



BRUHAT BANGALORE MAHANAGARA PALIKE

Office of the
Joint Director of Town Planning (South)
Mahanagara Palike Offices
Bangalore. Dated: 22-07-2019

No. JDTP (S)/ ADTP/OC/24 /19-20

OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for Residential apartment building at BBMP Khatha No. 833/33, Sy. No. 33, Ibbalur Village, HSR Layout, H.S.R Sub-division, Bommanahalli Zone, Ward No. 174, Bangalore.

Ref: 1) Application for issue of Occupancy Certificate dtd: 06-05-2019.

2) Approval of Commissioner for issue of Occupancy Certificate dtd: 21-06-2019.

3) Plan sanctioned No.BBMP/Addl.Dir/JD South/LP/0511/14-15, dtd: 05-10-2015.

4) Fire Clearance issued by Fire Force and Emergency Department vide No: GBC (1) / 561/2014 dt: 31-12-2018.

5) CFO from KSPCB vide Consent No. AW-312457 PCB ID 74444 dt:27-04-2019.

Building plan was sanctioned for construction of Residential apartment building consisting of 2BF+GF+12 UF vide LP No. **BBMP/Addl.Dir/ JD South/ LP 0511/14-15** dt: 05-10-2015 & Commencement Certificate was issued on 15-12-2016.

The Residential Apartment Building was inspected on dated: 02-05-2019 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: 24-06-2019. Payment of Compounding Fees, Scrutiny Fees and Lake Improvement Charges works out to Rs. 28,54,250/- (Rs. Twenty Eight Lakhs Fifty Four Thousand Two hundred Fifty only), excluding Ground Rent Fees as per the Hon'ble High Court Interim Order vide W.P No. 28446 - 28447/2019 (LB-BMP) dated: 08-07-2019 has been paid by the applicant in the form of RE-ifms624-TP /000052 dated 22-07-2019. 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 2BF+GF+12 UF Comprising of 179 Dwelling Units for Residential purpose constructed at Property Khatha No. 833/33, Sy. No. 33, Ibbalur Village, HSR Layout, H.S.R Sub-division, Bommanahalli Zone, Ward No. 174, Bangalore, with the following details;

Original Received
[Signature]

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

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22/7/19

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Sl. No.	Floor Descriptions	Built up Area (in Sqm)	Remarks
1.	Lower Basement Floor	8869.39	140 Nos. of Car parking, Pump room, STP, Lobbies, Lift & Staircases.
2.	Upper Basement Floor	8640.62	135 Nos. of Car parking, Electrical rooms, Organic Waste Convertor, Lift & Staircases.
3.	Ground Floor	3559.84	13 Nos. of Residential Units, Reception, Squash Court, Multi purpose Hall, DG, Garbage room, Water body, Lobby, Lift & Staircases.
4.	First Floor	2879.94	13 Nos. of Residential Units, Balcony, Lobby, Lift & Staircases
5.	Second Floor	3221.75	13 Nos. of Residential Units, Lobby, Lift & Staircases
6.	Third Floor	2857.59	14 Nos. of Residential Units, Lobby, Lift & Staircases
7.	Fourth Floor	2857.59	14 Nos. of Residential Units, Lobby, Lift & Staircases
9.	Fifth Floor	2864.79	14 Nos. of Residential Units, Lobby, Lift & Staircases
10.	Sixth Floor	2857.59	14 Nos. of Residential Units, Lobby, Lift & Staircases
11.	Seventh Floor	2864.79	14 Nos. of Residential Units, Lobby, Lift & Staircases
12.	Eighth Floor	2857.59	14 Nos. of Residential Units, Lobby, Lift & Staircases
13.	Ninth Floor	2864.79	14 Nos. of Residential Units, Lobby, Lift & Staircases
14.	Tenth Floor	2857.59	14 Nos. of Residential Units, Lobby, Lift & Staircases
15.	Eleventh Floor	2864.79	14 Nos. of Residential Units, Lobby, Lift & Staircases
16.	Twelfth Floor	2857.59	14 Nos. of Residential Units, Lobby, Lift & Staircases
17.	Terrace	134.57	Solar panel, Staircase Head room, Lift Machine room & Overhead Tank.
	Total	55910.81	Total No. of Units = 179
18.	FAR	2.721	
19.	Coverage	25.74%	

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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. 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. 2Basement Floors 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.

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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.
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) / 561/2014 dt: 31-12-2018, CFO from KSPCB vide Consent No. AW – 312457 PCB ID 74444 dt: 27-04-2019 and Compliance of submissions made in the affidavits and undertaking filed to this office.
16. The Applicant should abide by the undertaking submitted on 16-07-2019 to follow the Final orders of the Hon'ble High Court in W.P. No. 28446 - 28447/2019 (LB-BMP) towards the payment of Ground Rent.
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 Mahanagara Palike

To,
M/s. Anushka Realty INC
Rep by Avinash Amar Lal,
M/s. DNR Corporation Pvt. Ltd.,
Rep by Vipul Kumat
304, "A" Wing, Queens Corner Apartment,
3, Queens Road, Bangalore -560 001.

Copy to:

- 1) JC (Bommanahalli)/ EE / ARO / AEE (H.S.R Layout) for information and n/a.

o/c

22/07/19
Joint Director of Town Planning (South)
Bruhat Bangalore Mahanagara Palike

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