ground Rent, GST, compounding fees and Scrutiny Fees of Rs. 17,70,000/-(Rupees Seventeen Lakhs Seventy Thousand only), has been paid by the applicant in the form of DD No.506451 Dated. 21-12-2019 drawn on Union Bank of India., and taken into BBMP account vide receipt No.RE-ifms 331-TP/000485, dated. 21-12-2019. 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. 1531/34/12, Sy No. 34/ 9/10/11/12/13, Junnasandra Village, Varthur Hobli, Bangalore East Taluk, Ward No. 150, Mahadevapura Zone, Bangalore Tower - 4 Consisting of GF+14 UF with Common Basement Floor, comprising of 118 dwelling units. Occupancy Certificate is accorded with the following details.

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SI. No.	Floor Description	Built Up Area (in Sq.m.)	Uses and other details.
1	Basement Floor	4757.71	140 No's of Car Parking, Lift and Staircase,
2	Ground Floor	946.54	8 No of Residential Units, Lobby, Lifts and Staircases,
3	First Floor	946.54	8 No of Residential Units, Lobby, Lifts and Staircases,
4	Second Floor	946.54	8 No of Residential Units, Lobby, Lifts and Staircases,
5	Third Floor	946.54	8 No of Residential Units, Lobby, Lifts and Staircases,
6	Fourth Floor	946.54	8 No of Residential Units, Lobby, Lifts and Staircases,
7	Fifth Floor	946.54	8 No of Residential Units, Lobby, Lifts and Staircases,
8	Sixth Floor	946.54	8 No of Residential Units, Lobby, Lifts and Staircases,
9	Seventh Floor	946.54	8 No of Residential Units, Lobby, Lifts and Staircases,
10	Eighth Floor	946.54	8 No of Residential Units, Lobby, Lifts and Staircases,
11	Ninth Floor	946.54	8 No of Residential Units, Lobby, Lifts and Staircases,
12	Tenth Floor	946.54	8 No of Residential Units, Lobby, Lifts and Staircases,
13	Eleventh Floor	946.54	8 No of Residential Units, Lobby, Lifts and Staircases,
14	Twelveth Floor	946.54	8 No of Residential Units, Lobby, Lifts and Staircases,
15	Thirteenth Floor	946.54	8 No of Residential Units, Lobby, Lifts and Staircases,
16	Fourteenth Floor	771.26	6 No of Residential Units, Lobby, Lifts and Staircases,
17	Terrace Floor	58.75	Lift Machine Room, Staircase Head Room, OHT, Solar Panels,
Total 18		18839.28	118 No's of Residential Units
18	FAR	1.345 < 2.25	Tower – 1, 2, 3 and Club House 1.016 + Tower – 4 - 0.329 = 1.345
19	Coverage	10.82% > 55%	Tower – 1, 2, 3 and Club House 8.55 + Tower – 4 - 2.27 = 10.82%

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.

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- 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.
- 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.

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- 16. This Occupancy Certificate is subject to conditions laid out in the Clearance Certificate issued from Fire Force Department vide No. GBC(1)/520/2012, Docket No. KSFES/CC/299/2019, dated: 12-11-2019and CFO issued by KSPCB vide Consent No. AW-315864 PCB ID: 82092, dated:18-11-2019and Compliance of submissions made in the affidavits filed to this office.
- 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. After completion of the Tower 5 Building a separate application shall be submitted to this office for grant of Occupancy Certificate
- 19. In case of any false information, misrepresentation of facts, or pending court cases, the Occupancy Certificate (Partial) shall deemed to be cancelled.

On default of the above conditions the Occupancy Certificate (Partial) issued will be withdrawn without any prior notice.

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

To M/s Klassik Enterprises Pvt Ltd., Rep Sri. M.Ramakrishna Reddy and Others # 10/1 & 11/1.Kalena Agrahara, Near Meenakshi Temple,

Bannerghatta Road, Bengaluru - 560 078.

Copy to

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

6. Office copy

Joint Director of Building License Cell (North)
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