



BRUHAT BANGALORE MAHANAGARA PALIKE

Office of the
Joint Director of Town Planning (South)
MahanagaraPalike Offices
Bangalore. Dated: 27-06-2019

No. JDTP (S)/ ADTP/OC/ 16/19-20

OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for Residential apartment building at BBMP Khata No. 13, 5th Main Road, K.G. Nagara, Ward No. 49 (old No.142), South Zone, Bangalore.

- Ref:** 1) Application for issue of Occupancy Certificate dtd: 28-03-2019.
2) Approval of Commissioner for issue of Occupancy Certificate dtd: 21-05-2019.
3) Modified Plan sanctioned No. JDTP (S)/ LP 53/10-11, dtd: 03-01-2015.
4) Fire Clearance issued by Fire Force and Emergency Department vide No: GBC (1) / 320/2011 dt: 30-11-2018.
5) CFO from KSPCB vide Consent No. PCB/331/CNP /11/H-286 dt: 15-06-2018.

A modified plan was sanctioned for construction of Residential apartment building Tower 1 & 2 consisting 3BF+GF+18 UF vide LP No. **JDTP (S)/ LP 53/10-11**, dtd: 03-01-2015 & Commencement Certificate issued on 09-03-2015.

The Tower 1 & 2 Residential Apartment Building was inspected on dated: 22-04-2019 by the Officers of Town Planning Section for issue of Occupancy Certificate. During inspection, it is observed that, there is a 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: 21-05-2019. Demand note for payment of Compounding fees and Scrutiny Fees of Rs. 11,50,779/- (Rs. Eleven Lakhs Fifty Thousand Seven hundred & seventy nine only), has been paid by the applicant in the form of RE-ifms624-TP /000039 dated 27-06-2019. Whereas, Fee towards Ground Rent & GST the Hon'ble High Court has stayed vide W.P. No. 23227/2019 (LB-BMP) on dt: 12-06-2019. The deviations effected in the building are condoned and regularized. Accordingly, this Occupancy Certificate issued.

Permission is hereby granted to occupy the Tower 1 & 2 Residential Apartment Building 3BF+GF+18 UF Comprising of 134 Dwelling Units for Residential purpose constructed at Property Khata No. 13, 5th Main Road, K.G. Nagara, Ward No. 49 (old No.142), South Zone, Bangalore, with the following details;

