




BRUHAT BANGALORE MAHANAGARAPALIKE

Office of the
Joint Director, Building Licence (South)
Mahanagara Palike Offices
Bangalore. Dated: 07-08-2020

No. JDBL (S)/ ADBL/ OC/ | | /2020-21

PARTIAL OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for Residential Row House Building (Group Housing) for Building 1, 4, 5, 7, 8, 9, 10 & 11 at BBMP Khata No.31/31, Kammanahalli Village, Begur Hobli, Ward No. 192, Bangalore.

Ref: 1) Application for issue of Occupancy Certificate dt: 27-04-2020.

2) Approval of Commissioner for issue of Occupancy Certificate dt: 15-05-2020.

3) Plan sanctioned No. BBMP/Addl. Dir/ JD South/0173/14-15 dt: 10-11-2014.

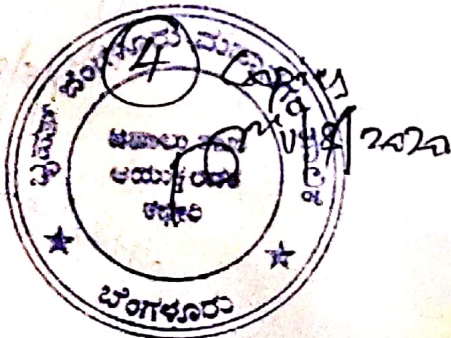
4) CFO from KSPCB vide Consent No. AW – 318474 PCB: ID 86200 dt: 19-06-2020.

The plan was sanctioned for construction of Residential Row House Building (Group Housing) for Building 1 to 20 consisting GF+2 UF vide LP No. BBMP/Addl. Dir/ JD South/0173/14-15 dt: 10-11-2014 and Commencement Certificate issued for Building 4, 7, 8, 9, 10 & 11 on 21-05-2016.

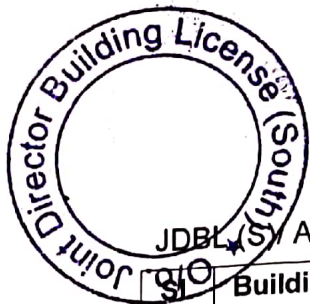
The Residential Row House Building (Group Housing) was inspected on dated: 04-05-2020 by the Officers of Town Planning Section for issue of Occupancy Certificate. During inspection, it is observed that, there is deviation in construction with reference to the sanctioned plan which is within the limits of regularization as per Bye-laws. The proposal for the issuance of Occupancy Certificate for the Residential Row House Building (Group Housing) was approved by the Commissioner on dt: 15-05-2020. Demand note for payment of Compounding fees and Scrutiny Fees of Rs. 4,23,376/- (Rs. Four Lakhs Twenty Three Thousand Three Seventy six only), excluding Ground Rent, GST of 50% Fees as per the Hon'ble High Court Interim Order vide W.P No. 7895/2020 (LB-BBMP) dated: 16-06-2020 paid by the applicant in the form of RE-ifms624-TP/000024 dated: 08-07-2020. The deviations effected in the building are condoned and regularized. Accordingly this Occupancy Certificate is issued.

Permission is hereby granted to occupy the Building 1, 4, 5, 7, 8, 9, 10 & 11 for Residential Row House Building (Group Housing) Consisting of GF+2 UF for comprising of 115 units (including 15 EWS units) for Residential purpose constructed at Property Khata No.31/31, Kammanahalli Village, Begur Hobli, Ward No. 192, Bangalore with the following details:

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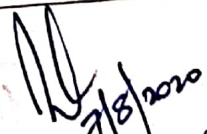


