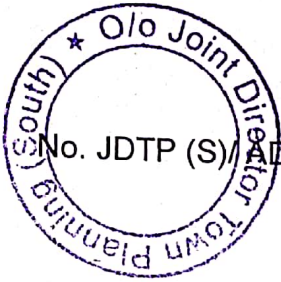


297629061944832



BRUHAT BANGALORE MAHANAGARAPALIKE

Office of the
Joint Director of Town Planning (South)
Mahanagara Palike Offices
Bangalore. Dated: 25-06-2019



OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for Residential apartment building at BBMP Sy. No. 85, Khatha No. 135/13, 6th B Main Road, 3rd Phase, J.P. Nagar, Ward No. 177, Bangalore.

Ref: 1) Application for issue of Occupancy Certificate dtd: 27-11-2018.

2) Approval of Commissioner for issue of Occupancy Certificate dtd: 28-02-2019.

3) Plan sanctioned No. BBMP/Addl. Dir/ JD South/ LP/0217/2015-16, dtd: 21-09-2016.

4) Fire Clearance issued by Fire Force and Emergency Department vide No: KSFES /CC/ 1064/2018 dt: 19-06-2019.

A plan was sanctioned for construction of Residential apartment building consisting of 2BF+GF+9 UF vide LP No. BBMP/Addl. Dir/ JD South/ LP 0217/15-16 dt: 21-09-2016 & Commencement Certificate issued on 27-12-2016.

The Residential Apartment Building was inspected on dated: 04-02-2019 by the Officers of Town Planning Section for 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 Bye-laws. The proposal for the issuance of Occupancy Certificate for the Residential Apartment Building was approved by the Commissioner on dated: 28-02-2019. Demand note for payment of Ground Rent, GST, Compounding fees and Scrutiny Fees, Lake Improvement Fees of Rs. 10,04,000/- (Rs. Ten Lakhs Four Thousand only) has been paid by the applicant in the form of RE-ifms624-TP/000225 dated 07-03-2019. The deviations effected in the building are condoned and regularized. Accordingly this Occupancy Certificate issued.

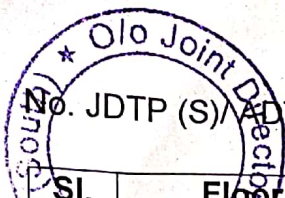
Permission is hereby granted to occupy the Residential Apartment Building Consisting of 2BF+GF+8 UF Comprising of 23 Dwelling Units Residential purpose constructed at Property Sy. No. 85, Khatha No. 135/13, 6th B Main Road, 3rd Phase, J.P. Nagar, Ward No. 177, Bangalore, with the following details;

Joint Director of Town Planning (South)
Bruhat Bangalore Mahanagara Palike

JS
25/6/19

25/6/19

25/6/19



No. JDTP (S)/ADTP/OC/15 /19-20

Sl. No.	Floor Descriptions	Built up Area (in Sqm)	Remarks
1.	Lower Basement Floor	987.68	10 Nos. of Car parking, Lift & Staircases.
2.	Upper Basement Floor	1463.81	13 Nos. of Car parking, Two Wheeler parking, Electrical panel, Lift & Staircases.
3.	Ground Floor	565.56	02 Nos. of Residential Units, 03 Nos. of Car parking, Electrical panel room, Lobby, Lift & Staircases.
4.	First Floor	567.26	03 Nos. of Residential Units, Balcony, Lobby, Lift & Staircases
5.	Second Floor	633.32	03 Nos. of Residential Units, Lobby, Lift & Staircases
6.	Third Floor	631.72	03 Nos. of Residential Units, Lobby, Lift & Staircases
7.	Fourth Floor	633.32	03 Nos. of Residential Units, Lobby, Lift & Staircases
9.	Fifth Floor	634.11	03 Nos. of Residential Units, Lobby, Lift & Staircases
10.	Sixth Floor	630.69	03 Nos. of Residential Units, Balcony, Lobby, Lift & Staircases
11.	Seventh Floor	638.00	02 Nos. of Residential Units, Balcony, Lobby, Lift & Staircases
12.	Eighth Floor	374.35	01 Nos. of Residential Units, Balcony, Lobby, Lift & Staircases
13.	Terrace	42.00	Swimming pool, Lobby, Solar panel, Staircase Head room, Lift Machine room & Overhead Tank.
	Total	7801.82	Total No. of Units = 23
14.	FAR	2.24 < 2.25	
15.	Coverage	26.51% < 55%	

Joint Director of Town Planning (South)
Bruhat Bangalore Mahanagara Palike

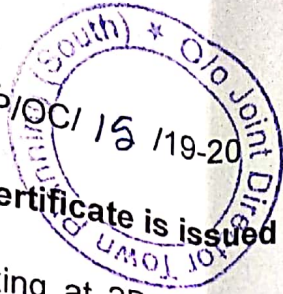
25/6/19

25/6/19

25/6/19



No. JDTP (S)/ ADTP/OC/ 15 /19-20



This Occupancy Certificate is issued subject to the following conditions:

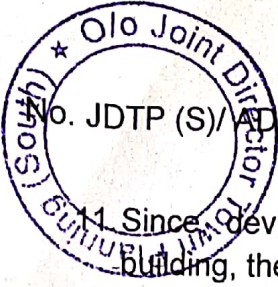
1. The car parking at 2Basement Floors area shall have adequate safety measures. It shall be done entirely at the risk and cost of owner. BBMP will not be responsible for any kind of damage, losses, risks etc., arising out of the same.
2. The structural safety of building will be entirely at the risk 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.
4. 2Basement Floors 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. 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
8. 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.
9. 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.
10. 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.

Joint Director of Town Planning (South)
Bruhat Bangalore Mahanagara Palike

JS
25/6/19

25/6/19

25/6/19



No. JDTP (S)/JDTP/OC/15 /19-20

11. Since deviations have been done from the sanctioned plan while constructing the building, the security deposit is herewith forfeited.
12. 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.
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 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/ 1064/2018 dt: 19-06-2019 Compliance of submissions made in the affidavits and undertaking 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 Occupancy Certificate issued will be withdrawn without any prior notice.

To,
Dr. Y.L. Rajashekar
& Dr. Kirtana Ballakoor,
GPA Holder Sri. T.R. Ramachandra
05, 27th Cross, 6th Main,
3rd Block, Jayanagar,
Bangalore - 560 011.

Joint Director of Town Planning (South)
Bruhat Bangalore Mahanagara Palike

IS
25/6/19

B
25/6/19

25/6/19

6/7/2019