



BANGALORE MAHANAGARA PALIKE

Office of the
Joint Director, Town Planning (South)
Mahanagara Palike Offices
Bangalore. Dated: 20-02-2021



No. JDTP (S) ADTP/OC/42/2020-21

OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for Non Residential IT / BT Industrial and Residential Apartment Building at BBMP PID No. 10-1-25/3-2, Industrial Suburb, Mahalakshmi Layout, Ward No. 44, Bangalore.

Ref: 1) Application for issue of Occupancy Certificate dt: 08-02-2018.

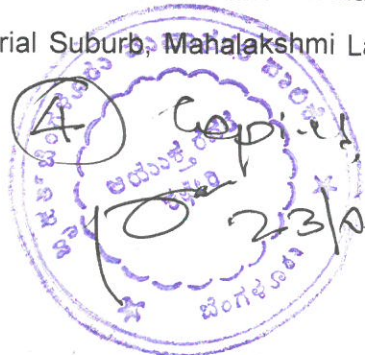
2) Approval of Commissioner for issue of Occupancy Certificate dt: 21-01-2019.

3) Plan sanctioned No. BBMP/Addl.Dir/JD South/0638/13-14 dt: 06-04-2015.

The plan was sanctioned for construction of Non Residential IT / BT Industrial and Residential Apartment Building consisting 2BF+GF+4 UF vide LP No. **BBMP/Addl.Dir/JD South/0638/13-14** dt: 06-04-2015. The Commencement Certificate issued on 26-11-2015.

The Non Residential IT / BT Industrial and Residential Apartment Building was inspected on dated: 30-11-2018 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 dt: 21-01-2019. Payment of Compounding Fees, Scrutiny Fees works out to Rs. 33,24,000/- (Rs. Thirty Three Lakhs Twenty four Thousand only), excluding Ground Rent & GST fees as per the Hon'ble High Court Interim Order vide W.P No. 14277/2020 (LB-BMP) dt: 08-12-2020 works out to Rs. 25,79,000/- (Rs. Twenty Five Lakhs Seventy Nine Thousand only), which has been paid by the applicant in the form of RE-ifms624-TP/000095 dt: 06-02-2021. The deviations effected in the building are condoned and regularized. Accordingly, this Occupancy Certificate is issued.

Permission is hereby granted to occupy the Non Residential IT / BT Industrial and Residential Apartment Building Consisting of 2BF+GF+4UF comprising of 14 Dwelling units Non Residential IT / BT Industrial and Residential purpose constructed at Property PID No. 10-1-25/3-2, Industrial Suburb, Mahalakshmi Layout, Ward No. 44, Bangalore with the following details;

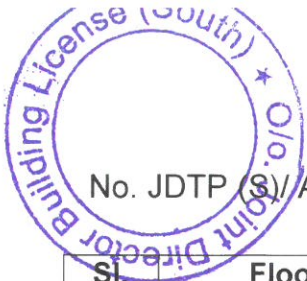


20/2/2021 PTO

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Sl. No.	Floor Descriptions	Built up Area (in Sqm)	Remarks
1.	Lower Basement Floor	1065.20	27 Nos. of Car parking, STP, Lifts & Staircase
2.	Upper Basement Floor	1065.20	25 Nos. of Car parking, Sump, Electrical room, Lifts & Staircase
3.	Ground Floor	645.05	Office Space, 02 No. of Residential Units, Ramp, Transformer Yard, Lobby, Lifts & Staircase
4.	First Floor	714.95	Office Space, 03 No. of Residential Units, Balconies, Lobby, Lifts & Staircase
5.	Second Floor	723.90	Office Space, 03 No. of Residential Units, Balconies, Lobby, Lifts & Staircase
6.	Third Floor	713.22	Office Space, 03 No. of Residential Units, Balconies, Lobby, Lifts & Staircase
7.	Fourth Floor	723.90	Office Space, 03 No. of Residential Units, Balconies, Lobby, Lifts & Staircase
8.	Terrace	44.43	Staircase Head room, Lifts Machine room & Overhead Tank & Solar Equipment
	Total	5695.85	Total No. of Units = 14 Nos.
9.	FAR	2.35	
10.	Coverage	43.30%	

This Occupancy Certificate is issued subject to the following conditions:

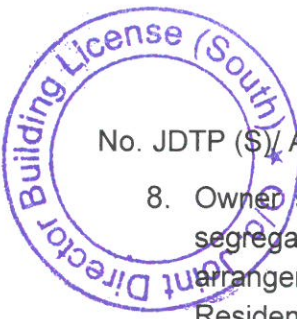
1. The car parking at 2Basement Floors area shall have adequate safety measures. It shall be done entirely at the risk and cost of owner. BBMP will not be responsible for any kind of damage, losses, risks etc., arising out of the same.
2. The structural safety of building will be entirely at the risk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

Joint Director, Town Planning (South)
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8. Owner shall make his own arrangements to dispose off the debris / 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.
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 reuse / 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 owner should abide to the Final orders of the Hon'ble High Court 14277/2020 (LB-BMP) dt: 08-12-2020 towards the payment of Ground Rent, GST, Levy charges & 50% of Licence & Scrutiny fees as per the undertaking submitted on 06-02-2021.
16. 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.
17. In case of any false information, misrepresentation of facts, or pending court cases, the Occupancy Certificate shall be deemed to be cancelled.

On default of the above conditions the Occupancy Certificate issued will be withdrawn without any prior notice.

Sd/-

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

To
Sri. N. Nath Rao and N.V. Ashok Kumar
Rep. by M/s. Rathod Developers
Rep. by Kiran Rathod
25/3, 1st Stage, Industrial Sub-urb
Yeshwanthapur, Bangalore – 560 022.

Copy to:

01. JC (West)/ EE/ ARO /AEE (Mahalakshmi Layout) for information and n/a

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

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