



## BRUHAT BENGALURU MAHANAGARA PALIKE

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

No. Addl.Com/MDP/LP/0148/2012-13

Date: 16-01-2020

### OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for the Residential Apartment including Club House Building at Property Katha No. 1086, Sy No. 59, Doddakannahalli Village, Varthur Hobli, Bangalore East Taluk, Ward No. 150, Mahadevapura Zone, Bangalore.

- Ref: 1) Your application for issue of Occupancy Certificate dated: 05-08-2019  
2) Building Re Modified Plan Sanctioned No. Addl.Com/MDP/LP/0148/2012-13 dated : 11-11-2013  
3) Approval of Commissioner for issue of Occupancy Certificate dated: 22-11-2019  
4) Fire Clearance for the Occupancy Certificate vide No. KSFES/CC/191/2019, dated: 12-07-2019  
5) CFO issued by KSPCB vide No. AW-314991PCB ID: 81059 date: 25-09-2019

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The building Re modified plan for the construction of Residential Apartment including Club House Building consisting of 2BF+GF+17 UF having 178 Units at Property Katha No. 1086, Sy No. 59, doddakannahalli Village, Varthur Hobli, Bangalore East Taluk, Ward No. 150, Mahadevapura Zone, Bangalore was sanctioned by this office vide reference (2). The Commencement Certificate was issued on 21-06-2013. The Fire and Emergency Services Department has issued Clearance Certificate to Occupy Building vide Ref. No. (4).KSPCB vide Ref (5) has issued consent for Operation of Sewage Treatment Plant (STP).

The Residential Apartment including Club House Building was inspected by the Officers of Building Licence Cell Section on 31-10-2019 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 including Club House Building was approved by the Commissioner on 22-11-2019. Subsequent to the approval accorded by Commissioner the applicant was endorsed on dated: 29-11-2019 to remit Rs. 82,03,000/- towards compounding fees for deviated portion fine for part of building occupied without obtaining OC, ground rent arrears, GST, Scrutiny Fees. After due correspondence with reference, to Hon'ble High Court Interim order dated:13-12-2019 vide W.P.No. 52185/2019 (LB-BMP), the applicant has paid sum of Rs. 11,26,100/- towards compounding fee, fine for part of building occupied without obtaining OC, and 50% of Scrutiny Fee in the form of DD No. 886508 dated: 09-01-2020 drawn on Canara Bank for Rs. 100/- and DD No. 061920 dated: 08-01-2020 drawn on HDFC Bank Ltd., for Rs. 11,26,000/- and the same has been taken into BBMP account vide receipt No. RE-ifms 331-TP/000522, dated: 09-01-2020. The owner shall abide to the final judgement to be passed by the Hon'ble High Court pertaining to WP No. 52185/2019 (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:29-11-2019.

Hence, Permission is hereby granted to occupy the Residential Apartment including Club House Building constructed at Property Katha No. 1086, Sy No. 59, Doddakannahalli Village, Varthur Hobli, Bangalore East Taluk, Ward No. 150, Mahadevapura Zone, Bangalore. Consisting of 2BF+GF+17UF having 174 Units. Occupancy Certificate is accorded with the following details.

