



BRUHAT BANGALORE MAHANAGARA PALIKE

Office of the
Joint Director, Building Licence (South)
Mahanagara Palike Offices
Bangalore. Dated: 05-02-2020



No. JDBL ADBL/OC/59/19-20

OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for Residential Apartment Building at BBMP Khata No. # 17, Industrial Suburb, Mahalakshmpura, Ward No. 68, Bangalore.

Ref: 1) Application for issue of Occupancy Certificate dated: 01-02-2018.

2) Approval of Commissioner for issue of Occupancy Certificate dated: 12-04-2018.

3) Modified Plan sanctioned No. BBMP/ Addl.Dir/ JDSouth /LP 0131/11-12 dt: 12-04-2018

4) CFO from KSPCB vide Consent No. PCB / 06/CNP/18/2626 dt: 16-08-2018

5) Fire Clearance issued by Fire Force and Emergency Department vide No: GBC (1) 402/2007 dt: 12-08-2015.

The Modified plan was sanctioned for construction of Residential Apartment Building consisting B+GF+7 UF vide LP No. BBMP/ Addl.Dir/ JD South/ LP 0131/11-12 dt: 12-04-2012, & Commencement Certificate issued on 03-11-2012.

The Residential Apartment Building was inspected on dated: 02-02-2018 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: 12-04-2018. Demand note for payment of Compounding fees and Scrutiny Fees of Rs. 13,27,000/- (Rs. Thirteen Lakhs Twenty Seven Thousand rupees only), has been paid by the applicant in the form of RE-ifms624-TP/000032 dated 22-05-2018. 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 B+GF+7 UF for Residential purpose constructed at Property No. # 17, Industrial Suburb, Mahalakshmpura, Ward No. 68, Bangalore with the following details;

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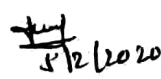


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Sl. No.	Floor Descriptions	Built up Area (in Sqm)	Remarks
1.	Basement Floor	1063.38	23 Nos. of Car parking, DG Room, STP, Security Room, Transfermer Yrad Lifts & Staircase.
2.	Ground Floor	645.15	10 Nos. of Car parking, 02 No. of Residential Units, Lobby, Lifts & Staircase.
3.	First Floor	625.73	04 No. of Residential Units, Lobby, Lifts & Staircases.
4.	Second Floor	699.60	04 No. of Residential Units, Lobby, Lifts & Staircases.
5.	Third Floor	699.60	04 No. of Residential Units, Lobby, Lifts & Staircases.
6.	Fourt Floor	699.60	04 No. of Residential Units, Lobby, Lifts & Staircases.
7.	Fifth Floor	699.60	04 No. of Residential Units, Lobby, Lifts & Staircases.
8.	Sixth Floor	699.60	04 No. of Residential Units, Lobby, Lifts & Staircases.
9.	Seventh Floor	699.60	04 No. of Residential Units, Lobby, Lifts & Staircases.
10.	Terrace	38.36	Staircase Head room, Lifts Machine room & RCC Overhead Tank & Solar Equipment
11.	Total	6570.22	Total No. of Units = 30 Nos.
12.	FAR	2.69	
13.	Coverage	33.30%	

This Occupancy Certificate is issued subject to the following conditions:

1. The car parking at Basement 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. 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 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).

Since, deviations have been done from the sanctioned plan while constructing the building, the security deposit is herewith forfeited.

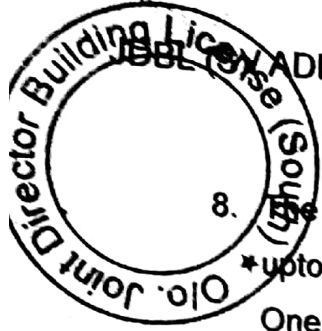
8. Owner shall make his own arrangements to dispose off the debries / garbage after segregating it into organic & in-organic waste generated from the building. Suitable arrangements & organic convertor should be installed & maintained by the owner / Residence Welfare Association himself to transport & dump the segregated wastes in consultation with the BBMP Zonal Health Officer.
1. All the rain water and waste water generated from the usage shall be pumped into the rain water harvesting pits and used for landscaping.
2. Garbage originating from building shall be segreated 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.
3. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws-31) of Building bye-laws 2003 shall be ensured.
4. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
5. The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-law 2016.
6. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
7. Occupancy Certificate is subject to conditions laid out in the CFO from KSPCB vide No. PCB / 06/CNP/18/2626 dt: 16-08-2018 Fire Clearance issued by Fire Force and Emergency Department vide No: GBC(1)402/2007 dt: 12-08-2015 Compliance of submissions made in the affidavits and undertaking filed to this office.

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8. 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.
9. The Utilization certificate from Bangalore Development authority vide No is as follows BDA/TDR cell/UC 087/2019-20 Dated: 02-01-2020 with DRC No 003533, Folio No 122 has been produced to our office 429.77 sqm area has been utilized for the present project
10. 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. Durga Projects & Infrastructure Pvt. Ltd.,
#125/1-18G,K Arcade First Floor,
Ashoka Pillar Road, Jayanagar 1st Block
Bangalore – 560011

Copy to:
01) JC (West)/ EE (Mahalakshmi Layout) / ARO / (Mahalakshmi Layout) for information and n/a.



25/2/2020

Joint Director, Building Licence (South)
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