

BRUHAT BANGALORE MAHANAGARA PALIKE

Office of the
Joint Director, Building Licence (South)
MahanagaraPalike Offices
Bangalore. Dated: 15-10-2019

No. JDBL (S)/ ADTP/Final OC/39/19-20

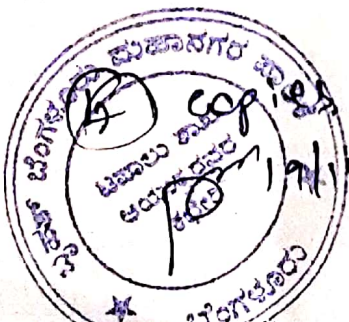
FINAL OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for **Building 02- Wing A & B including Club House** for Residential apartment building at Sy. No. 37/3, 40/1, 41/3, 37/2A1, 37/2A2, Khatha No. 628/629/1282/1241/1283/1242/37/3/40/1/41/3, Arakere Village, Arakere Sub-division, Bommanahalli Zone Ward No. 193, Bangalore.

- Ref:** 1) Application for issue of Occupancy Certificate dtd: 23-08-2019.
2) Approval of Commissioner for issue of Occupancy Certificate dtd: 26-09-2019.
3) Plan sanctioned No. **BBMP/Addl.Dir/JD South/0485/14-15**, dtd: 20-06-2015.
4) Fire Clearance issued by Fire Force and Emergency Department vide No: GBC (1) / 361/2014, KSFES / CC /174/2019 dt: 09-07-2019.
5) CFO from KSPCB vide Consent No. PCB/404/CNP / 13/H-331 dt: 23-06-2018.

A plan was sanctioned for construction of Residential apartment building consisting Building 01 Wing A = 2B+G+25 UF, Wing B - 2B+G+25 UF & Club House, Building 02 Wing A = 2B+G+25 UF, Wing B - 2B+G+25 UF & Club House vide LP No. BBMP/Addl.Dir/JD South/0485/14-15 Dated: 20-06-2015 & Commencement Certificate issued for Building 01 - 12-01-2016 and Building 02 - 25-10-2016. Building 01- Wing A & B including Club House Occupancy Certificate issued on 12-07-2018.

The Building 02- Wing A & B including Club House for Residential Apartment Building was inspected on dated: 29-08-2019 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: 26-09-2019. Demand note for payment of Compounding fees, Ground Rent fees and Scrutiny Fees of Rs. 57,46,000/- (Rs. Fifty Seven Lakhs Fourty Six Thousand only), has been paid by the applicant in the form of RE-ifms624-TP /000099 dated 14-10-2019. The deviations effected in the building are condoned and regularized. Accordingly, this Occupancy Certificate issued.



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*Permission is hereby granted to occupy the Building 02- Wing A & B including Club House for Residential Apartment Building BF+GF+25UF comprising of 224 Dwelling units Residential purpose constructed at Property Sy. No. 37/3, 40/1, 41/3, 37/2A1, 37/ 2A2, Khatha No. 628/629/1282/1241/1283/1242/37/3/40/1/41/3, Arakere Village, Arakere Sub-division, Bommanahalli Zone Ward No. 193, Bangalore, with the following details;

Sl. No.	Floor Descriptions	Built up Area (in Sqm)	Remarks
1.	Lower Basement Floor (Bldg. 01 & 02 of Total BUA)	10176.44	304 Nos. of Car parking, STP, HVAC room, Lift & Staircases. (Building 01 Basement BUA of 3815.79 sqm is added)
2.	Upper Basement Floor (Bldg. 01 & 02 of Total BUA)	19140.09	329 Nos. of Car parking, WTP, Pump Room, STP, Fire water tank, Treated Water Tank, Raw Water Tank, Roof Water Tank, Communication room, Lift & Staircases. (Building 01 Basement BUA of 9294.88 sqm is added)
3.	Ground Floor	1868.04	01 No. of Residential Units, Entrance, Lobby, Club House, OWC, Swimming pool, Lift & Staircases.
4.	First Floor	1220.96	07 No. of Residential Units, Lobby, Lifts & Staircases
5.	Second Floor	1492.82	09 No. of Residential Units, Lobby, Lifts & Staircases
6.	Third Floor	1491.67	09 No. of Residential Units, Lobby, Lifts & Staircases
7.	Fourth Floor	1492.82	09 No. of Residential Units, Lobby, Lifts & Staircases
8.	Fifth Floor	1491.67	09 No. of Residential Units, Lobby, Lifts & Staircases
9.	Sixth Floor	1492.82	09 No. of Residential Units, Lobby, Lifts & Staircases
10.	Seventh Floor	1491.67	09 No. of Residential Units, Lobby, Lifts & Staircases
11.	Eighth Floor	1492.82	09 No. of Residential Units, Lobby, Lifts & Staircases
12.	Ninth Floor	1491.67	09 No. of Residential Units, Lobby, Lifts & Staircases
13.	Tenth Floor	1492.82	09 No. of Residential Units, Lobby, Lifts & Staircases
14.	Eleventh Floor	1491.67	09 No. of Residential Units, Lobby, Lifts & Staircases

