



BRUHAT BENGALURU MAHANAGARA PALIKE

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

No. BBMP/Addl.Dir/JD North/LP/0132/2015-16

Date: 07-01-2020

OCCUPANCY CERTIFICATE (PARTIAL)

10/01/2020

Sub: Issue of Occupancy Certificate for the Block – A, Wing 1 & 2 and Block – B, Wing 1 & 2 Residential Apartment Building at Property Khata No. 202/78, Thanisandra, Ward No. 06, Byatarayanapura Subdivision, Yelahanka Zone, Bengaluru.

- Ref: 1) Your application for issue of Occupancy Certificate dated: 26-07-2019.
2) Building Plan Sanctioned No.BBMP/Addl.Dir/JD North/0132/2015-16, Dated: 22-02-2016.
3) Modified Building Plan Sanctioned No.BBMP/Addl.Dir/JD North/0132/2015-16, Dated: 29-11-2019.
4) CFO issued by KSPCB vide Consent No. AW-316027, PCB ID. 80837, Date. 27-11-2019.
5) Approval of Commissioner for issue of Occupancy Certificate dated: 27-09-2019.

The Plans for the construction of Block – A, Wing 1 & 2 and Block – B, Wing 1 & 2 Two BF+GF+13UF having 412 units Residential Apartment Building at Property Khata No. 202/78, Thanisandra, Ward No. 06, Byatarayanapura Subdivision, Yelahanka Zone, Bengaluru was sanctioned by this office vide reference (2) & (3). The Commencement Certificate was issued on 28-06-2017. KSPCB vide Ref (3) has issued consent for Operation of Sewage Treatment Plant (STP). Occupancy Certificate is requested to Residential Apartment Building of Block – A, Wing 1 & 2 and Block – B, Wing 1 & 2 vide ref (1).

Residential Apartment Building Block – A, Wing 1 & 2 and Block – B, Wing 1 & 2 were inspected by the Officers of Town Planning Section on 29-08-2019 for the 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 Building Bye-Laws - 2003. The proposal for the issuance of Occupancy Certificate for the Residential Apartment building was approved by the Commissioner on date: 27-09-2019. The compounding fee for the deviated portion, ground rent arrears including GST and Scrutiny fee worked out to Rs.1,02,22,000/-. (Rs One Crores Two Lakhs Twenty Two Thousand Only) and Demand notice was issued to remitt this amount to BBMP.

The Hon'ble High court vide W.P. No. 50065/2019 (LB-BMP) date. 23-10-2019 directed that, insofar as it relates to Ground Rent and GST, passed interim stay order to pay licence Fee and Scrutiny Fee of 50%. As per the Hon'ble High Court order, Fee of Rs. 43,88,000/- (Forty Three Lakhs Eighty Eight Thousand Only) has been paid by the applicant in the form DD No: 174567, drawn on Corporation Bank dated: 16-11-2019 and taken into BBMP account vide receipt No.RE-ifms 331-TP/000420 dated: 21-11-2019. Which includes of Rs. 12,03,000/- (Twelve Lakhs Three Thousand Only) for Compounding Fees. The deviations effected in the building are condoned and regularized accordingly.

Hence, Permission is hereby granted to occupy the Residential Apartment Building Block – A, Wing 1 & 2 and Block – B, Wing 1 & 2 consisting of 2BF+GF+13UF having 328 Units at Property Katha No. 202/78, Thanisandra, Ward No. 06, Byatarayanapura Subdivision, Yelahanka Zone, Bengaluru. with the following details.

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**A. Block – A Wing 1 & 2 and Block – B, Wing 1 & 2 Residential
Apartment Building**

Sl. No.	Floor Descriptions	Built Up Area (in Sqm)	Uses and other details.
1	2	3	4
1	Lower Basement Floor	8688.22	188 Nos. of Car parking, Pool Pump Room, Lobby, Lifts & Staircases.
2	Upper Basement Floor	8688.22	188 Nos. of Car parking, Fire Pump Room, STP Room, Electrical Room, Lobby, Lift & Staircases.
3	Ground Floor	2396.03	24 Nos. of Residential Units, Electrical panel room, Lobby, Lift & Staircases
4	First Floor	2421.38	24 Nos. of Residential Units, Balcony, Sitout, Lobby, Lifts & Staircases.
5	Second Floor	2421.38	24 Nos. of Residential Units, Balcony, Sitout, Lobby, Lifts & Staircases.
6	Third Floor	2421.38	24 Nos. of Residential Units, Balcony, Sitout, Lobby, Lifts & Staircases.
7	Fourth Floor	2421.38	24 Nos. of Residential Units, Balcony, Sitout, Lobby, Lifts & Staircases.
8	Fifth Floor	2421.38	24 Nos. of Residential Units, Balcony, Sitout, Lobby, Lifts & Staircases.
9	Sixth Floor	2421.38	24 Nos. of Residential Units, Balcony, Sitout, Lobby, Lifts & Staircases.
10	Seventh Floor	2421.38	24 Nos. of Residential Units, Balcony, Sitout, Lobby, Lifts & Staircases.
11	Eighth Floor	2421.38	24 Nos. of Residential Units, Balcony, Sitout, Lobby, Lifts & Staircases.
12	Ninth Floor	2421.38	24 Nos. of Residential Units, Balcony, Sitout, Lobby, Lifts & Staircases.
13	Tenth Floor	2421.38	24 Nos. of Residential Units, Balcony, Sitout, Lobby, Lifts & Staircases.
14	Eleventh Floor	2421.38	24 Nos. of Residential Units, Balcony, Sitout, Lobby, Lifts & Staircases.
15	Twelveth Floor	2485.12	24 Nos. of Residential Units, Balcony, Sitout, Lobby, Lifts & Staircases.
16	Thirteenth Floor	2204.44	16 Nos. of Residential Units, Balcony, Sitout, Lobby, Lifts & Staircases.
17	Terrace Floor	190.48	Lift Machine Room, Staircase Head Room, OHT, Solar Panels,
	Total	51287.69	328 Units.
18	FAR		1.882 < 2.25
19	Coverage		14.80% < 50%

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This Occupancy Certificate is issued subject to the following conditions:

1. The car parking at Two Basement Floor 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 Floor area should be used for car parking purpose only and the additional area if any available in Two 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. 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.

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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.
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. This Occupancy Certificate is subject to conditions laid out in the KSPCB vide Consent No. AW-3160272, PCB ID. 80837, Date. 27-11-2019 and Compliance of submissions made in the affidavits filed to this office.
16. In the Event of the demand of Ground Rent is sustained in the Hon'ble Court the Developer / Association shall pay the Ground Rent arrears and GST within 3 months from the date of the orders of the Hon'ble Court.
17. This Occupancy Certificate will be withdrawn if the Owner / Developers / Association fails to submit the clearance certificate issued by Karnataka Fire Force Department within 30 days from the date of issue of this Occupancy Certificate as sworn in the affidavit submitted to this office.
18. 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)
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To,
M/s Sai Kalyan Builders and Developers Pvt. Ltd.,
Rep by its Director Sri. Ravipati Sunil Kumar GPA Holder
for Smt. Tahaseen Aara (Katha Holder)
3, 2nd Floor, Heritage Foods, Coffee Board Layout Park Main Gate,
Kempapura, Hebbala,
Bengaluru - 560024.

Copy to

1. JC / EE (Yelahanka/Byatarayanapura) / AEE/ ARO (Byatarayanapura 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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