



# 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/0599/2012-13

Dated: 20-01-2020

## OCCUPANCY CERTIFICATE

23/01/2020

Sub: Issue of Occupancy Certificate for the Residential Apartment Building at Property Katha No. 12, Sy No. 21, K.Narayanapura Village, K.R.Puram Hobli, Bangalore East Taluk, Ward No. 25, Mahadevapura Zone, Bengaluru.

- Ref: 1) Application for issue of Re-Modified Plan Cum Occupancy Certificate dated: 22-07-2019
- 2) Approval of Commissioner dated: 27-09-2019
- 3) Modified Plan sanction No.BBMP/Addl.Dir/JDNorth/LP/0559/2012-13,dated:17-10-2015
- 4) CFO issued by KSPCB vide Consent No. AW-3159887 PCB ID: 755788, dated: 26-11-2019
- 5) Fire Clearance for the Occupancy Certificate vide No.GBC(1)/ 344 / 2012,dated: 14-12-2018

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The Modified plan was sanctioned for the construction of Residential Apartment Building Consisting of BF+GF+12UF in Building – 1, Wing – A & B Consisting of GF+13UF and Wing – C & D Consisting of GF+14 UF in Building – 2, at Property Katha No. 12, Sy No. 21, K.Narayanapura Village, K.R.Puram Hobli, Bangalore East Taluk, Ward No. 25, Mahadevapura Zone Bengaluru, by this office vide reference (3). The Commencement Certificate to this building was issued on dated: 17-10-2015. KSPCB vide Ref (4) has issued consent for Operation of Sewage Treatment Plant (STP). The Fire and Emergency Services Department has issued Clearance Certificate to Occupy Building vide Ref. No. (5).

The Residential Apartment Building was inspected on dated: 27-07-2019 by the Officers of Building Licence Cell Section for issue of Re-modified Cum 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 Re-Modified Plan Cum Occupancy Certificate for the Residential Apartment Building consisting of GF+13UF in Building – 1, Wing – A & B Consisting of GF+12 & 13UF and Wing – C & D Consisting of GF+14UF in Building – 2 totally comprising of 236 dwelling units, was approved by the Commissioner on 27-09-2019. Demand for payment of Ground Rent, GST, compounding fees and Scrutiny Fees of Rs. 83,19,000/- (Rupees Eighty Three Lakhs Nineteen Thousand only), has been paid by the applicant in the form of DD No.360071 Dated. 09-12-2019 drawn on Axis Bank Ltd., and taken into BBMP account vide receipt No.RE-ifms 331-TP/000467, dated: 10-12-2019. 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. 12, Sy No. 21, K.Narayanapura Village, K.R.Puram Hobli, Bangalore East Taluk, Ward No. 25, Mahadevapura Zone, Bangalore. consisting of GF+13UF in Building – 1, Wing – A & B Consisting of GF+12 & 13UF and Wing – C & D Consisting of GF+14UF in Building – 2, totally comprising of 236 dwelling units. Occupancy Certificate is accorded with the following details.

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

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**BUILDING – 1**

Sl. No.	Floor Description	Built Up Area (in Sq.m.)	Uses and other details.
1	Ground Floor	684.81	16 No.s of Car Parking, Garbage Room, Electrical Panel Room, Drivers Room, Toilets, D.G.Room, Lobby, Lifts and Staircases,
2	First Floor	649.44	4 No of Residential Units, Sitout, Utility, Lobby, Lifts and Staircases,
3	Second Floor	662.26	4 No of Residential Units, Sitout, Utility, Lobby, Lifts and Staircases,
4	Third Floor	649.44	4 No of Residential Units, Sitout, Utility, Lobby, Lifts and Staircases,
5	Fourth Floor	662.26	4 No of Residential Units, Sitout, Utility, Lobby, Lifts and Staircases,
6	Fifth Floor	649.44	4 No of Residential Units, Sitout, Utility, Lobby, Lifts and Staircases,
7	Sixth Floor	662.26	4 No of Residential Units, Sitout, Utility, Lobby, Lifts and Staircases,
8	Seventh Floor	668.30	4 No of Residential Units, Sitout, Utility, Lobby, Lifts and Staircases,
9	Eighth Floor	662.26	4 No of Residential Units, Sitout, Utility, Lobby, Lifts and Staircases,
10	Ninth Floor	649.44	4 No of Residential Units, Sitout, Utility, Lobby, Lifts and Staircases,
11	Tenth Floor	662.26	4 No of Residential Units, Sitout, Utility, Lobby, Lifts and Staircases,
12	Eleventh Floor	649.44	4 No of Residential Units, Sitout, Utility, Lobby, Lifts and Staircases,
13	Twelveth Floor	678.99	4 No of Residential dwelling units, Sitout, Utility, Toilets, Lobby, Lifts and Staircases,
14	Thirteenth Floor	612.57	
15	Terrace Floor	69.07	Lift Machine Room, Staircase Head Room, OHT, Solar Panels,
<b>Total Building - 1</b>		<b>9272.20</b>	<b>48 No's of Residential Units</b>

