



# BRUHAT BANGALORE MAHANAGARA PALIKE



No. Addl.Com/MDP/LP/0049/2013-14

Office of the  
Joint Director of Town Planning,  
Mahanagara Palike Offices  
Bangalore. Dated: 22-04-2015

## OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for the Residential Apartment Building at Property No. 751. Sy No. 114/1 and 145, Gunjuru Village, Varthur Hobli, Mahadevapura zone, Bangalore.

- Ref: 1) Your applications dated: 07-11-2014  
 2) Fire Clearance for the Occupancy Certificate vide No: GBC(1) / 286/ 2013 Dated: 23-12-2014  
 3) Approval of Commissioner for issue of Occupancy Certificate dated: 11-04-2015

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The modified plan was sanctioned by this office vide No: Addl.Com/MDP/LP/0049/2013-14 dated 28-01-2014 for construction of Residential Apartment Building at Property No: 751. Sy No. 114/1 and 145, Gunjuru Village, Varthur Hobli, Mahadevapura zone, Bangalore consisting of GF+6UF and Commencement Certificate was issued by Additional Commissioner, Mahadevapura Zonal Office on 21-08-2013.

The building was got inspected by the Officers of Town Planning Section for the issue of Occupancy Certificate. During inspection, it is observed that, there are deviation in construction with reference to the modified sanction plan, which is within the permissible limits of regularization with a levy of compounding fee. The compounding fees for the deviated portion and ground rent arrears works out to Rs.5,46,000/-. (Rs Five Lakhs Forty Six Thousand only). The same has been paid by the applicant in the form of DD, and taken to BBMP account vide receipt No.TP/JDTPNRT/01/2015-16/Apr/0034 dated 16-04-2015 The deviations effected by the applicant are regularized and As Built Plan' is issued accordingly.

Permission is hereby granted to occupy the Building for Residential purpose. The building constructed at Property.No 751. Sy No. 114/1 and 145, Gunjuru Village, Varthur Hobli, Mahadevapura zone, Bangalore consisting of GF+6 UF with the following details and conditions.

Sl. No.	Floor Descriptions	Area (in Sqm)	Uses and other details.
1	Ground Floor	3239.40	111 No.s of Car Parking and 51 No.s of Surface Car Parking, STP, Communication Room, Store, Electrical Room, Lobby, Lift and Staircase
2	First Floor	3239.40	24 No.s of Residential Units, Lift and Staircase
3	Second Floor	3239.40	24 No.s of Residential Units, Lift and Staircase
4	Third Floor	3239.40	25 No.s of Residential Units, Lift and Staircase
5	Fourth Floor	3239.40	24 No.s of Residential Units, Lift and Staircase
6	Fifth Floor	3239.40	25 No.s of Residential Units, Lift and Staircase
7	Sixth Floor	3239.40	24 No.s of Residential Units, Lift and Staircase
8	Terrace Floor	133.11	Lift Machine Room, OHT, and Staircase Head Room,
	Total	<b>22808.91</b>	
9	FAR		2.262 > 2.25
10	Coverage		39.925 % < 50%

*[Handwritten Signature]* 22/4/15

Joint Director of Town Planning (North)  
Bruhat Bangalore Mahanagara Palike

*[Handwritten Signature]* 22/4/15  
*[Handwritten Signature]* 22/04/15  
*[Handwritten Signature]* 22/4/15





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

1. The car parking at Ground 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. Ground Floor and Surface area should be used for car parking purpose only and the additional area if any available in basements 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 herewith forfeited
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)286/2013 dated: 23-12-2014 CFO from KSPCB dated: 31-03-2015 and Compliance of submissions made in the affidavits filed to this office.

**Joint Director of Town Planning (North)  
Bruhat Bangalore Mahanagara Palike**

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*22/04/15*



16. As per Commissioner Circular dated: 22-08-2014. The charges in lieu of Park and Open Space area i.e., Rs. 59,56,700/- should be paid within 3 months from the date of issue of Occupancy Certificate as ordered by the Commissioner.
17. In case of any false information, misrepresentation of facts, or pending court cases, the Occupancy Certificate shall be deemed to be cancelled.

On default of the above conditions the Occupancy Certificate issued will be withdrawn without any prior notice.

*[Handwritten Signature]* 22/4/15  
**Joint Director of Town Planning (North)  
Bruhat Bangalore Mahanagara Palike**

✓ To

M/s Asset Handlers Pvt Ltd., Rep by Sri. M.A.Rahiman (GPA Holder)  
Sri. P.H.Muniyappa and Sri. P.H.Siddappa,(Katha Holder),  
# 751, Sy No. 114/1 and 145, Gunjuru Village,  
Varthur Hobli, Mahadevapura Zone,  
Bangalore.

*[Handwritten Signature]* 22/4/15  
*[Handwritten Signature]* 22/04/15