

BRUHAT BANGALORE MAHANAGARA PALIKE

No. JDTP (S)/ ADTP/OC/34/20-21

Office of the
Joint Director of Town Planning (South)
MahanagaraPalike Offices
Bangalore. Dated: 18-01-2021

FINAL OCCUPANCY CERTIFICATE

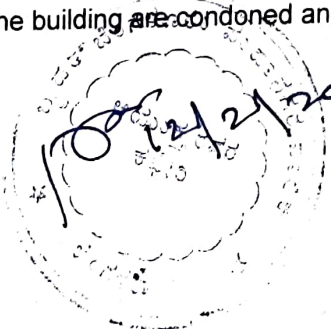
Sub: Issue of Occupancy Certificate for Block B Wing 1 for Residential apartment building at BBMP Khatha No. 320, 320/5 (PID No. 41-1-320), Mysore Road, Galli Anjaneya Temple, Ward No. 158, Bangalore.

- Ref:** 1) Application for issue of Partial Occupancy Certificate dt: 12-08-2020.
2) Approval of Commissioner for issue of Occupancy Certificate dt: 05-10-2020 & 08-01-2021.
3) Plan sanctioned No. BBMP/Addl.Dir/JD South/LP/0071/13-14, dt: 24-11-2014.
4) Fire Clearance issued by Fire Force and Emergency Department vide No: GBC (1) 558 / 2012 dt: 31-07-2020.
5) CFO from KSPCB vide Consent No. PCB / 428 / CNP / 12/11-107 dt: 27-04-2018.

Building plan was sanctioned for construction of Residential apartment building consisting of Block A & B - BF+GF+13 UF vide LP No. **BBMP/Addl.Dir/ JD South/ LP 0071/13-14** dt: **24-11-2014** & Commencement Certificate issued for Block A on 31-07-2015, Block B Wing 2 on 22-10-2016, Block B Wing 1 on 15-10-2018 and Occupancy Certificate issued for Block A Wing 1 & 2 - B+G+13 UF issued on 30-07-2018 & Block B Wing 2 issued on 31-07-2019.

The Block B Wing 1 for Residential Apartment Building was inspected on dated: 14-08-2019 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 Block B Wing 1 for the Residential Apartment Building was approved by the Commissioner on dated: 05-10-2020 & 08-01-2021. Demand note for payment of Ground Rent, GST and Scrutiny Fees of Rs. 1,02,53,000/- (Rs. One Crore Two Lakhs Fifty Three thousand only) has been paid by the applicant in the form of RE-ifms624-TP/000085 dated 18-01-2021. The deviations effected in the building are condoned and regularized. Accordingly, this Occupancy Certificate is issued.

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Permission is hereby granted to occupy the Block B Wing 1 for Residential Apartment Building Consisting of BF+GF+13 UF Comprising of 108 Dwelling Units Residential purpose constructed at Property Khatha No. 320, 320/5 (PID No. 41-1-320), Mysore Road, Galli Anjaneya Temple, Ward No. 158, Bangalore, with the following details;

Sl. No.	Floor Descriptions	Built up Area (in Sqm)	Remarks
1.	Basement Floor	3542.18	105 Nos. of Car parking, STP, Lift & Staircases.
2.	Ground Floor	1078.33	11 Nos. of Car parking, 53 Nos. of Car parking in surface area, 04 Nos. of Residential Units, Transformer Yard, Gas Bank, Lobby, Lift & Staircases.
3.	First Floor	957.31	08 Nos. of Residential Units, Lobby, Lift & Staircases
4.	Second Floor	1000.66	08 Nos. of Residential Units, Lobby, Lift & Staircases
5.	Third Floor	1000.40	08 Nos. of Residential Units, Lobby, Lift & Staircases
6.	Fourth Floor	1000.01	08 Nos. of Residential Units, Lobby, Lift & Staircases
7.	Fifth Floor	1000.01	08 Nos. of Residential Units, Lobby, Lift & Staircases
8.	Sixth Floor	1000.40	08 Nos. of Residential Units, Lobby, Lift & Staircases
9.	Seventh Floor	1000.01	08 Nos. of Residential Units, Lobby, Lift & Staircases
10.	Eighth Floor	1000.01	08 Nos. of Residential Units, Lobby, Lift & Staircases
11.	Nineth Floor	1000.40	08 Nos. of Residential Units, Lobby, Lift & Staircases
12.	Tenth Floor	1000.01	08 Nos. of Residential Units, Lobby, Lift & Staircases
13.	Eleventh Floor	1000.01	08 Nos. of Residential Units, Lobby, Lift & Staircases
14.	Twelfth Floor	1000.40	08 Nos. of Residential Units, Lobby, Lift & Staircases
15.	Thirteenth Floor	1000.01	08 Nos. of Residential Units, Lobby, Lift & Staircases
16.	Terrace	40.61	Solar panel, Staircase Head room, Lift Machine room, Overhead Tank
	Total	17620.76	Total No. of Units = 108
17.	FAR	0.73	
18.	Coverage	5.87%	

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This Occupancy Certificate is issued subject to the following conditions:

1. The car parking at Basement, 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. 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. Basement, Ground & 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. The Final Occupancy Certificate is issued for Block B Wing 1 only. The previous Occupancy Certificate is issued before and same may be verified as per the Blocks.
6. Footpath and road side drain in front of the building should be maintained in good condition.
7. 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).
8. 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.
9. 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.
10. 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.
11. 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.
12. Since, deviations have been done from the sanctioned plan while constructing the building, the security deposit is herewith forfeited.

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13. 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.
14. All the rain water and waste water generated from the usage shall be pumped into the rain water harvesting pits and used for landscaping.
15. 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.
16. This Occupancy Certificate is subject to conditions laid out in the Clearance Certificate issued from Fire Force Department vide No. GBC (1) 558 / 2012 dt: 31-07-2020, CFO from KSPCB vide Concent No. PCB / 428 / CNP / 12/11-107 dt: 27-04-2018 and Compliance of submissions made in the affidavits and undertaking filed to this office.
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 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. 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 MahanagaraPalike

To
M/s. Pride & Expert Properties Pvt. Ltd.,
Rep. by Sri. B.R. Ravindra, Director
901, 9th Floor, Pride Hulkul
116, Lalbagh Road, Bangalore – 560 027.

Copy to:

2) JC (South)/ EE (Vijayanagar) / ARO / AEE (Galli Anjaneya Temple) for information and n/a.

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