



BRUHAT BANGALORE MAHANAGARA PALIKE

Office of the
Joint Director of Town Planning (South)
MahanagaraPalike Offices
Bangalore. Dated: 16-07-2019

OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for Residential apartment building at BBMP Khata No. 135/20/3, Begur Hobli, Bangalore South Taluk, Ward No. 192, Bommanahalli Zone, Bangalore.

- Ref:** 1) Application for issue of Occupancy Certificate dtd: 03-05-2017.
2) Approval of Commissioner for issue of Occupancy Certificate dtd: 04-06-2019.
3) Modified Plan sanctioned No. BBMP/ Addl.Dir/ JD South/LP/ 0204/2012-13, dtd: 04-02-2015.
4) Fire Clearance issued by Fire Force and Emergency Department vide No: GBC (1) / 25/2012 dt: 27-09-2017.
5) CFO from KSPCB vide Consent No. PCB/416/CNP /11/OB-535 dt:06-09-2017.

Modified plan was sanctioned for construction of Residential Apartment Building Block 1 & 2 consisting BF+GF+8 UF Comprising of 320 Dwelling Units vide LP No. **BBMP/ Addl.Dir/ JD South/ LP 0204/12-13**, dtd: 04-02-2015 & Partial Commencement Certificate was issued on 04-02-2015.

The Block 1 & 2 Residential Apartment Building was inspected on dated: 08-05-2019 by the Officers of Town Planning Section for issue of Occupancy Certificate. During inspection, it is observed that, there is a 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 dated: 04-06-2019. Payment of Compounding Fees, Scrutiny Fees and Lake Improvement Charges works out to Rs. 82,24,300/- (Rs. Eighty Two Lakhs Twenty Four Thousand Three hundred only), excluding Ground Rent Fees as per the Hon'ble High Court Order vide 25167-25168/2019 (LB-BMP) on dt: 24-06-2019 has been paid by the applicant in the form of RE-ifms624-TP /000050 dated 12-07-2019. The deviations effected in the building are condoned and regularized. Accordingly, this Occupancy Certificate issued.

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

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No. JDTP(S)/ADTP/OC/22/19-20

Permission is hereby granted to occupy the Block 1 & 2 Residential Apartment Building, BF+GF+8 UF Comprising of 320 Dwelling Units for Residential purpose constructed at Property Khata No. 135/20/3, Begur Hobli, Bangalore South Taluk, Ward No. 192, Bommanahalli Zone, Bangalore, with the following details;


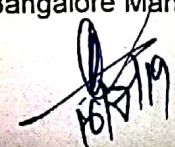
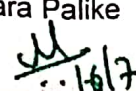
BLOCK 1 & 2

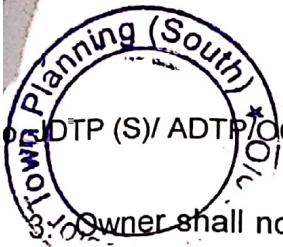
Sl. No.	Floor Descriptions	Built up Area (in Sqm)	Remarks
1.	Basement Floor	12556.07	264 Nos. of Car parking, Lifts & Staircase.
2.	Ground Floor	6283.09	158 Nos. of Car parking, STP, Transformer Yard, RWH, Organic Converter, Lifts & Staircase.
3.	First Floor	4810.97	40 Nos. of Residential Units, Corridor, Lobbies, Lifts & Staircase.
4.	Second Floor	4810.97	40 Nos. of Residential Units, Corridor, Lobbies, Lifts & Staircase.
5.	Third Floor	4810.97	40 Nos. of Residential Units, Corridor, Lobbies, Lifts & Staircase.
6.	Fourth Floor	4810.97	40 Nos. of Residential Units, Corridor, Lobbies, Lifts & Staircase.
7.	Fifth Floor	4810.97	40 Nos. of Residential Units, Corridor, Lobbies, Lifts & Staircase.
9.	Sixth Floor	4810.97	40 Nos. of Residential Units, Corridor, Lobbies, Lifts & Staircase.
10.	Seventh Floor	4810.97	40 Nos. of Residential Units, Corridor, Lobbies, Lifts & Staircase.
11.	Eighth Floor	4810.97	40 Nos. of Residential Units, Corridor, Lobbies, Lifts & Staircase.
12.	Terrace	233.74	Staircase Head room, Lifts Machine room, Overhead Tank & Solar Equipment
	Total	57560.66	Total No. of Units = 320
13.	FAR	2.31	
14.	Coverage	37.87%	

This Occupancy Certificate is issued subject to the following conditions:

1. The car parking at Basement and Ground 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.

Joint Director of Town Planning (South)
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DTP (S)/ ADTP/OC/ 29 /19-20

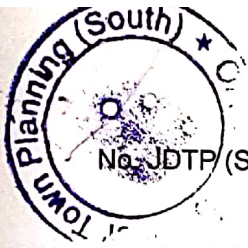
- Owner shall not add or alter materially, the structure or a part of the structure there off without specific permission of BBMP. In the event of the applicant violating, the BBMP has the right to demolish the deviated / altered / added portion without any prior notice.
4. Basement and Ground Floor 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.
 11. 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.

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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. GBC (1) / 25/2012 dt: 27-09-2017, CFO from KSPCB vide Consent No. PCB/416/CNP /11/OB-535 dt:06-09-2017 and Compliance of submissions made in the affidavits and undertaking filed to this office.
16. The Applicant should abide by the Final orders of the Hon'ble High Court W.P. No. 25167-25168/2019 (LB-BMP) towards payment of Ground Rent as per the undertaking submitted on 15-07-2019.
17. 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. Arratukulam Pvt. Ltd.,
Sri. Tony Vincent
739, Hosur Road
Behind City Bank ATM, Singasandra
Bangalore - 560 068.

Copy to:

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

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