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BRUHAT BANGALORE MAHANAGARAPALIKE

Office of the
Joint Director of Town Planning (South)
MahanagaraPalike Offices
Bangalore. Dated: 24-04-2019

No. JDTP (S)/ ADTP/OC/03 /19-20

OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for Residential apartment building including Club House at BBMP Khata No. 30/A, PID No. 11-59-30/A, Ring Road, Industrial Sub-urb, 2nd Stage, Yeshwanthapura, Ward No. 38, Bangalore.

- Ref:**
- 1) Application for issue of Occupancy Certificate dtd: 21-01-2019.
 - 2) Approval of Commissioner for issue of Occupancy Certificate dtd: 05-04-2019.
 - 3) Plan sanctioned No.BBMP/Addl.Dir/JD South/LP/0322/14-15, dtd: 05-02-2015.
 - 4) Fire Clearance issued by Fire Force and Emergency Department vide No: GBC (1) 431/2014 dt: 30-08-2018.
 - 5) CFO from KSPCB vide Concent No. PCB / 277 / CNP /14 dt: 15-10-2018.

A plan was sanctioned for construction of Residential apartment building consisting BF+GF+12 UF vide LP No. **BBMP/Addl.Dir/ JD South/ LP 0322/14-15 dt: 05-02-2015** & Commencement Certificate issued on 30-11-2015.

The Residential Apartment Building including Club House was inspected on dated: 20-02-2019 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: 05-04-2019. Demand note for payment of Ground Rent, GST, Compounding fees and Scrutiny Fees of Rs. 47,98,000/- (Rs. Forty Seven Lakhs Ninety Eight Thousands only), has been paid by the applicant in the form of RE-ifms624-TP/000007 dated 16-04-2019. 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 including Club House Consisting of BF+GF+12 UF Comprising of 153 Dwelling Units for Residential purpose constructed at Property Khata No. 30/A, Ring Road, Industrial Sub-urb, 2nd Stage, Yeshwanthapura, Ward No. 38, Bangalore, with the following details;

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

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24/4/19

24/4/19



| Sl. No. | Floor Descriptions | Built up Area (in Sqm) | Remarks |
|---------|--------------------|------------------------|---|
| 1. | Basement Floor | 5512.16 | 115 Nos. of Car parking, STP, OWC, UG Sump, Fire & Domestic Pump rooms, Lifts & Staircase. |
| 2. | Ground Floor | 3687.63 | 77 Nos. of Car parking, Swimming Pool, Filtration Pump room, Electrical Panel rooms, DG room, Convenience Store, UPS room, Server room, Toilets, RWH, Changing room, Lifts & Staircase. |
| 3. | First Floor | 2050.18 | 10 Nos. of Residential Units, Swimming Pool, Club House, Corridor, Lobbies, Lifts & Staircase. |
| 4. | Second Floor | 1875.01 | 13 Nos. of Residential Units, Corridor, Lobbies, Lifts & Staircase. |
| 5. | Third Floor | 1877.78 | 13 Nos. of Residential Units, Corridor, Lobbies, Lifts & Staircase. |
| 6. | Fourth Floor | 1877.78 | 13 Nos. of Residential Units, Corridor, Lobbies, Lifts & Staircase. |
| 7. | Fifth Floor | 1877.78 | 13 Nos. of Residential Units, Corridor, Lobbies, Lifts & Staircase. |
| 9. | Sixth Floor | 1816.30 | 13 Nos. of Residential Units, Corridor, Lobbies, Lifts & Staircase. |
| 10. | Seventh Floor | 1816.30 | 13 Nos. of Residential Units, Corridor, Lobbies, Lifts & Staircase. |
| 11. | Eighth Floor | 1816.30 | 13 Nos. of Residential Units, Corridor, Lobbies, Lifts & Staircase. |
| 12. | Ninth Floor | 1816.30 | 13 Nos. of Residential Units, Corridor, Lobbies, Lifts & Staircase. |
| 13. | Tenth Floor | 1816.30 | 13 Nos. of Residential Units, Corridor, Lobbies, Lifts & Staircase. |
| 14. | Eleventh Floor | 1816.30 | 13 Nos. of Residential Units, Corridor, Lobbies, Lifts & Staircase. |
| 15. | Twelfth Floor | 1816.30 | 13 Nos. of Residential Units, Corridor, Lobbies, Lifts & Staircase. |
| 16. | Terrace | 117.60 | Staircase Head room, Lifts Machine room & Overhead Tank, Solar Equipment |
| | Total | 31590.02 | Total No. of Units = 153 |
| 17. | FAR | 2.519 | |
| 18. | Coverage | 44.17% | |

This Occupancy Certificate is issued subject to the following conditions:

1. The car parking at Basement & 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.

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

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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. Basement & 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.

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

24/04/19



No. JDTP (S)/ ADTP/OC/03 /19-20

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) 431/2014 dt: 30-08-2018, CFO from KSPCB vide Concent No. PCB / 277 / CNP / 2014 dt: 15-10-2018 and Compliance of submissions made in the affidavits and undertaking filed to this office.
16. 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 of Town Planning (South)
Bruhat Bangalore MahanagaraPalike

To,
M/s. Kisha Pvt. Ltd.,
Rep by Managing Director
Sri Sathish Kumar Goenka
86, D-1, Industrial Sub-urb
2nd Stage, Yeshwanthapur
Bangalore – 560 022.

Copy to:

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

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