



BRUHAT BANGALORE MAHANAGARA PALIKE

Office of the
Joint Director, Building Licence (South)
MahanagaraPalike Offices
Bangalore. Dated: 21-10-2019

No. JDBL (S)/ ADBL/ OC/ 42/19-20

OCCUPANCY CERTIFICATE

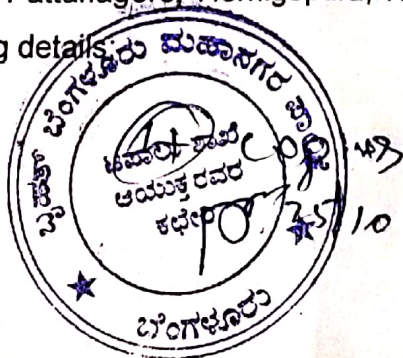
Sub: Issue of Occupancy Certificate for Residential Apartment building at BBMP Khata No. 234/63, Pattanagere, Hemigepura, Kengeri Sub-division, Ward No. 198, Bangalore.

- Ref:**
- 1) Application for issue of Occupancy Certificate dtd: 20-06-2019.
 - 2) Approval of Commissioner for issue of Occupancy Certificate dtd: 14-08-2019.
 - 3) Modified Plan sanctioned No. Ad. Com/RJH/0049/15-16, BBMP/Addl.Dir/JD South /0325/14-15, dtd: 22-12-2015.
 - 4) Fire Clearance issued by Fire Force and Emergency Department vide No: KSFES / CC / 221/2019 dt: 27-09-2019.
 - 5) CFO from KSPCB vide Consent No.AW-312120 PCB ID 78134 dt: 11-04-2019.

A Modified plan was sanctioned for construction of Residential Apartment building consisting BF+GF+9UF comprising of 162 dwelling units vide LP No. **Ad. Com/RJH/0049/15-16, BBMP/Addl.Dir/JD South /0325/14-15**, dtd: 22-12-2015 & Commencement Certificate issued on 16-12-2016.

The Residential Apartment Building was inspected on dated: 24-07-2019 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 was approved by the Commissioner on dated: 14-08-2019. Demand note for payment of Compounding fees, Ground Rent Arrear fees, Scrutiny Fees and Lake Improvement Charges of Rs. 25,08,000/- (Rs. Twenty Five Lakhs Eight Thousand only), has been paid by the applicant in the form of RE-ifms624-TP /000097 dated 11-10-2019. 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 BF+GF+ 9UF comprising of 162 Dwelling units Residential purpose constructed at Property Khata No. 234/63, Pattanagere, Hemigepura, Kengeri Sub-division, Ward No. 198, Bangalore, with the following details.



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| Sl. No. | Floor Descriptions | Built up Area (in Sqm) | Remarks |
|---------|--------------------|------------------------|---|
| 1. | Basement Floor | 4588.58 | 111 Nos. of Car parking, Lifts & Staircase. |
| 2. | Ground Floor | 2564.75 | 71 Nos. of Car parking in surface area, Transformer Yard, Toilets, Electrical Pannel, STP, OWC, RWH, Swimming Pool, Shottle Court, Multi purpose Hall, Gym, D.G. Room, Lifts & Staircase. |
| 3. | First Floor | 1926.19 | 18 Nos. of Residential Units, Lobby, Lift & Staircases |
| 4. | Second Floor | 1926.19 | 18 Nos. of Residential Units, Lobby, Lift & Staircases |
| 5. | Third Floor | 1926.19 | 18 Nos. of Residential Units, Lobby, Lift & Staircases |
| 6. | Fourth Floor | 1926.19 | 18 Nos. of Residential Units, Lobby, Lift & Staircases |
| 7. | Fifth Floor | 1926.19 | 18 Nos. of Residential Units, Lobby, Lift & Staircases |
| 9. | Sixth Floor | 1926.19 | 18 Nos. of Residential Units, Lobby, Lift & Staircases |
| 10. | Seventh Floor | 1926.19 | 18 Nos. of Residential Units, Lobby, Lift & Staircases |
| 11. | Eighth Floor | 1926.19 | 18 Nos. of Residential Units, Lobby, Lift & Staircases |
| 12. | Nineth Floor | 1926.19 | 18 Nos. of Residential Units, Lobby, Lift & Staircases |
| 10. | Terrace | 139.56 | Staircase Head room, Lifts Machine room & Overhead Tank, Solar Equipment & Fire Pump room |
| | Total | 24628.60 | Total No. of Units = 162 |
| 11. | FAR | 2.494 | |
| 12. | Coverage | 37.75% | |

This Occupancy Certificate is issued subject to the following conditions:

1. The car parking at Basement 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.

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This Occupancy Certificate is subject to conditions laid out in the Clearance Certificate issued from Fire Force Department vide No. KSFES / CC / 221/2019 dt: 27-09-2019, CFO from KSPCB vide Consent No. AW-312120 PCB ID 78134 dt: 11-04-2019 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)
Bruhat Bangalore MahanagaraPalike

To
Smt. Deveramma & A. Kusuma,
GPA Holder Panchamukhi Infrastructure
127, 3rd Floor, 9th Main Road,
Near Nimishambha Temple, Ideal Homes,
Rajarejeshwari Nagar, Bangalore – 560 098.

Copy to: .

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

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