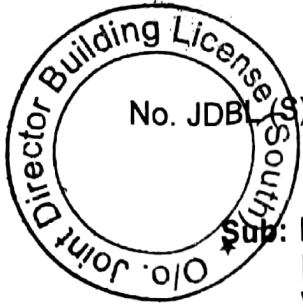




# BRUHAT BANGALORE MAHANAGARA PALIKE

Office of the  
Joint Director, Building Licence (South)  
MahanagaraPalike Offices  
Bangalore. Dated: 08-11-2019



No. JDBL(S)/ADBL/OC/4519-20

## OCCUPANCY CERTIFICATE

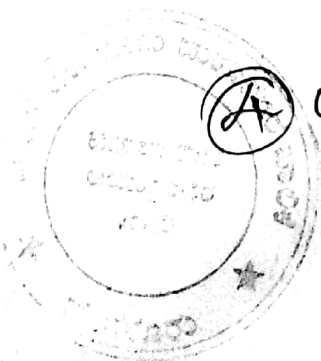
- Sub: Issue of Occupancy Certificate for Residential Apartment building at BBMP Khata No. 1196/286/2/286/3/286/4, 286/5 and 6, Halagevaderahalli, R.R.Nagar Zone, Ward No. 160, Bangalore.
- Ref: 1) Application for issue of Occupancy Certificate dtd: 25-06-2019.  
2) Approval of Commissioner for issue of Occupancy Certificate dtd: 14-10-2019.  
3) Plan sanctioned No. BBMP/Addl.Dir/JD South /0365/15-16, dtd: 28-11-2016.  
4) Fire Clearance issued by Fire Force and Emergency Department vide No: KSFES / CC / 263/2019 dt: 22-10-2019.  
5) CFO from KSPCB vide Consent No. W-315757 PCB ID: 80676 dt: 08-11-2019.

\*\*\*\*\*

A plan was sanctioned for construction of Residential Apartment building consisting BF+GF+6UF comprising of 184 dwelling units vide LP No. **BBMP/Addl.Dir/JD South / 0365/15-16**, dtd: 28-11-2016 & Commencement Certificate issued on 06-06-2017.

The Residential Apartment Building was inspected on dated: 21-09-2019 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: 14-10-2019. Demand note for payment of Compounding fees, Scrutiny Fees and Lake Improvement Charges of Rs. 17,84,000/- (Rs. Seventeen Lakhs Eighty Four Thousand only), has been paid by the applicant in the form of RE-ifms624-TP /000110 dated 24-10-2019. 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+6UF comprising of 184 Dwelling units Residential purpose constructed at Property Khata No. 1196/286/2/286/3/286/4, 286/5 and 6, Halagevaderahalli, R.R.Nagar Zone, Ward No. 160, Bangalore, with the following details;



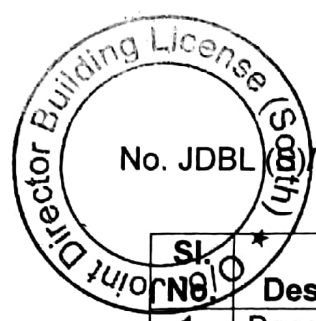
Copies  
10/26/19

Joint Director, Building Licence (South)  
Bruhat Bangalore Mahanagara Palike

IS  
08/11/19

8/11/19

8/11/19



No. JDBL (South) ADBL/OC/45/119-20

Sl. No.	Floor Descriptions	Built up Area (in Sqm)	Remarks
1.	Basement Floor	6938.63	183 Nos. of Car parking, Lifts & Staircase.
2.	Ground Floor	4075.36	28 Nos. of Residential Units, 22 Nos. of Car parking in Surface area, Transformer Yard, Toilets, Electrical Pannel, STP, OWC, RWH, D.G. Room, Lifts & Staircase.
3.	First Floor	4008.55	28 Nos. of Residential Units, Lobby, Lift & Staircases
4.	Second Floor	4007.63	28 Nos. of Residential Units, Lobby, Lift & Staircases
5.	Third Floor	4199.61	28 Nos. of Residential Units, Lobby, Lift & Staircases
6.	Fourth Floor	4180.69	28 Nos. of Residential Units, Lobby, Lift & Staircases
7.	Fifth Floor	3652.13	24 Nos. of Residential Units, Lobby, Lift & Staircases
8.	Sixth Floor	2868.25	20 Nos. of Residential Units, Lobby, Lift & Staircases
9.	Terrace	124.61	Staircase Head room, Lifts Machine room & Overhead Tank, Solar Equipment & Fire Pump room
	<b>Total</b>	<b>34055.47</b>	<b>Total No. of Units = 184</b>
10.	FAR	<b>2.252</b>	
11.	Coverage	<b>35.17%</b>	

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

1. The car parking at Basement Floor and 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. 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 Floor and Surface 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.

Joint Director, Building Licence (South)  
Bruhat Bangalore Mahanagara Palike

15/08/19

8/11/19

27/4/19



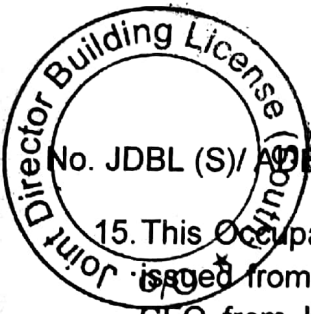
6. Rain water harvesting structure shall be maintained in good condition for storage of water and shall be used for non potable purpose or recharge of ground water at all times as per Building Bye-laws-2003 clause No. 32 (b).
7. The owner / Association of high-rise building shall obtain clearance certificate 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.
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.

Joint Director, Building Licence (South)  
Bruhat Bangalore Mahanagara Palike

IS  
08/11/19

8/11/19

8/11/19



No. JDBL (S)/ADBL/OC/4519-20

15. This Occupancy Certificate is subject to conditions laid out in the Clearance Certificate issued from Fire Force Department vide No. KSFES / CC / 263/2019 dt: 22-10-2019, CFO from KSPCB vide Consent No. W-315757 PCB ID: 80676 dt: 08-11-2019 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 for charging electrical vehicles in Basement parking area.
19. The Applicant / Owner / Developer shall plant one tree for every 240 Sq.m of FAR area in the building premises.
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.

Joint Director, Building Licence (South)  
Bruhat Bangalore MahanagaraPalike

JS  
08/11/19

6  
8/11/19

Oru  
8/11/19

To  
Sri. Channarayappa, Sri. Madhusudhan and Others  
Khata Holder Rep by its GPA Holder  
M/s. Suguna Builders & Developers,  
Sri. Sandeep Kumar and  
Sri. K.T.Narayan Swamy  
RRS Towers, # 41/517,  
46<sup>th</sup> Cross, 7<sup>th</sup> Mian,  
Jayanagar 5<sup>th</sup> Block,  
Benguluru – 560 011.