

BRUHAT BANGALORE MAHANAGARA PALIKE

Office of the
Joint Director, Building Licence (South)
MahanagaraPalike Offices
Bangalore. Dated: 13-10-2020

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

PARTIAL OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for Tower 1 Residential Apartment Building at Khatha No. 1113, Sy. No. 12/2A, 12/2B, Sarakki Village, J.P. Nagar 5th Phase, Arakere Sub-division, Ward No. 186, Bangalore.

- Ref:**
- 1) Application for issue of Occupancy Certificate dt: 15-07-2020.
 - 2) Approval of Commissioner for issue of Occupancy Certificate dt: 27-08-2020.
 - 3) Modified Plan sanctioned No.BBMP/Addl.Dir/JD SOUTH/LP/0423/12-13 dt:26-08-14.
 - 4) Fire Clearance issued by Fire Force and Emergency Department vide No: Docket No. KSFES / CC / 344/2020 dt: 19-08-2020.
 - 5) CFO from KSPCB vide Consent No. W-319733 PCB ID: 86528 dt: 21-08-2020.

The Modified Plan was sanctioned for construction of Residential Apartment Building consisting Tower 1 & 3 - 2B+G+19 UF, Tower 2 - 2B+G+21 UF, Club House - G+1 UF vide LP No. BBMP/Addl.Dir/JD SOUTH/LP/0423/12-13, dt: 26-08-2014 & Commencement Certificate issued on 14-09-2016.

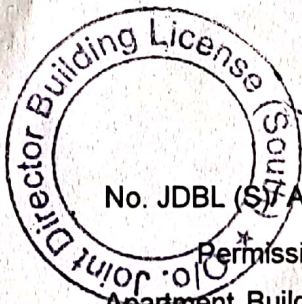
The Tower 1 Residential Apartment Building was inspected on dated: 24-07-2020 by the Officers of Town Planning Section for issue of Partial Occupancy Certificate. During inspection, it is observed that, there is deviation in construction with reference to the sanctioned plan which is within the limits of regularization as per Bye-laws. The proposal for the issuance of Partial Occupancy Certificate for the Residential Apartment Building was approved by the Commissioner on dated: 27-08-2020 vide mentioned at ref. (2). Payment of Compounding Fees, Scrutiny Fees works out to Rs. 15,64,000/- (Rs. Fifteen Lakhs Sixty Four Thousand only), excluding Ground Rent Fees as per the Hon'ble High Court Order vide 10452/2020 (LB-BBMP) on dt: 29-09-2020 has been paid by the applicant in the form of RE-ifs624-TP /000051 dated 08-10-2020. The deviations effected in the building are condoned and regularized. Accordingly, this Occupancy Certificate issued.

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Permission is hereby granted to occupy the Tower 1 - 2BF+GF+19 UF for Residential Apartment Building comprising of 80 Dwelling units Residential purpose constructed at Property No. 1113, Sy. No. 12/2A, 12/2B, Sarakki Village, J.P. Nagar 5th Phase, Arakere Sub-division, Ward No. 186, Bangalore, with the following details;

