

BRUHAT BANGALORE MAHANAGARAPALIKE

Office of the
Joint Director, Building Licence (South)
MahanagaraPalike Offices
Bangalore. Dated: 16-10-2019

JDBL (S) ADTP/Final OC/ 41/19-20

OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for Residential apartment building at BBMP Khata No. 19/2 (Old 76), PID No. 10-1-19/2, Industrial sub-urb, Mahalakshmpura, Ward No. 68, Bangalore.

- Ref:**
- 1) Application for issue of Occupancy Certificate dtd: 30-10-2018.
 - 2) Approval of Commissioner for issue of Occupancy Certificate dtd: 21-01-2019.
 - 3) Plan sanctioned No.BBMP/Addl.Dir/JD South/LP/0575/13-14, dtd: 13-08-2014.
 - 4) Fire Clearance issued by Fire Force and Emergency Department vide No: GBC (1) 369/2013 dt: 29-12-2018.
 - 5) CFO from KSPCB vide Concent No.AW-314354 PCB ID:74766 dt: 21-08-2019.

A plan was sanctioned for construction of Residential apartment building consisting 2BF+GF+16 UF vide LP No. BBMP/Addl.Dir/ JD South/ LP 0575/13-14 dt: 13-08-2014 & Commencement Certificate issued on 20-08-2015.

The Residential Apartment Building was inspected on dated: 31-10-2018 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: 21-01-2019. Demand note for payment of Ground Rent, GST, Compounding fees and Scrutiny Fees of, Rs. 68,79,000/- (Rs. Sixty Eight Lakhs Seventy Nine Thousands only), has been paid by the applicant in the form of RE-ifms624-TP/000202 dated 06-02-2019. 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+16 UF Comprising of 88 Dwelling Units for Residential purpose constructed at Property Khata No. 19/2 (Old 76), PID No. 10-1-19/2, Industrial sub-urb, Mahalakshmpura, Ward No. 68, Bangalore, with the following details;

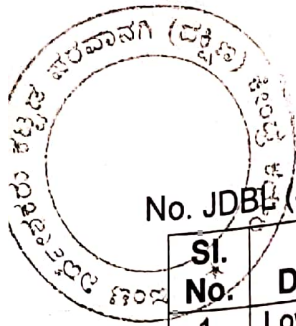
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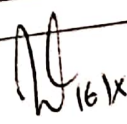
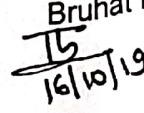

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Sl. No.	Floor Descriptions	Built up Area (in Sqm)	Remarks
1.	Lower Basement Floor	2290.69	42 Nos. of Car parking, Duct, Lifts & Staircase.
2.	Upper Basement Floor	2286.40	40 Nos. of Car parking, Duct, Lifts & Staircase.
3.	Ground Floor	1677.37	19 Nos. of Car parking, Guest rooms, Transformer yard, STP, Corridor, Lobbies, Lifts & Staircase.
4.	First Floor	717.12	04 Nos. of Residential Units, Multi purpose hall, Gym room, Association office, Corridor, Lobbies, Club House, Lifts & Staircase.
5.	Second Floor	702.47	04 Nos. of Residential Units, Games room, Corridor, Lobbies, Lifts & Staircase.
6.	Third Floor	802.52	06 Nos. of Residential Units, Corridor, Lobbies, Lifts & Staircase.
7.	Fourth Floor	786.05	06 Nos. of Residential Units, Corridor, Lobbies, Lifts & Staircase.
9.	Fifth Floor	800.14	06 Nos. of Residential Units, Corridor, Lobbies, Lifts & Staircase.
10.	Sixth Floor	786.27	06 Nos. of Residential Units, Corridor, Lobbies, Lifts & Staircase.
11.	Seventh Floor	800.42	06 Nos. of Residential Units, Corridor, Lobbies, Lifts & Staircase.
12.	Eighth Floor	787.11	06 Nos. of Residential Units, Corridor, Lobbies, Lifts & Staircase.
13.	Ninth Floor	802.53	06 Nos. of Residential Units, Corridor, Lobbies, Lifts & Staircase.
14.	Tenth Floor	786.01	06 Nos. of Residential Units, Corridor, Lobbies, Lifts & Staircase.
15.	Eleventh Floor	800.90	06 Nos. of Residential Units, Corridor, Lobbies, Lifts & Staircase.
16.	Twelfth Floor	787.20	06 Nos. of Residential Units, Corridor, Lobbies, Lifts & Staircase.
17.	Thirteenth Floor	801.18	06 Nos. of Residential Units, Corridor, Lobbies, Lifts & Staircase.
18.	Fourteenth Floor	787.32	06 Nos. of Residential Units, Corridor, Lobbies, Lifts & Staircase.
19.	Fifteenth Floor	802.86	06 Nos. of Residential Units, Corridor, Lobbies, Lifts & Staircase.
20.	Sixteenth Floor	589.59	02 Nos. of Residential Units, Corridor, Lobbies, Swimming Pool, Lifts & Staircase.
21.	Terrace	41.17	Staircase Head room, Lifts Machine room & Overhead Tank, Solar Equipment
	Total	18635.32	Total No. of Units = 88
22.	FAR	4.20	
23.	Coverage	54.86%	


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This Occupancy Certificate is issued subject to the following conditions:

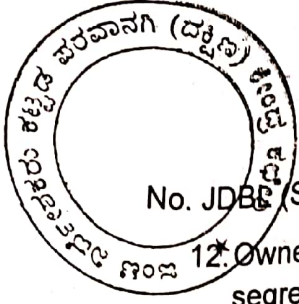
1. The car parking at 2Basement and Ground Floor area shall have adequate safety measures. It shall be done entirely at the risk and cost of owner. BBMP will not be responsible for any kind of damage, losses, risks etc., arising out of the same.
2. The structural safety of building will be entirely at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

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No. JDB/S/ADTP/OC/4/119-20

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) 369/2013 dt: 29-12-2018, CFO from KSPCB vide Consent No. AW-314354 PCB ID:74766 dt: 21-08-2019 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. 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.

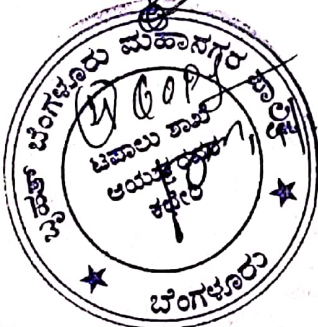
Sd/-

Joint Director, Building Licence (South)
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To,
M/s. Garuda Developers Pvt. Ltd.,
212, Bellary Road,
Sadashivanagar, Bangalore – 560 080.

Copy to:

1) JC (West)/ EE / ARO / AEE (Mahalakshmi Layout) for information and n/a.



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