



BRUHAT BENGALURU MAHANAGARA PALIKE

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

No. Addl.Com/MDP/LP/743/2015-16

Date: 17-02-2020

MODIFIED PLAN CUM OCCUPANCY CERTIFICATE

Sub: Issue of Modified Plan Cum Occupancy Certificate for the Residential Apartment Building at Property Katha No. 2110/141/A, (Sy No. 141/1A), Doddakannahalli Village, Varthur Hobli, Marathahalli Sub-division, Ward No. 150, Mahadevapura Zone, Bengaluru.

- Ref: 1) Your application for issue of Occupancy Certificate dated: 03-12-2019
2) Building Modified Plan Sanctioned No. Addl.Com/MDP/LP/743/2015-16 dated: 24-10-2019
3) Approval of Commissioner for issue of Occupancy Certificate dated: 24-01-2020
4) CFO issued by KSPCB vide No. W-312456 PCB ID 53246 dated: 27-04-2019
5) Fire Clearance for the Occupancy Certificate vide No. GBC(1)411/2015, Docket No. KSFES/CC/052/2019, dated: 23-04-2019

The Modified Building Plan was sanctioned by this office for the construction of Residential Apartment Building by loading TDR consisting BF+Stilt Floor +GF+9UF having 110 Residential Units at Property Katha No. 2110/141/A, (Sy No. 141/1A), Doddakannahalli Village, Varthur Hobli, Marathahalli Sub-division, Ward No. 150, Mahadevapura Zone, Bengaluru vide reference (2). The Commencement Certificate was issued by Mahadevapura Zonal Office on 19-10-2016. 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 the Building vide Ref. No. (5).

The Residential Apartment building were inspected by the the Officers of Building Licence Cell Section on 09-12-2019 for the issue of Modified Plan 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 Building Bye-laws - 2003. The proposal for the issuance of Re Modified Plan cum Occupancy Certificate for the Residential Apartment building was approved by the Commissioner on date: 24-01-2020. The compounding fee for the deviated portion, ground rent arrears including GST, Scrutiny fee, Security Deposit, Modified Plan Charges of Rs. 37,33,000/- (Rs. Thirty Seven Lakhs Thirty Three Thousand Only), has been paid by the applicant in the form of DD No: 022617, drawn on IDBI Bank Ltd., dated: 31-01-2020 and taken into BBMP account vide receipt No.RE-ifms 331-TP/000587 dated: 12-02-2020 and "As Built Plan" is issued accordingly and Labour Cess of Rs. 59,000/- has been paid to The Labour Department vide UTR NEFT/RTGS Transaction No. IBKL200131110862 Dated. 31-01-2020. The deviations effected in the building are condoned and regularized accordingly.

Hence, Permission is hereby granted to occupy the Residential Apartment Building constructed at Property Katha No. 2110/141/A, (Sy No. 141/1A), Doddakannahalli Village, Varthur Hobli, Marathahalli Sub-division, Ward No. 150, Mahadevapura Zone, Bengaluru, BF+Stilt +GF+9UF having 110 Residential Units. Occupancy Certificate is accorded with the following details.

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

1 of 3

17/02

Murugesu 19/02/2020
[Signature] 17/2



Sl. No.	Floor Descriptions	Built Up Area (in Sqm)	Uses and other details.
1	2	3	4
1	Basement Floor	2471.50	54 No. of Car Parking, STP, Electrical Room, Lift and Staircase
2	Stilt Floor	1330.53	67 No.s of Car Parking, Lifts and Staircase
3	Ground Floor	1145.56	11 No.s of Residential Units, Lifts and Staircases,
4	First Floor	1241.37	11 No.s of Residential Units, Lifts and Staircases,
5	Second Floor	1241.37	11 No.s of Residential Units, Lifts and Staircases,
6	Third Floor	1241.37	11 No.s of Residential Units, Lifts and Staircases,
7	Fourth Floor	1241.37	11 No.s of Residential Units, Lifts and Staircases,
8	Fifth Floor	1241.37	11 No.s of Residential Units, Lifts and Staircases,
9	Sixth Floor	1241.37	11 No.s of Residential Units, Lifts and Staircases,
10	Seventh Floor	1241.37	11 No.s of Residential Units, Lifts and Staircases,
11	Eighth Floor	1241.37	11 No.s of Residential Units, Lifts and Staircases,
12	Ninth Floor	1241.37	11 No.s of Residential Units, Lifts and Staircases,
13	Terrace Floor	84.93	Lift Machine Room, Staircase Head Room, and OHT
	Total	16204.85	110 Units
14	FAR		2.745 < 3.60 (2.25 + 1.35 TDR = 3.60)
15	Coverage		32.23% < 50%

This Modified Plan Cum Occupancy Certificate is issued subject to the following conditions:

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


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



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.
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 GBC(1)411/2015, Docket No. KSFES/CC/052/2019, dated: 23-04-2019 and CFO from KSPCB vide No. W-312456 PCB ID 53246 dated: 27-04-2019 and Compliance of submissions made in the affidavits filed to this office.
16. 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 Modified Plan Cum 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 Kumari Builders and Developers,
1197, 1st Floor, 22nd Cross, 24th Main Road,
Parangipalya, HSR Layout, Sector – 02, Bangalore – 560 102.

Copy to

1. JC (Mahadevapura Zone) / EE (Mahadevapura Division) / 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), BESCO, North Division, No. 8, Benson Town, Nandi Durga Road, Bengaluru - 560046.
5. Office copy

Received copy
[Signature]
9900385204

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

3 of 3

[Signature]
17/02

[Signature]
17/02

[Signature]
17/2

