



BRUHAT BENGALURU MAHANAGARA PALIKE

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

No. JDTP/LP/30/2006-07

Date: 12-02-2020

20/2/2020

OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for the Residential Apartment Building at Property Katha No. 400/2, PID No. 97-3-400/2, R.T.Nagar 2nd Block, R.T.Nagar, Ward No. 46 (Old Ward No. 97), Bengaluru.

- Ref: 1) Your application for issue of Occupancy Certificate dated: 14-06-2019
2) Building Modified Plan Sanctioned No. JDTP/LP/30/2006-07 dated: 02-04-2009
3) Approval of Commissioner for issue of Occupancy Certificate dated: 15-10-2019
4) CFO issued by KSPCB vide No. CFE/CON-205/2006-07/H-812 dated: 10-02-2017
5) Fire Clearance for the Occupancy Certificate vide No. GBC(1)650/2004, Docket No. KSFES/CC/138/2019 dated: 16-08-2019

The Modified Building Plan was sanctioned for the construction of Residential Apartment Building consisting BF + GF + 21UF (As per approved drawing issued sanctioned is accorded for Block A Consisting of GF+ 21 UF and Block B Consisting of GF+17 UF with common Basement Floor having 80 Residential Units with Club House at Property Katha No. 400/2, PID No. 97-3-400/2, R.T.Nagar 2nd Block, R.T.Nagar, Ward No. 46 (Old Ward No. 97), Bengaluru by this office vide reference (2). The Commencement Certificate was issued on 21-02-2011. 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 by the Officers of Town Planning Section on 19-07-2019 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: 15-10-2019. Subsequent to the approval accorded by Commissioner the applicant was endorsed on dated: 17-10-2019 to remit Rs. 1,58,11,000/- towards compounding fees for deviated portion, ground rent arrears, GST, Scrutiny Fees. After due correspondence with reference, to Hon'ble High Court Interim order dated: 25-10-2019 vide W.P.No. 50146/2019 (LB-BMP), the applicant has paid sum of Rs. 82,86,000/- towards Compounding fee and 50% of Scrutiny and Licence Fee in the form of DD No. 362605 dated: 24-01-2020 drawn on Axis Bank and the same has been taken into BBMP account vide receipt No. RE-ifms 331-TP/000575, dated: 06-02-2020. The owner shall abide to the final judgement to be passed by the Hon'ble High Court pertaining to WP No. 50146/2019 (LB-BMP) in respect of payment of Ground Rent Arrears, GST and 50% of Licence and Scrutiny fee as per the fee endorsement issued by this office dated:17-10-2019.

Hence, Permission is hereby granted to occupy the Residential Apartment Building constructed at Property Katha No. 400/2, PID No. 97-3-400/2, R.T.Nagar 2nd Block, R.T.Nagar, Ward No. 46 (Old Ward No. 97), Bengaluru, Block A Consisting of GF+ 23 UF and Block B Consisting of GF+19 UF with common Basement Floor having 80 Residential Units. Occupancy Certificate is accorded with the following details.