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

1 of 4

*[Handwritten signatures and dates]*  
18/01/2020  
16/1/2020  
17/1/2020  
18/1



Sl. No.	Floor Descriptions	Built Up Area (in Sqm)	Uses and other details.
1	2	3	4
1	Lower Basement Floor	3410.57	99 Nos. of Car Parking, Lobbies, Lifts and Staircases.
2	Upper Basement Floor	3365.57	91 Nos of Car Parking, STP Room, Fire Pump and Water Tank Room, Lobbies, Lifts and Staircases.
3	Ground Floor	1085.83	6 Nos of Residential Units, 9 Nps. of Surface Parking, Swimming Pool, Indoor Game Room, Gym Room, Library, Reception, Waiting Lounge, Utilities, Balconies, Lobbies, Lifts and Staircases & OWC Unit.
4	First Floor	1190.46	8 Nos of Residential Units, Multi Purpose Hall, Indoor Games Room, Billiards Room, Balconies, Utilities, Corridors, Lobbies, Lifts and Staircases
5	Second Floor	1284.96	10 Nos of Residential Units, Balconies, Utilities, Corridors, Lobbies, Lifts and Staircases
6	Third Floor	1264.16	10 Nos of Residential Units, Balconies, Utilities, Corridors, Lobbies, Lifts and Staircases
7	Fourth Floor	1264.76	10 Nos of Residential Units, Balconies, Utilities, Corridors, Lobbies, Lifts and Staircases
8	Fifth Floor	1267.38	10 Nos of Residential Units, Balconies, Utilities, Corridors, Lobbies, Lifts and Staircases
9	Sixth Floor	1268.94	10 Nos of Residential Units, Balconies, Utilities, Corridors, Lobbies, Lifts and Staircases
10	Seventh Floor	1268.94	10 Nos of Residential Units, Balconies, Utilities, Corridors, Lobbies, Lifts and Staircases
11	Eighth Floor	1268.94	10 No of Residential Units, Balconies, Utilities, Corridors, Lobbies, Lifts and Staircases
12	Ninth Floor	1335.31	10 Nos of Residential Units, Balconies, Utilities, Corridors, Lobbies, Lifts and Staircases
13	Tenth Floor	1256.57	10 Nos of Residential Units, Balconies, Utilities, Corridors, Lobbies, Lifts and Staircases
14	Eleventh Floor	1346.32	10 Nos of Residential Units, Balconies, Utilities, Corridors, Lobbies, Lifts and Staircases
15	Twelveth Floor	1270.38	10 Nos of Residential Units, Balconies, Utilities, Corridors, Lobbies, Lifts and Staircases
16	Thirteenth Floor	1270.38	10 Nos of Residential Units, Balconies, Utilities, Corridors, Lobbies, Lifts and Staircases
17	Fourteenth Floor	1270.38	10 Nos of Residential Units, Balconies, Utilities, Corridors, Lobbies, Lifts and Staircases
18	Fifteenth Floor	1270.38	10 Nos of Residential Units, Balconies, Utilities, Corridors, Lobbies, Lifts and Staircases
19	Sixteenth Floor	1270.38	10 Nos of Residential Units, Balconies, Utilities, Corridors, Lobbies, Lifts and Staircases
20	Seventeenth Floor	1270.38	10 Nos of Residential Units, Balconies, Utilities, Corridors, Lobbies, Lifts and Staircases

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

2 of 4

*18/01/2020*  
*16/1/2020*  
*18/1/2020*  
*18/1*



21	Terrace Floor	47.95	Lift Machine Rooms, Staircase Head Rooms, Solar Panels and OHT.
	<b>Total</b>	<b>29548.97</b>	<b>174 Units</b>
22	FAR		4.49 > 4.80 (3.00 + 1.80 )
23	Coverage		29.64% < 55%

**This Occupancy Certificate is issued subject to the following conditions:**

1. The car parking at Two Basement Floor and Surface areas 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 and Surface areas should be used for car parking purpose only and the additional area if any available in, Three Two Basement Floor and Surface areas 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. The certificate should be produced to the corporation and shall get the renewal of the permission issued.

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17/1/2020  
18/1



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.
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 Clearance Certificate issued from Fire Force Department vide No KSFES/CC/191/2019, dated: 12-07-2019 and CFO from KSPCB vide No. AW-314991PCB ID: 81059 date: 25-09-2019 and Compliance of submissions made in the affidavits filed to this office.
16. 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. 52185/2019 (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.
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 Keerthi Estates Pvt Ltd., Rep by its  
Director Sri. K.Anil Kumar Reddy, GPA Holder,  
# G-1, Keerthi Ornatta, C.V.Raman Nagar Main Road,  
Nagavarapalya, Bangalore – 560 093.

**Copy to**

1. JC / EE (Mahadevapura Zone) / AEE/ ARO (Marathahalli 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

(A) Copies.  
TO 22/1/2020

Joint Director of Building License Cell (North)  
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17/1/2020

18/1