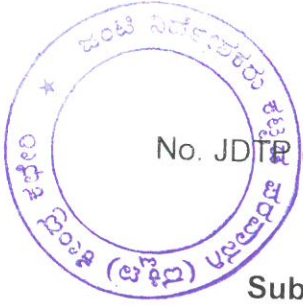




# BANGALORE MAHANAGARA PALIKE

Office of the  
Joint Director, Town Planning (South)  
Mahanagara Palike Offices  
Bangalore. Dated: 05-03-2021



No. JDTP (S)/ ADTP/ OC/ 44/2020-21

## OCCUPANCY CERTIFICATE

**Sub:** Issue of Occupancy Certificate for Residential Apartment Building at BBMP Khata No. Sy. No. 48/2, Khata No. 2673, Valagerahalli Village, Kengeri Hobli, Ward No. 130, Rajajeshwarinagar Zone, Bangalore.

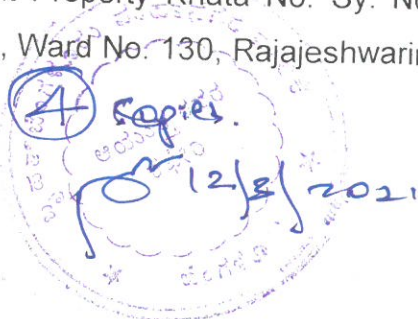
- Ref:**
- 1) Application for issue of Occupancy Certificate dt: 05-03-2020.
  - 2) Approval of Commissioner for issue of Occupancy Certificate dt: 05-10-2020.
  - 3) Plan sanctioned No. BBMP/Addl.Dir/JD South/0162/14-15 dt: 03-01-2015.
  - 4) CFO from KSPCB vide Consent No. AW-319781 PCB ID : 87581 dt: 26-08-2020.

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The plan was sanctioned for construction of Residential Apartment Building consisting BF+GF+4 UF vide LP No. **BBMP/Addl.Dir/JD South/0162/14-15** dt:03-01-2015.

The Residential Apartment Building was inspected on dated: 11-09-2020 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 dt: 05-10-2020. Payment of Compounding Fees, Commencement Certificate fees with penalty, Scrutiny Fees works out to Rs. 99,79,000/- (Rs. Ninety Nine Lakhs Seventy Nine Thousand only), excluding Ground Rent, GST Fee, Licence Fee & Scrutiny fees as per the Hon'ble High Court Order vide 12375/2020 (LB-BMP) dt: 05-11-2020 works out to Rs. 66,09,000/- (Rs. Sixty Six Lakhs Nine Thousand only), which has been paid by the applicant in the form of RE-ifms624-TP/000065 dt: 30-11-2020. The deviations effected in the building are condoned and regularized. Accordingly, this Occupancy Certificate is issued.

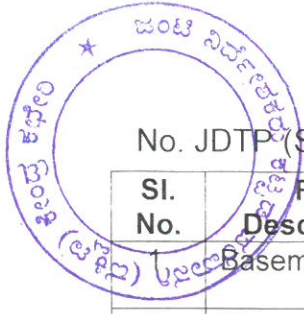
Permission is hereby granted to occupy the Residential Apartment Building Consisting of BF+GF+4UF comprising of 190 Dwelling units Residential purpose constructed at Property Khata No. Sy. No. 48/2, Khata No. 2673, Valagerahalli Village, Kengeri Hobli, Ward No. 130, Rajajeshwarinagar Zone, Bangalore with the following details;



*[Signature]*  
5/3/2021

PTO

Joint Director, Town Planning (South)  
Bruhat Bangalore Mahanagara Palike  
*[Signature]* 5/3/21  
*[Signature]* 5/3/2021  
*[Signature]* 5/3/2021



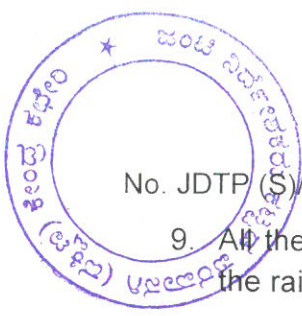
No. JDTP (S)/ ADTP/ OC/44/2020-21

Sl. No.	Floor Descriptions	Built up Area (in Sqm)	Remarks
	Basement Floor	6637.62	210 Nos. of Car parking, U.G Sump, Driveway, Lobby, Lifts & Staircase
2.	Ground Floor	3706.61	39 No. of Residential Units, Ramp, Transformer Yard, RWH, Lobby, Lifts & Staircase
3.	First Floor	4197.25	40 No. of Residential Units, Balconies, Lobby, Lifts & Staircases.
4.	Second Floor	4197.25	40 No. of Residential Units, Balconies, Lobby, Lifts & Staircases.
5.	Third Floor	4197.25	40 No. of Residential Units, Balconies, Lobby, Lifts & Staircases.
6.	Fourth Floor	3473.69	31 No. of Residential Units, Balconies, Lobby, Lifts & Staircases.
7.	Terrace	150.16	Staircase Head room, Lifts Machine room & RCC Overhead Tank & Solar Equipment
	Total	<b>26559.83</b>	<b>Total No. of Units = 190 Nos.</b>
8.	FAR	<b>2.36</b>	
9.	Coverage	<b>45%</b>	

**This Occupancy Certificate is issued subject to the following conditions:**

1. The car parking at Basement 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. 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. Basement Floor 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.

Joint Director, Town Planning (South)  
 Bruhat Bangalore Mahanagara Palike  
  
  
 05/03/2021



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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 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. Occupancy Certificate is subject to conditions laid out in the CFO from KSPCB vide No. AW-319781 PCB ID : 87581 dt: 26-08-2020 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 12375/2020 (LB-BMP) dt: 05-11-2020 towards the payment of Ground Rent, GST Fee, Licence Fee & Scrutiny fee as per the undertaking submitted on 26-11-2020.
17. 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.
18. In case of any false information, misrepresentation of facts, or any complaints with regard to violation, any deviation carried out after issue of Occupancy Certificate, 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, Town Planning (South)  
Bruhat Bangalore Mahanagara Palike

To  
Sri. Sulaiman Shareeff,  
GPA Holder M/s. Platina Venture  
# 14/1, 1<sup>st</sup> Floor, 1<sup>st</sup> Main Road,  
KHM Block, R.T. Nagar,  
Bangalore – 560 032.

Copy to:  
01. JC (Rajarajeshwarinagar)/ EE/ ARO /AEE (Kengeri) for information and na

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