**BUILDING – 2**

Sl. No.	Floor Description	Built Up Area (in Sq.m.)	Uses and other details.
1	Ground Floor	4146.27	51 No.s of Car Parking and 177 No.s of Surface Parking, Raw Water Sump, Treated Water Sump, Fire Pump Room, Electrical Panel Room, Communication Room, Swimming Pool, Kids Pool, Guest Room, Party Hall, Gym, Multipurpose Halls, Toilets, Lobby, Lifts and Staircases,
2	First Floor	2356.41	7 No of Residential Units, 16 No's Car Parking, Two Wheeler Parking, Sitout, Utility, Study Rooms, Library Room, Sports Room, Lobby, Lifts and Staircases,

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3	Second Floor	2136.77	15 No of Residential Units, Sitout, Utility, Lobby, Lifts and Staircases,
4	Third Floor	2142.62	15 No of Residential Units, Sitout, Utility, Lobby, Lifts and Staircases,
5	Fourth Floor	2136.77	15 No of Residential Units, Sitout, Utility, Lobby, Lifts and Staircases,
6	Fifth Floor	2142.62	15 No of Residential Units, Sitout, Utility, Lobby, Lifts and Staircases,
7	Sixth Floor	2136.77	15 No of Residential Units, Sitout, Utility, Lobby, Lifts and Staircases,
8	Seventh Floor	2160.93	15 No of Residential Units, Sitout, Utility, Lobby, Lifts and Staircases,
9	Eighth Floor	2136.77	15 No of Residential Units, Sitout, Utility, Lobby, Lifts and Staircases,
10	Ninth Floor	2142.62	15 No of Residential Units, Sitout, Utility, Lobby, Lifts and Staircases,
11	Tenth Floor	2136.77	15 No of Residential Units, Sitout, Utility, Lobby, Lifts and Staircases,
12	Eleventh Floor	2142.62	15 No of Residential Units, Sitout, Utility, Lobby, Lifts and Staircases,
13	Twelveth Floor	2146.76	15 No of Residential Units, Sitout, Utility, Lobby, Lifts and Staircases,
14	Thirteenth Floor	2130.63	12 No of Residential Units, Sitout, Utility, Lobby, Lifts and Staircases,
15	Fourteenth Floor	1162.64	4 No of Residential Units, Sitout, Utility, Lobby, Lifts and Staircases,
16	Terrace Floor	184.62	Lift Machine Room, Staircase Head Room, OHT, Solar Panels,
<b>Total</b>		<b>33542.62</b>	<b>188 No's of Residential Units</b>
<b>GRAND TOTAL BUILDING – 1 AND 2</b>		<b>42814.80</b>	<b>236 Units</b>
17	FAR		2.26 > 2.25
18	Coverage		31.08% < 50%

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

1. The car parking at Ground Floor in Building 1 & 2 and Surface and Part of 1<sup>st</sup> Floor in Building – 2 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.

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20/1/2020



4. Ground Floor in Building 1 & 2 and Surface and Part of 1<sup>st</sup> Floor in Building – 2 area should be used for car parking purpose only and the additional area if any available in Ground Floor in Building 1 & 2 and Surface and Part of 1<sup>st</sup> Floor in Building – 2 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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23/01/2020



16. This Occupancy Certificate is subject to conditions laid out in the Clearance Certificate issued from Fire Force Department vide No. GBC(1)/344/2012, dated:14-12-2018 and CFO issued by KSPCB vide Consent No. AW-3159887 PCB ID: 755788, dated:26-11-2019 and 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. 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. Abraham Nynan S/o Nynan.  
# 12, Sy No. 21, K.Narayanapura Village,  
K.R.Puram Hobli, Bangalore East Taluk,  
Ward No. 25, Mahadevapura Zone,  
Bengaluru.

**Copy to**

1. JC (Mahadevapura Zone) / EE (K.R.Puram Division) / 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

*Murthy B. 23/01/2020*  
**Joint Director of Building License Cell (North)**  
**Bruhat Bengaluru Mahanagara Palike**

*(4) copies.*  
*10/25/1/2020*

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