



BRUHAT BENGALURU MAHANAGARA PALIKE

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

No. JDTP(N)/LP/138/2010-11

Dated: 07-01-2020

OCCUPANCY CERTIFICATE

09/01/2020

Sub: Issue of Occupancy Certificate for the Residential Apartment Building including Club House at Property Katha No. 3 (Sy No. 9 & 10), Brindavana Layout, Horamavu Village, K.R.Puram Hobli, Mahadevapura Zone, Bangalore.

- Ref: 1) Application for issue of Occupancy Certificate dated: 28-04-2017 and 15-07-2019
2) Approval of Commissioner for issue of Occupancy Certificate dated: 27-08-2019
3) Plan sanction No.JDTP(N)/LP/138/2010-11 dated: 23-02-2012
4) CFO issued by KSPCB vide Consent No. AW-315591 PCB ID 82677 Dated: 27-12-2019 .

The plan for construction of Residential Apartment Building having BF+GF+4 UF comprising of 175 Dwelling Units and Club House Consisting GF+1UF, at Property Katha No. 3 (Sy No. 9 & 10), Brindavana Layout, Horamavu Village, K.R.Puram Hobli, Mahadevapura Zone, Bangalore was sanctioned by this office vide reference (3). The Commencement Certificate issued on 17-04-2013. KSPCB vide Ref (4) has issued consent for Operation of Sewage Treatment Plant (STP).

The Residential Apartment Building including Club House was inspected on dated: 18-07-2019 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 including Club House was approved by the Commissioner on 27-08-2019. Subsequent to the approval accorded by Commissioner the applicant was endorsed on dated: 06-09-2019 to remit Rs. 1,05,42,500/- towards compounding fees for deviated portion fine for part of building occupied without obtaining OC, ground rent arrears, GST, Scrutiny Fees and Lake Improvement Charges. After due correspondence with reference, to Hon'ble High Court Interim order dated:25-09-2019 vide W.P.No. 46246/2019 (LB-BMP), the applicant has paid sum of Rs. 65,25,000/- towards compounding fee, fine for part of building occupied without obtaining OC, Lake Improvement Charges , and 50% of Scrutiny Fee in the form of DD No. 061521 dated: 08-11-2019 drawn on HDFC Bank Ltd., and the same has been taken into BBMP account vide receipt No. RE- ifms 331-TP/000453, dated: 30-11-2019. The owner shall abide to the final judgement to be passed by the Hon'ble High Court pertaining to WP No. 46246/2019 (LB-BMP).,in respect of payment of Ground Rent Arrears, GST and 50% of Scrutiny fee as per the fee endorsement issued by this office dated:06-09-2019.

. Hence, Permission is hereby granted to occupy the Residential apartment building constructed at Property Katha No. 3 (Sy No. 9 & 10), Brindavana Layout, Horamavu Village, K.R.Puram Hobli, Mahadevapura Zone, Bangalore having BF+GF+4 UF comprising of 175 Dwelling Units and Club House Consisting GF+1UF. Occupancy Certificate is accorded with the following details.

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

1 of 3

7/1/2020

7/1/2020

9/1



Sl. No.	Floor Description	Built Up Area (in Sq.m.)	Uses and other details.
1	Basement Floor	8677.00	200 No's of Car Parking, Electrical Panel Room, Garbage Yard, Lobby, Lift and Staircase,
2	Ground Floor	4274.17	35 No of Residential Units, Swimming Pool, RWH, STP, Club House, Corridors, Lobbies Lifts and Staircases,
3	First Floor	4272.05	35 No's of Residential Units, Club House, Balconies, Corridors, Lobbies, Lifts and Staircases
4	Second Floor	4120.72	35 No's of Residential Units, Balconies, Corridors, Lobbies, Lifts and Staircases
5	Third Floor	4120.72	35 No's of Residential Units, Balconies, Corridors, Lobbies, Lifts and Staircases
6	Fourth Floor	4120.72	35 No's of Residential Units, Balconies, Corridors, Lobbies, Lifts and Staircases
7	Terrace Floor	234.95	Lift Machine Room, Staircase Head Room, OHT, Solar Panels,
Total		29820.34	175 No's of Residential Units
8	FAR		1.77 > 1.75
9	Coverage		36.74% < 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.
8. Since, deviations have been done from the sanctioned plan while constructing the building, the security deposit is herewith forfeited.

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

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7/1/2020
7/1/2020
9/1



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. AW-315591 PCB ID 82677 dated: 27-12-2019 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. The Demand for payment of Ground rent, GST and 50% of Scrutiny Fee in interim stay as per the order of the Hon'ble High Court Vide W.P No. 46246/2019 (LB-BMP), is subjected to condition for remittance of such cost in future, based on the outcome of the final orders of the Hon'ble High Court.
15. 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
Sri. H.R.Chandrashekar S/o Late Ramaiah, Khata Holder,
Sri. K.Anil Kumar Reddy, Managing Director
M/s Keerthi Estates Pvt Ltd., GPA Holder
No. G-1, Keerthi Ornatta,
C.V.Raman Nagar Main Road,
Nagavarapalya, Bangalore – 560 093.

Copy to

- 1) JC (Mahadevapura Zone) / EE (K.R.Puram) / AEE/ ARO (Horamavu Sub-division) for information and necessary action.
- 2) Senior Environmental Officer, KSPCB, # 49, Church Street, Bengaluru - 01 for information.
- 3) Superintendent Engineer, (Electrical), BESCOM, North Division, No. 8, Benson Town, Nandi Durga Road, Bengaluru - 560046.
- 4) Office copy

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Copies

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

3 of 3

7/1/2020

7/1/2020

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