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Block – A & B

Sl. No.	Floor Descriptions	Built Up Area (in Sqm)	Uses and other details.
1	2	3	4
1	Basement Floor	3357.51	60 No. of Car Parking, AHU Room, Water Sump, Plant Room, STP, Generator Room, Generator Room, Lobby, Lift and Staircase
2	Ground Floor	655.62	38 No.s of Surface Parking, 4 No.s of Residential Units, Swimming Pool, RWH, Transformer Yard, Lobby, Lifts and Staircases,
3	First Floor	526.76	Duplex Unit portion, Balcony, Utility, Lobby, Lifts and Staircases,
4	Second Floor	625.46	4 No.s of Residential Units, Balcony, Utility, Lobby, Lifts and Staircases,
5	Third Floor	622.45	4 No.s of Residential Units, Balcony, Utility, Lobby, Lifts and Staircases,
6	Fourth Floor	622.45	4 No.s of Residential Units, Balcony, Utility, Lobby, Lifts and Staircases,
7	Fifth Floor	622.45	4 No.s of Residential Units, Balcony, Utility, Lobby, Lifts and Staircases,
8	Sixth Floor	626.18	4 No.s of Residential Units, Balcony, Utility, Lobby, Lifts and Staircases,
9	Seventh Floor	623.27	4 No.s of Residential Units, Balcony, Utility, Lobby, Lifts and Staircases,
10	Eighth Floor	623.27	4 No.s of Residential Units, Balcony, Utility, Lobby, Lifts and Staircases,
11	Ninth Floor	625.88	4 No.s of Residential Units, Balcony, Utility, Lobby, Lifts and Staircases,
12	Tenth Floor	622.45	4 No.s of Residential Units, Balcony, Utility, Lobby, Lifts and Staircases,
13	Eleventh Floor	622.45	4 No.s of Residential Units, Balcony, Utility, Lobby, Lifts and Staircases,
14	Twelveth Floor	622.45	4 No.s of Residential Units, Balcony, Utility, Lobby, Lifts and Staircases,
15	Thirteenth Floor	622.45	4 No.s of Residential Units, Balcony, Utility, Lobby, Lifts and Staircases,
16	Fourteenth Floor	622.45	4 No.s of Residential Units, Balcony, Utility, Lobby, Lifts and Staircases,
17	Fifteenth Floor	622.45	4 No.s of Residential Units, Balcony, Utility, Lobby, Lifts and Staircases,
18	Sixteenth Floor	622.45	4 No.s of Residential Units, Balcony, Utility, Lobby, Lifts and Staircases,
19	Seventeenth Floor	633.41	4 No.s of Residential Units, Balcony, Utility, Lobby, Lifts and Staircases,
20	Eighteenth Floor	630.36	4 No.s of Residential Units, Balcony, Utility, Lobby, Lifts and Staircases,
21	Nineteenth Floor	616.62	2 No.s of Residential Units, Duplex Unit portion, Lobby, Balcony, Utility, Lifts and Staircases,

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22	Twentyeth Floor	368.53	2 No.s of Residential Units, Lobby, Balcony, Utility, Lifts and Staircases,
23	Twenty First Floor	347.91	2 No.s of Residential Units, Lobby, Balcony, Utility, Lifts and Staircases,
24	Twenty Second Floor	354.53	2 No.s of Residential Units, Lobby, Balcony, Utility, Lifts and Staircases,
25	Twenty Third Floor	357.23	Duplex Unit portion, Balcony, Utility, Lobby, Lifts and Staircases,
26	Terrace Floor	155.93	Lift Machine Room, Solar Panel, Staircase Head Room, and OHT
	Total	17352.97	80 Units
27	FAR		2.361 > 2.25
28	Coverage		11.81% < 50%

This Occupancy Certificate is issued subject to the following conditions:

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

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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)650/2004, Docket No. KSFES/CC/138/2019 dated: 16-08-2019 and CFO from KSPCB vide No. CFE/CON-205/2006-07/H-812 dated: 10-02-2017 and Compliance of submissions made in the affidavits filed to this office.
16. If the interim order stayed in W.P.No. 50146/2019 (LB-BMP) gets vacated, the applicant shall abide to the out come of the final order of the Hon'able High Court & also if the requisite fee is not paid in full, the Occupancy Certificate will be withdrawn which is sworn in the affidavit submitted to this office
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,
Sri. Lokesh Gowda (Katha Holder) Rep by its GPA Holder
M/s H M Estates and Properties by it partners
Sri. H J Siwani and M J Siwani
H.M.Geneva House, No. 14,
Cunningham Road,
Bengaluru- 560 052

Copy to

1. JC (East Zone) / EE (Hebbala Division) / AEE/ ARO (J.C.Nagara 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

**Joint Director of Building License Cell (North)
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