

  
**BRUHAT BANGALORE MAHANAGARA PALIKE**

Office of the  
Joint Director of Town Planning (South)  
Mahanagara Palike Offices  
Bangalore. Dated: 26-08-2019

**OCCUPANCY CERTIFICATE**

No. JDTP(S)/ADTP/OC/32/19-20

**Sub:** Issue of Occupancy Certificate for Residential Apartment building including Club House at BBMP Khatha No. 603, Sy. No. 4, Bikasipura Village, Uttarahalli Hobli, Bommanahalli Zone, Ward No. 197, Bangalore.

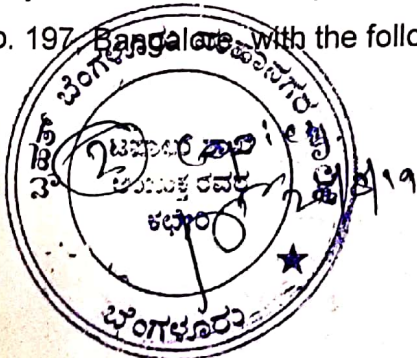
- Ref:** 1) Application for issue of Occupancy Certificate dated: 22-07-2019.  
2) Approval of Commissioner for issue of Occupancy Certificate dt: 14-08-2019.  
3) Plan sanctioned No.BBMP/Addl.Dir/JD South/LP/0161/16-17 dt: 21-02-2017.  
4) CFO from KSPCB vide Consent No. AW-314100 PCD ID : 81005 dt: 01-08-2019.

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A plan was sanctioned for construction of Residential Apartment building consisting GF+4 UF & Club House Building consisting of GF+2 UF with Common Basement Floor vide LP No. **BBMP/Addl.Dir/JD South/0161/16-17** dt: **21-02-2017** as mentioned Ref. (3) and Commencement Certificate was issued on 16-06-2017.

The Residential Apartment Building including Club House Building was inspected on dated: 25-07-2019 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 including Club House Building was approved by the Commissioner on dated: 14-08-2019 vide mentioned at Ref. (2). Demand note for payment of Ground Rent with GST, Compounding fees & Scrutiny Fees of Rs. 10,07,000/- (Rs. Ten Lakhs Seven Thousand only) has been paid by the applicant in the form of RE-ifms624-TP/000067 dated: 21-08-2019. The deviations effected in the building are condoned and regularized. Accordingly this Occupancy Certificate issued.

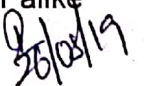
Permission is hereby granted to occupy the Residential Apartment Building Consisting of GF+4 UF & Club House Building consisting of GF+2 UF with Common Basement Floor Comprising of 74 Dwelling Units & Club House consisting of BF+GF+2 UF for Residential purpose constructed at Property Khatha No. 603, Sy. No. 4, Bikasipura Village, Uttarahalli Hobli, Bommanahalli Zone, Ward No. 197, Bangalore with the following details;

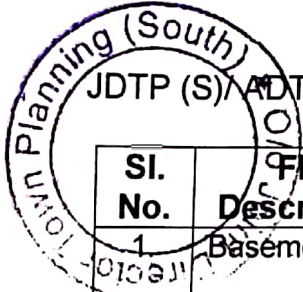


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Sl. No.	Floor Descriptions	Built up Area (in Sqm)	Remarks
1.	Basement Floor	2868.14	82 Nos. of Car parking, STP, Pump Room, Electrical panel rooms, Lobby, Lifts & Staircase.
2.	Ground Floor	1592.12	15 Nos. of Residential Units, 06 Nos. of surface car parking, Swimming Pool, Gym, Badminton Court, Transformer yard, D.G. Set, Corridor, Lobbies, Lifts & Staircase.
3.	First Floor	1780.70	15 Nos. of Residential Units, Club House, Corridor, Lobbies, Lifts & Staircase.
4.	Second Floor	1836.60	15 Nos. of Residential Units, Indoor Game Rooms, Corridor, Lobbies, Lifts & Staircase.
5.	Third Floor	1720.07	15 Nos. of Residential Units, Corridor, Lobbies, Lifts & Staircase.
6.	Fourth Floor	1731.29	14 Nos. of Residential Units, Corridor, Lobbies, Lifts & Staircase.
7.	Terrace	80.92	Staircase Head room, Lifts Machine room & Overhead Tank, Solar Equipment
	Total	11609.84	Total No. of Units = 74 Nos.
8.	FAR	2.265	
9.	Coverage	42.25%	

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

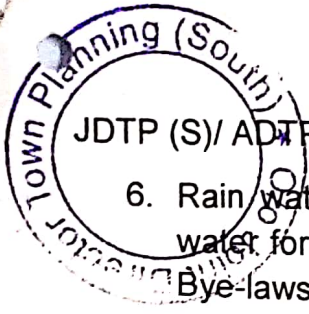
1. The car parking at Basement Floor & Surface area shall have adequate safety measures. It shall be done entirely at the risk and cost of owner. BBMP will not be responsible for any kind of damage, losses, risks etc., arising out of the same.
2. The structural safety of building will be entirely at 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 & Surface 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.

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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.
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. This Occupancy Certificate is subject to conditions laid out in the Clearance Certificate issued from CFO from KSPCB vide Consent No. AW - 314100 PCD ID : 81005 dt: 01-08-2019 Compliance of submissions made in the affidavits and undertaking filed to this office.
13. 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. Suprabhat Construction  
Rep by Managing Partner Sri. A. Sasikumar  
Opp. to RAYS Montessori School, Bikasipura (V),  
Vasanthapura Main Road, Bangalore - 560 061.

Copy to:

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

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