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15.	Twelfth Floor	1492.82	09 No. of Residential Units, Lobby, Lifts & Staircases
16.	Thirteen Floor	1491.67	09 No. of Residential Units, Lobby, Lifts & Staircases
17.	Fourteenth Floor	1492.82	09 No. of Residential Units, Lobby, Lifts & Staircases
18.	Fifteenth Floor	1491.67	09 No. of Residential Units, Lobby, Lifts & Staircases
19.	Sixteenth Floor	1492.82	09 No. of Residential Units, Lobby, Lifts & Staircases
20.	Seventeenth Floor	1491.67	09 No. of Residential Units, Lobby, Lifts & Staircases
21.	Eighteenth Floor	1492.82	09 No. of Residential Units, Lobby, Lifts & Staircases
22.	Nineteenth Floor	1491.67	09 No. of Residential Units, Lobby, Lifts & Staircases
23.	Twentieth Floor	1492.82	09 No. of Residential Units, Lobby, Lifts & Staircases
24.	Twenty First Floor	1491.67	09 No. of Residential Units, Lobby, Lifts & Staircases
25.	Twenty Second Floor	1492.82	09 No. of Residential Units, Lobby, Lifts & Staircases
26.	Twenty Third Floor	1491.67	09 No. of Residential Units, Lobby, Lifts & Staircases
27.	Twenty Fourth Floor	1492.82	09 No. of Residential Units, Lobby, Lifts & Staircases
28.	Twenty Fifth Floor	1491.67	09 No. of Residential Units, Lobby, Lifts & Staircases
29.	Terrace	146.52	Lift machine room & Staircase Head room, OHT
	Total	68365.87	Total No. of Units = 224 Nos. (Building 01 Basement BUA of 13110.67 sqm is added)
30.	FAR	3.45	
31.	Coverage	17.63%	

This Occupancy Certificate is issued subject to the following conditions:

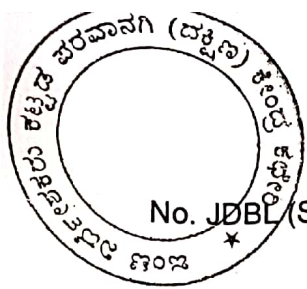
1. The car parking at 2Basement Floors area shall have adequate safety measures. It shall be done entirely at the risk and cost of owner. BBMP will not be responsible for any kind of damage, losses, risks etc., arising out of the same.
2. The structural safety of building will be entirely at the risk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

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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.
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.

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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) / 361/2014, KSFES / CC /174/2019 dt: 09-07-2019, CFO from KSPCB vide Consent No. PCB/404/CNP / 13/H-331 dt: 23-06-2018 and Compliance of submissions made in the affidavits and undertaking filed to this office.
16. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
17. The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-law 2016.
18. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
19. The Applicant / Owner / Developer shall plant one tree for a) sites measuring 180 Sqm upto 240 Sqm b) minimum of two trees for sites measuring with more than 240 Sqm. c) One tree for every 240 Sq.m of FAR area as part thereof in case of Apartment / group housing / multi dwelling unit/development plan.
20. 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, Building Licence (South)
Bruhat Bangalore Mahanagara Palike

To
M/s. Mahindra Homes Pvt. Ltd.,
Rep by Sri. Rahul Gupta
Sy. No. 37/3, 40/1, 41/3, 37/2A1, 37/2A2,
628/629/1282/1241/1283/1242/37/3/40/1/41/3,
Arakere Village, Arakere Sub-division
Bangalore - 560 076.

Copy to:
1) JC (Bommanahalli) / EE / ARO / AEE (Arakere) for information and n/a.

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