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Sl No.	Building no:	Floor Descriptions	Built up area (Sqm)	Uses and other details
1	Building 1	Ground floor	324.15	2 nos of Residential units, 4 nos of covered parking, entrance foyer, Entrance lobby, Living & dining, Bedrooms, Dressing area, Family room, Kitchen, Utility, Sitouts, Balconies, Toilets, Maids room, Maids toilet, Staircase, Open terrace.
		First floor	241.47	
		2nd floor	31.45	
2	Building 4	Ground floor	2236.46	15 nos of Residential units, 5 nos of EWS units, 30 nos of covered parking, Entrance foyer, Entrance lobby, Living & dining, Bedrooms, Dressing area, Family room, Kitchen, Utility, Sitouts, Balconies, toilets, Powder room, Maids room, Maids toilet, Staircase, Party hall, Open terrace.
		First floor	1797.79	
		2nd floor	314.93	
3	Building 5	Ground floor	1468.31	11 nos of Residential units, 1 no. of EWS unit, 22 nos of covered parking, Entrance foyer, Entrance lobby, Living & dining, Bedrooms, Dressing area, Family room, Kitchen, Utility, sitouts, Balconies, toilets, Powder room, Maids room, Maids toilet, Staircase, Party hall, Open terrace.
		First floor	1166.53	
		2nd floor	192.56	
4	Building 7	Ground floor	1670.89	11 nos of Residential units, 3 nos. of EWS units, 22 nos of covered parking, Entrance foyer, Entrance lobby, Living & dining, Bedrooms, Dressing area, Family room, Kitchen, Utility, Sitouts, Balconies, toilets, Powder room, Maids room, Maids toilet, Staircase, Party hall, Open terrace.
		First floor	1288.88	
		2nd floor	202.84	
5	Building 8	Ground floor	2959.12	20 nos of Residential units, 4 nos. of EWS units, 40 nos of covered parking, Entrance foyer, Entrance lobby, Living & dining, Bedrooms, Dressing area, Family room, Kitchen, Utility, Sitouts, Balconies, toilets, Powder room, Maids room, Maids toilet, Staircase, Party hall, Open terrace.
		First floor	2293.22	
		2nd floor	363.84	
6	Building 9	Ground floor	2967.41	25 nos of Residential units, 50 nos of covered parking, Entrance foyer, Entrance lobby, Living & dining, Bedrooms, Dressing area, Family room, Kitchen, Utility, Sitouts, Balconies, Toilets, Maids room, Maids toilet, Staircase, Party hall, Open terrace.
		First floor	2484.91	
		2nd floor	452.52	
7	Building 10	Ground floor	535.52	3 nos of Residential units, 2 nos of EWS units, 6 nos of covered parking, Entrance foyer, Entrance lobby, Living & dining, Bedrooms, Dressing area, Family room, Kitchen, Utility, Sitouts, Balconies, toilets, Powder room, Maids room, Maids toilet, Staircase, Party hall, Open terrace.
		First floor	438.61	
		2nd floor	83.17	


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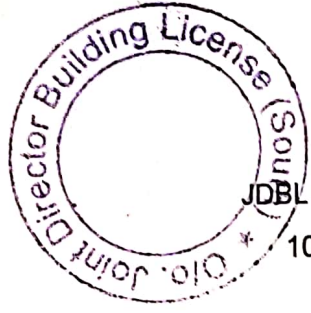
8	Building 11	Ground floor	1854.29	13 nos of Residential units, 26 nos of covered parking, Entrance foyer, Entrance lobby, Living & dining, Bed rooms, Dressing area, Family room, Kitchen, Utility, Sitouts, Balconies, Toilets, Powder room, Maids room, Maids toilet, Staircase, Party hall, Open terrace.
		First floor	1439.47	
		2nd floor	215.2	
9	Miscellaneous			82 nos of surface parkings, UG sumps, STP, OWC, DG, Transformer yards, Entrance portal, Security cabin, Culverts, landscape features.
10	Total built up area for buildings - 1,4,5,7,8,9,10,11		27023.54	

This Occupancy Certificate is issued subject to the following conditions:

1. The car parking at Ground Floor & 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. The owner / applicant 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. Ground Floor & Surface area reserved for parking should be used for parking purpose only as per as built plan.
5. Footpath 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 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 herewith forfeited.
8. Owner shall make his own arrangements to dispose off the debries / garbage after segregating it into organic & in-organic waste generated from the building. Suitable arrangements & organic convertor should be installed & maintained by the owner / Residence Welfare Association himself to transport & dump the segregated wastes in consultation with the BBMP Zonal Health Officer.
9. All the rain water and waste water generated from the usage shall be pumped into the rain water harvesting pits and used for landscaping.

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10. Garbage originating from building shall be segregated into organic & in-organic waste & should be processed in the re-cycling unit of suitable capacity i.e., organic waste convertor to be installed at site for its reused / disposal.
11. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws-31) of Building bye-laws 2003 shall be ensured.
12. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
13. The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-law 2016.
14. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
15. The Applicant should abide by the undertaking to pay the balance Betterment Charges (2nd & 3rd instalment) before obtaining the Final Occupancy Certificate.
16. The Applicant should abide by the undertaking submitted on 03-07-2020 to follow the Final orders of the Hon'ble High Court in W.P. No. 7895/2020 (LB-BBMP) towards the payment of excluding Ground Rent & GST of 50% Fees.
17. Occupancy Certificate is subject to conditions laid out in the CFO from KSPCB vide No. AW-318474 PCB: ID 86200 dt: 19-06-2020 Compliance of submissions made in the affidavits and undertaking filed to this office.
18. The Applicant / Owner / Developer shall plant one tree for a) sites measuring 180 Sqm upto 240 Sqm b) minimum of two trees for sites measuring with more than 240 Sqm. c) One tree for every 240 Sq.m of FAR area as part thereof in case of Apartment / group housing / multi dwelling unit/development plan.
19. 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, Building Licence (South)
Bruhat Bangalore Mahanagara Palike

To

Sri. Raja Udayashankar & Others
Rep. by M/s. Puravankara Projects Ltd.,
130/1, Ulsoor Road,
Bangalore-560 042.

Copy to:

1. JC (Bommanahalli)/ EE / ARO /AEE (Begur) for information and n/a.

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