

BRUHAT BENGALURU MAHANAGARA PALIKE

Office of the Joint Director of Town Planning (North), N.R. Square, Bengaluru - 560 002
No. BBMP/Addl/Dir/JD(N)/LP/0161/2012-13

Dated: 29-09-2016

OCCUPANCY CERTIFICATE

11/10/2016

Sub: Issue of Occupancy Certificate for the Residential Apartment Building at Property Khata No. 758/10/1/14 (Sy No. 10/1 and 14), Kaikondrahalli Village, Varthur Hobli, Bangalore East Taluk, Ward No. 150, Mahadevapura Zone, Bengaluru.

- Ref: 1) Your application for issue of Occupancy Certificate dated: 28-05-2016
2) Fire Clearance for the Occupancy Certificate vide No: GBC(1)/126/2012 Dated: 04-05-2016
3) Approval of Commissioner for issue of Occupancy Certificate dated: 15-09-2016
4) Building Plan sanctioned No. BBMP/Addl/Dir/JD(N)/LP/ 0161/2012-13 dated: 05-12-2012.

The building plan for construction of Residential Apartment Building at Property Khata No. 758/10/1/14 (Sy No. 10/1 and 14), Kaikondrahalli Village, Varthur Hobli, Bangalore East Taluk, Ward No. 150, Mahadevapura Zone, Bengaluru. Consisting of BF+GF+12 UF with 192 Units for Block - 1 & 2 was sanctioned by this office vide reference (4). The Commencement Certificate to this building was issued on 24-07-2013.

The Residential Apartment building was inspected 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: 15-09-2016. The Compounding Fine of Rs.25,21,000/- (Rs Twenty Five Lakhs Twenty One Thousand only), has been paid by the applicant in the form of DD, and taken into BBMP account vide receipt No.RE-ifms331-TP/000295 dated 22-09-2016. The deviations effected in the building are condoned and regularized accordingly.

Permission is hereby granted to occupy the building for Residential purpose constructed at Property Khata No. 758/10/1/14 (Sy No. 10/1 and 14), Kaikondrahalli Village, Varthur Hobli, Bangalore East Taluk, Ward No. 150, Mahadevapura Zone, Bengaluru consisting of BF+GF+12 UF with 192 Units Block - 1 & 2 with the following details ;

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Sl. No.	Floor Descriptions	Area (in Sqm)	Uses and other details.
1	Basement Floor	7681.58	160 No.s of Car Parking, STP, DG Room, Communication Room, Water Tank, Lumber Room, Lobby, Lifts and Staircase
2	Ground Floor	2877.25	51 No.s of Covered Car Paking and 63 No.s of Surface Car Parking, Electrical Room, Spa, Gym, Health Club, Indoor Game Room, Servent Room, Association Room, Toilets, Lobby, Lifts and Staircase
3	First Floor	2878.49	16 No.s Dwelling Units, Corridor, Lobby, Lifts and Staircase
4	Second Floor	2923.88	16 No.s Dwelling Units, Corridor, Balcony, Lobby, Lifts and Staircase

Assistant Director of Town Planning (North)
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5	Third Floor	2923.88	16 No.s Dwelling Units, Corridor, Balcony, Lobby, Lifts and Staircase
6	Fourth Floor	2923.88	16 No.s Dwelling Units, Corridor, Balcony, Lobby, Lifts and Staircase
7	Fifth Floor	2923.88	16 No.s Dwelling Units, Corridor, Balcony, Lobby, Lifts and Staircase
8	Sixth Floor	2923.88	16 No.s Dwelling Units, Corridor, Balcony, Lobby, Lifts and Staircase
9	Seventh Floor	2923.88	16 No.s Dwelling Units, Corridor, Balcony, Lobby, Lifts and Staircase
10	Eighth Floor	2923.88	16 No.s Dwelling Units, Corridor, Balcony, Lobby, Lifts and Staircase
11	Ninth Floor	2923.88	16 No.s Dwelling Units, Corridor, Balcony, Lobby, Lifts and Staircase
12	Tenth Floor	2923.88	16 No.s Dwelling Units, Corridor, Balcony, Lobby, Lifts and Staircase
13	Eleventh Floor	2923.88	16 No.s Dwelling Units, Corridor, Balcony, Lobby, Lifts and Staircase
14	Twelveth Floor	2786.70	16 No.s Dwelling Units, Corridor, Balcony, Lobby, Lifts and Staircase
16	Terrace Floor	210.04	Lift Machine Room, OHT, Staircase Head Room.
	Total	45672.87	
17	FAR		3.254 > 3.25
18	Coverage		27.34% < 50%

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This Occupancy Certificate is issued subject to the following conditions:

1. The car parking at Basement Floor, Part of Ground Floor and Surface area shall have adequate safety measures. It shall be done entirely at the risk and cost of the 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 from BBMP. In the event of the applicant violating, the BBMP has the right to demolish the deviated / altered / additional portion without any prior notice.
4. Basement Floor, Part of Ground Floor and Surface area should be used for car parking purpose only and the additional area if any available in Basement Floor, Ground 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. Since, deviations have been done from the sanctioned plan while constructing the building, the security deposit is here with forfeited

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8. 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.
9. 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.
10. 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.
11. 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.
12. 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.
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)/126/2012 Dated: 04-05-2016, CFO from KSPCB vide No. CFE/CON-177/2008-09/H-302, dated: 18-07-2016 and Compliance of submissions made in the affidavits filed to this office.
16. 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.

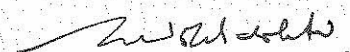
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Sd/-
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Bruhat Bengaluru Mahanagara Palike

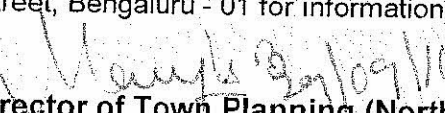
To
M/s Puirvankara Projects Ltd.,
130/1, Ulsoor Road,
Bengaluru - 560 055.

Copy to

1. JC / EE (Mahadevapura Zone) / AEE/ ARO (Marathaalli Sub-division) for information and necessary action.
2. Director General of Police, Fire and Emergency Services, # 1, Annaswamy Modaliar Road, Bengaluru - 560 042 for information.
3. Senior Environmental Officer, KSPCB, # 49, Church Street, Bengaluru - 01 for information
4. Office copy


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