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

27/6

27/6

27/6/19



No. JDTP (S)/ADTP/OC/ 16 /19-20

| Sl. No. | Floor Descriptions | Built up Area (in Sqm) | Remarks |
|---------|--------------------------------|------------------------|---|
| 1. | 1 st Basement Floor | 7868.69 | 131 Nos. of Car parking, Electrical rooms, Communication room, Treated water Sump, Fire Sump, Rain water sump, STP sump, Lifts & Staircase. |
| 2. | 2 nd Basement Floor | 7868.69 | 131 Nos. of Car parking, Treated water Sump, Fire Sump, Rain water sump, STP, Lifts & Staircase. |
| 3. | 3 rd Basement Floor | 7868.69 | 131 Nos. of Car parking, Electrical room, Treated water Sump, Fire Sump, Rain water sump, STP, Lifts & Staircase. |
| 4. | Ground Floor | 1994.65 | 04 Nos. of Car parking in surface area, Club House, Amphitheatre, Children's play area, Water Body, Security room, Lifts & Staircase. |
| 5. | First Floor | 2283.07 | 08 Nos. of Residential Units, Balcony, Corridor, Lobbies, Lifts & Staircase. |
| 6. | Second Floor | 2283.07 | 08 Nos. of Residential Units, Balcony, Corridor, Lobbies, Lifts & Staircase. |
| 7. | Third Floor | 2283.07 | 08 Nos. of Residential Units, Balcony, Corridor, Lobbies, Lifts & Staircase. |
| 9. | Fourth Floor | 2283.07 | 08 Nos. of Residential Units, Balcony, Corridor, Lobbies, Lifts & Staircase. |
| 10. | Fifth Floor | 2283.07 | 08 Nos. of Residential Units, Balcony, Corridor, Lobbies, Lifts & Staircase. |
| 11. | Sixth Floor | 2283.07 | 08 Nos. of Residential Units, Balcony, Corridor, Lobbies, Lifts & Staircase. |
| 12. | Seventh Floor | 2283.07 | 08 Nos. of Residential Units, Balcony, Corridor, Lobbies, Lifts & Staircase. |
| 13. | Eighth Floor | 2283.07 | 08 Nos. of Residential Units, Balcony, Corridor, Lobbies, Lifts & Staircase. |
| 14. | Ninth Floor | 2283.07 | 08 Nos. of Residential Units, Balcony, Corridor, Lobbies, Lifts & Staircase. |
| 15. | Tenth Floor | 2283.07 | 08 Nos. of Residential Units, Balcony, Corridor, Lobbies, Lifts & Staircase. |
| 16. | Eleventh Floor | 2283.07 | 08 Nos. of Residential Units, Balcony, Corridor, Lobbies, Lifts & Staircase. |
| 17. | Twelfth Floor | 2283.07 | 08 Nos. of Residential Units, Balcony, Corridor, Lobbies, Lifts & Staircase. |
| 18. | Thirteenth Floor | 2283.07 | 08 Nos. of Residential Units, Balcony, Corridor, Lobbies, Lifts & Staircase. |
| 19. | Fourteenth Floor | 2283.07 | 08 Nos. of Residential Units, Balcony, Corridor, Lobbies, Lifts & Staircase. |
| 20. | Fifteenth Floor | 2293.20 | 08 Nos. of Residential Units, Balcony, Corridor, Lobbies, Lifts & Staircase. |
| 21. | Sixteenth Floor | 2249.39 | 06 Nos. of Residential Units, Balcony, Corridor, Lobbies, Lifts & Staircase. |
| 22. | Seventeenth Floor | 2293.20 | 07 Nos. of Residential Units, Balcony, Corridor, Lobbies, Lifts & Staircase. |

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

[Signature]
27/6/19

27/6/19

27/6

[Signature]
27/6/19

16/11/19



| | | | |
|-----|------------------|---------------|---|
| 23. | Eighteenth Floor | 2070.87 | 01 Nos. of Residential Units, Balcony, Corridor, Lobbies, Lifts & Staircase. |
| 24. | Terrace | 136.93 | Swimming pool, Staircase Head room, Lifts Machine room, Overhead Tank & Solar Equipment |
| | Total | 66607.33 | Total No. of Units = 134 |
| 24. | FAR | 3.807 | |
| 25. | Coverage | 18.00% | |

This Occupancy Certificate is issued subject to the following conditions:

1. The car parking at 3Basement Floors and part of surface 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. 3Basement Floors and part of 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. 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.

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



No. JDTP (S)/ ADTP/OC/ 16 /19-20

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.
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. GBC (1) / 320/2011 dt: 30-11-2018, CFO from KSPCB vide Consent No. PCB / 331 / CNP /11/H-286 dt: 15-06-2018 and Compliance of submissions made in the affidavits and undertaking filed to this office.
16. The owner should abide to the outcome result of the Hon'ble High Court W.P. No. 23227/2019 (LB-BMP) towards Ground Rent and GST.
17. Existing road and drain in front of the property should be maintained as per the Modified Plan sanction condition No. 41, should be strictly adhered to.
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 Town Planning (South)
Bruhat Bangalore Mahanagara Palike

To

M/s. Machani Ramesh Heritage Pvt. Ltd.,
(Formerly known as M/s. Stumpp, Schuele & Somappa Pvt. Ltd.,)
139/2, Hosur Road,
Koramangala, Bangalore.

Copy to:

- 1) JC (South)/ EE / ARO / AEE (Kempegowda Nagar) for information and n/a

Received
27/6/19

o/c

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

27/6

27/6/19

27/6

27/6/19