TOWER - 1

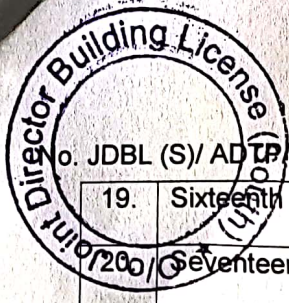
Sl. No.	Floor Descriptions	Built up Area (in Sqm)	Remarks
1.	Upper Basement Floor	0.00	85 Nos. of Car parking, Lift lobby, UGT pump room, Filtration room, Lift & Staircases.
2.	Lower Basement Floor	0.00	91 Nos. of Car parking, Lift lobby, Electrical panel room, Drivers toilet, Communication room Lift & Staircases.
3.	Ground Floor	881.951	04 No. of Residential Units, Lift lobby, Corridor, Lift & Staircases.
4.	First Floor	963.181	04 No. of Residential Units, Lift lobby, Corridor, Lift & Staircases.
5.	Second Floor	963.857	04 No. of Residential Units, Lift lobby, Corridor, Lift & Staircases.
6.	Third Floor	963.181	04 No. of Residential Units, Lift lobby, Corridor, Lift & Staircases.
7.	Fourth Floor	963.857	04 No. of Residential Units, Lift lobby, Corridor, Lift & Staircases.
8.	Fifth Floor	963.181	04 No. of Residential Units, Lift lobby, Corridor, Lift & Staircases.
9.	Sixth Floor	963.857	04 No. of Residential Units, Lift lobby, Corridor, Lift & Staircases.
10.	Seventh Floor	963.181	04 No. of Residential Units, Lift lobby, Corridor, Lift & Staircases.
11.	Eighth Floor	963.857	04 No. of Residential Units, Lift lobby, Corridor, Lift & Staircases.
12.	Ninth Floor	963.181	04 No. of Residential Units, Lift lobby, Corridor, Lift & Staircases.
13.	Tenth Floor	963.857	04 No. of Residential Units, Lift lobby, Corridor, Lift & Staircases.
14.	Eleventh Floor	963.181	04 No. of Residential Units, Lift lobby, Corridor, Lift & Staircases.
15.	Twelveth Floor	963.857	04 No. of Residential Units, Lift lobby, Corridor, Lift & Staircases.
16.	Thirteenth Floor	963.181	04 No. of Residential Units, Lift lobby, Corridor, Lift & Staircases.
17.	Fourteenth Floor	963.857	04 No. of Residential Units, Lift lobby, Corridor, Lift & Staircases.
18.	Fifteenth Floor	963.181	04 No. of Residential Units, Lift lobby, Corridor, Lift & Staircases.

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19.	Sixteenth Floor	963.857	04 No. of Residential Units, Lift lobby, Corridor, Lift & Staircases.
20.	Seventeenth Floor	963.181	04 No. of Residential Units, Lift lobby, Corridor, Lift & Staircases.
21.	Eighteenth Floor	923.011	04 No. of Residential Units, Lift lobby, Corridor, Lift & Staircases.
22.	Nineteenth Floor	882.321	04 No. of Residential Units, Lift lobby, Corridor, Lift & Staircases.
23.	Terrace	107.740	Lift machine room & Staircase Head room, OHT
	Total	19174.51	Total No. of Units = 80 Nos.
24.	FAR	1.229	
25.	Coverage	7.45%	

This Occupancy Certificate is issued subject to the following conditions:

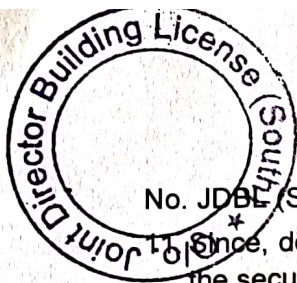
1. The car parking at 2Basement Floor area shall have adequate safety measures. It shall be done entirely at the risk and cost of owner. BBMP will not be responsible for any kind of damage, losses, risks etc., arising out of the same.
2. The structural safety of building will be entirely at the risk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

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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 / 344/2020 dt: 19-08-2020 and CFO from KSPCB vide No. W-319733 PCB ID: 86528 dt: 21-08-2020 Compliance of submissions made in the affidavits and undertaking filed to this office.
16. The owner should abide to the Final orders of the Hon'ble High Court W.P. No. 10452/2020 (LB-BBMP) towards the payment of Ground Rent, GST, Licence Fee and Scrutiny Fee as per the undertaking submitted on 08-10-2020.
17. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
18. The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-law 2016.
19. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
20. The Applicant / Owner / Developer shall plant one tree for every 240 Sq.m of FAR area as part thereof in case of Apartment / group housing / multi dwelling unit/development plan.
21. Overall common Lower and Upper Basement Built up area will be consider and calculate at the time of issue of Final Occupancy Certificate for Tower 2 & 3.
22. 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 MahanagaraPalike

To
M/s. Total Environment Living Spaces Pvt. Ltd.,
Rep. by Sri. Kamal Sagar
78, Imagine, EPIP Zone, ITPL Main Road,
White Field, Bangalore – 560 066.

Copy to:

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

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