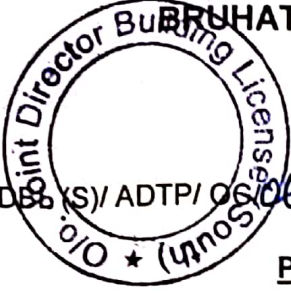




# BRUHAT BANGALORE MAHANAGARA PALIKE



No. JDB(S)/ADTP/06/20-21

Office of the  
Joint Director, Building Licence (South)  
MahanagaraPalike Offices  
Bangalore. Dated: 18-06-2020

## PARTIAL OCCUPANCY CERTIFICATE

O/C

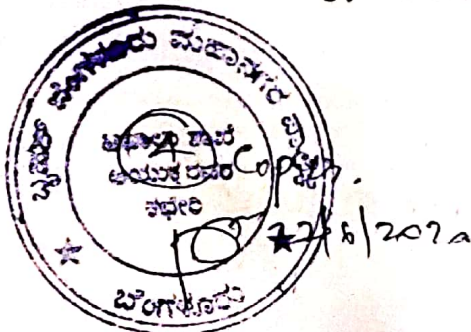
**Sub:** Issue of Occupancy Certificate for Bldg. 1 (Block A, B & C with Club House) Residential Apartment Building at Khatha No. 1856, Sy. No. 53/1-394, Gubballa Village, Uttarahalli Hobli, Bommanahalli Zone, Ward No. 184, Bangalore.

- Ref:**
- 1) Application for issue of Occupancy Certificate dt: 07-02-2020.
  - 2) Approval of Commissioner for issue of Occupancy Certificate dt: 22-05-2020.
  - 3) Plan sanctioned No. BBMP/Addl.Dir/JD SOUTH/LP/0045/16-17, dt: 16-12-2016.
  - 4) Fire Clearance issued by Fire Force and Emergency Department vide No: Docket No. KSFES / CC / 153/2020 dt: 26-02-2020.
  - 5) CFO from KSPCB vide Consent No. W-318430 PCB ID: 85453 dt: 17-06-2020.

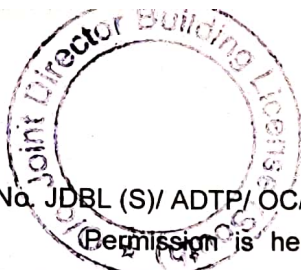
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The plan was sanctioned for construction of Residential Apartment Building consisting Bldg. 1 (Block A, B & C with Club House) – 2B+G+13 UF Bldg. 2 (Block D, E & F joined together) – 2B+G+13 UF vide LP No. BBMP/Addl.Dir/JD SOUTH/LP/0045/16-17, dt: 16-12-2016 & Commencement Certificate issued for Building 1 on 04-04-2018 and Building 2 on 02-01-2020.

The Bldg. 1 (Block A, B & C with Club House) Residential Apartment Building was inspected on dated: 28-04-2020 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: 22-05-2020 vide mentioned at ref. (2). Payment of Compounding Fees, Scrutiny Fees works out to Rs. 21,06,000/- (Rs. Twenty One Lakhs Six Thousand only), has been paid by the applicant in the form of RE-ifms624-TP/000004 dated: 30-05-2020. The deviations effected in the building are condoned and regularized. Accordingly this Occupancy Certificate is issued.



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No. JDBL (S)/ ADTP/ OC/06/20-21

Permission is hereby granted to occupy the Bldg. 1 (Block A, B & C with Club House) 2BF+GF+13 UF for Residential Apartment Building comprising of 248 Dwelling units + 3 Guest Room Residential purpose constructed at Property No. 1856, Sy. No. 53/1-394, Gubballa Village, Uttarahalli Hobli, Bommanahalli Zone, Ward No. 184, Bangalore, with the following details;

Sl. No.	Floor Descriptions	Built up Area (in Sqm)	Remarks
1.	Upper Basement Floor	0.00	124 Nos. of Car parking, Lift lobby, UGT pump room, Filtration room, Lift & Staircases.
2.	Lower Basement Floor	0.00	104 Nos. of Car parking, Lift lobby, Electrical panel room, Drivers toilet, Communication room Lift & Staircases.
3.	Ground Floor	2399.54	15 Nos. of Car parking in Surface areas, 18 No. of Residential Units, Creche, Lift lobby, Corridor, Lift & Staircases.
4.	First Floor	2395.18	18 No. of Residential Units, Lift lobby, Corridor, Lift & Staircases.
5.	Second Floor	2395.18	18 No. of Residential Units, Lift lobby, Corridor, Lift & Staircases.
6.	Third Floor	2504.76	17 No. of Residential Units, Multipurpose hall, Squash court, Pantry, Badminton court and Toilets, Lift Lobby, Corridor, Lifts & Staircases
7.	Fourth Floor	2479.40	17 No. of Residential Units, Toilets and Gymnasium, Lifts & Staircases
8.	Fifth Floor	2478.60	17 No. of Residential Units, Corridor, Lobby, Indoor games area, Lifts & Staircases
9.	Sixth Floor	1960.05	17 No. of Residential Units + 3 Guest Room, Lifts & Staircases
10.	Seventh Floor	1798.37	18 No. of Residential Units, Lift Lobby, Corridor, Lifts & Staircases
11.	Eighth Floor	1887.31	18 No. of Residential Units, Lift Lobby, Corridor, Lifts & Staircases
12.	Ninth Floor	1888.91	18 No. of Residential Units, Lift Lobby, Corridor, Lifts & Staircases
13.	Tenth Floor	1888.91	18 No. of Residential Units, Lift Lobby, Corridor, Lifts & Staircases
14.	Eleventh Floor	1798.40	18 No. of Residential Units, Lift Lobby, Corridor, Lifts & Staircases
15.	Twelveth Floor	1865.71	18 No. of Residential Units, Lift Lobby, Corridor, Lifts & Staircases
16.	Thirteenth Floor	1826.71	18 No. of Residential Units, Lift Lobby, Corridor, Lifts & Staircases
17.	Terrace	196.45	Lift machine room & Staircase Head room, OHT
	<b>Total</b>	<b>29763.46</b>	<b>Total No. of Units = 248 Nos. + 3 Guest room</b>
18.	<b>FAR</b>	<b>1.309</b>	
19.	<b>Coverage</b>	<b>12.38%</b>	

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No. JBBL (S)/ ADTP/ OC/10/20-21

This Occupancy Certificate is issued subject to the following conditions:

1. The car parking at 2Basement Floors and 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. 2Basement Floors 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. 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.
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.

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