



BRUHAT BANGALORE MAHANAGARA PALIKE

Office of the
Joint Director of Town Planning (South)
Mahanagara Palike Offices
Bangalore. Dated: 19-07-2019

No. JDTP (S)/ ADTP/OC/23 /19-20

OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for Residential Apartment building at BBMP Khatha No. 230/75/1, Kammanahalli, Begur Sub-division, Ward No. 192, Bommanahalli Zone, Bangalore.

Ref: 1) Application for issue of Occupancy Certificate dated: 03-05-2019.

2) Approval of Commissioner for issue of Occupancy Certificate dated:04-06-2019.

3) Plan sanctioned No.BBMP/Addl.Dir/JD South/LP/0069/14-15 dt: 16-01-2015.

A plan was sanctioned for construction of Residential Apartment building consisting BF+GF+4 UF vide LP No. **BBMP/Addl.Dir/JD South/0069/14-15** dt: **16-01-2015** as mentioned ref. (3) and Commencement Certificate was issued on 24-11-2016.

The 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 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 vide mentioned at ref. (2). Payment of Compounding Fees, Scrutiny Fees and Lake Improvement Charges works out to Rs. 29,11,716/- (Rs. Twenty Nine Lakhs Eleven Thousand Seven hundred Sixteen 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 /000049 dated 12-07-2019. The deviations effected in the building are condoned and regularized. Accordingly, this Occupancy Certificate issued.

Permission is hereby granted to occupy the Residential Apartment Building Consisting of BF+GF+4 UF Comprising of 160 Dwelling Units for Residential purpose constructed at Property Khatha No. 230/75/1, Kammanahalli, Begur Sub-division, Ward No. 192, Bommanahalli Zone, Bangalore, with the following details:

PTO

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

JS
19/7/19

19/07/19
19/7



| Sl. No. | Floor Descriptions | Built up Area (in Sqm) | Remarks |
|---------|--------------------|------------------------|--|
| 1. | Basement Floor | 6341.83 | 179 Nos. of Car parking, STP, Lobby, Lifts & Staircase. |
| 2. | Ground Floor | 3799.01 | 02 Nos. of Car parking, 32 Nos. of Residential Units, RWH, Transformer yard, Club House, Corridor, Lobbies, Lifts & Staircase. |
| 3. | First Floor | 3692.57 | 32 Nos. of Residential Units, Corridor, Lobbies, Lifts & Staircase. |
| 4. | Second Floor | 3692.57 | 32 Nos. of Residential Units, Corridor, Lobbies, Lifts & Staircase. |
| 5. | Third Floor | 3692.57 | 32 Nos. of Residential Units, Corridor, Lobbies, Lifts & Staircase. |
| 6. | Fourth Floor | 3692.57 | 32 Nos. of Residential Units, Corridor, Lobbies, Lifts & Staircase. |
| 7. | Terrace | 164.64 | Staircase Head room, Lifts Machine room & Overhead Tank, Solar Equipment |
| | Total | 25075.76 | Total No. of Units = 160 Nos. |
| 8. | FAR | 2.31 | |
| 9. | Coverage | 47.60% | |

This Occupancy Certificate is issued subject to the following conditions:

1. The car parking at Basement & Part of 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.
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 & Part of Ground 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).

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

15
19/7/19

19/07/19

19/7/19

19/7



JDTP (S)/ ADTP/OC/23 /19-20

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.
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 should abide by the undertaking submitted on 15-07-2019 to follow the Final orders of the Hon'ble High Court W.P. No. 25167-26963/2019 (LB-BMP) towards the payment of Ground Rent.
13. This Occupancy Certificate is subject to conditions laid out in the Clearance Certificate issued from CFO from KSPCB vide Consent No. PCB ID - 80396 Compliance of submissions made in the affidavits and undertaking filed to this office.
14. 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 Mahanagara Palike

M/s. Abhaya Balaji Estates Ltd.,
Rep by its Managing Director
Sri. A Narasimha Rao
49, Honga Sandra
Hosur Main Road
Bangalore - 560 068.

Copy to:

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

dc
HSR

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

JS
19/7/19

19/7/19
19/7