



**BRUHAT BENGALURU MAHANAGARA PALIKE**

Office of the Joint Director of Building License Cell (North), N.R. Square, Bengaluru – 02.

No. Addl.Com/YLK/LP/0524/2016-17

Date: 29-02-2020

**OCCUPANCY CERTIFICATE**

Sub: Issue of Occupancy Certificate for the Residential Apartment Building at Property Katha No. 167/86, Chokkanahalli Village, Ward No. 05, Jakkuru, Byatarayanapura Subdivision, Yelahanka Zone, Bengaluru.

- Ref: 1) Your application for issue of Occupancy Certificate dated: 16-11-2019.  
 2) Building Modified Plan Sanctioned No. Addl.Com/YLK/LP/0524/2016-17 dated: 27-04-2017.  
 3) Approval of Commissioner for issue of Occupancy Certificate dated: 13-02-2020 .  
 4) CFO issued by KSPCB vide No. W-316269, PCB ID. 83730, dated: 11-12-2019.  
 5) Fire Clearance for the Occupancy Certificate vide No. GBC(1)/460/206, KSFES/CC/511/2019-20, dated: 21-01-2020.

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The Modified Building Plan was sanctioned for the construction of Residential Apartment Building consisting BF + GF + 13UF having 130 Residential Units at Property Katha No. 167/86, Chokkanahalli Village, Ward No. 05, Jakkuru, Byatarayanapura Subdivision, Yelahanka Zone, Bengaluru by this office vide reference (2). The Commencement Certificate was issued on 12-03-2019. KSPCB vide Ref (4) has issued consent for Operation of Sewage Treatment Plant (STP). The Fire and Emergency Services Department has issued Clearance Certificate to Occupy Building vide Ref. No. (5).

The Residential Apartment Building was inspected by the Officers of of Building Licence Cell Section on 26-12-2019 for the 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 Building Bye-laws - 2003. The proposal for the issuance of Occupancy Certificate for the Residential Apartment Building was approved by the Commissioner on date: 13-02-2020 vide ref (3). Subsequent to the approval accorded by Commissioner the applicant was endorsed on dated: 18-02-2020 to remit Rs. 29,59,000/- towards The compounding fees for the deviated portion, Ground Rent, GST, Lake Improvement Charge and Scrutiny fee Charges of Rs. 29,59,000/- . (Rupees Twenty Nine Lakhs Fifty Nine Thousand only), has been paid by the applicant in the form of DD No 019295 drawn on Dhanalakshmi Bank, Koramangala Branch dated: 17-02-2020 and taken into BBMP account vide receipt No.RE-ifms 331-TP/000607 dated: 20-02-2020 The deviations effected in the building are condoned and regularized accordingly.

Hence, Permission is hereby granted to occupy the Residential Apartment Building constructed at Property Katha No. 167/86, Chokkanahalli Village, Ward No. 05, Jakkuru, Byatarayanapura Subdivision, Yelahanka Zone Bengaluru, Consisting of BF+GF+ 13 UF having 130 Residential Units. Occupancy Certificate is accorded with the following details.

*Murugesu B*  
29/02  
Joint Director of Building License Cell (North)  
Bruhat Bengaluru Mahanagara Palike

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Sl. No.	Floor Descriptions	Built Up Area (in Sqm)	Uses and other details.
1	2	3	4
1	Basement Floor	3993.77	118 No. of Car Parking, UG STP, UG WTP, UG Pump Room, Water Sump, Comm. Room, DG, Lobby, Lift and Staircase
2	Ground Floor	1061.50	25 No.s of Surface Parking, 9 No.s of Residential Units, RWH, Transformer Yard, Entrance Lobby, Lobbies, Lifts and Staircases,
3	First Floor	1071.41	10 Nos of Units, Balcony, Utility, Lobbies, Lifts and Staircases,
4	Second Floor	1071.41	10 Nos of Units, Balcony, Utility, Lobbies, Lifts and Staircases,
5	Third Floor	1071.41	10 Nos of Units, Balcony, Utility, Lobbies, Lifts and Staircases,
6	Fourth Floor	1078.24	10 Nos of Units, Balcony, Utility, Lobbies, Lifts and Staircases,
7	Fifth Floor	1078.24	10 Nos of Units, Balcony, Utility, Lobbies, Lifts and Staircases,
8	Sixth Floor	1071.42	10 Nos of Units, Balcony, Utility, Lobbies, Lifts and Staircases,
9	Seventh Floor	1071.42	10 Nos of Units, Balcony, Utility, Lobbies, Lifts and Staircases,
10	Eighth Floor	1071.42	10 Nos of Units, Balcony, Utility, Lobbies, Lifts and Staircases,
11	Ninth Floor	1071.42	10 Nos of Units, Balcony, Utility, Lobbies, Lifts and Staircases,
12	Tenth Floor	1071.42	10 Nos of Units, Balcony, Utility, Lobbies, Lifts and Staircases,
13	Eleventh Floor	1071.42	10 Nos of Units, Balcony, Utility, Lobbies, Lifts and Staircases,
14	Twelveth Floor	908.62	8 Nos of Units, Balcony, Utility, Lobbies, Lifts and Staircases,
15	Thirteenth Floor	659.02	3 No.s of Residential Units, Swimming Pool, Balcony, Utility, Lobbies, Lifts and Staircases,
16	Terrace Floor	61.73	Lift Machine Room, Solar Panel, Staircase Head Room, and OHT
	<b>Total</b>	<b>18483.87</b>	<b>130 Units</b>
17	FAR		2.25 = 2.25
18	Coverage		16.80% < 50%

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**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 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 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.
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.
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.

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14. Garbage originating from building shall be segregated into organic and inorganic waste and should be processed Scientifically 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)/460/206, KSFES/CC/511/2019-20, dated: 21-01-2020 and CFO from KSPCB vide No. W-316269, PCB ID. 83730, dated: 11-12-2019 and Compliance of submissions made in the affidavits filed to this office.
16. The Owner / Association / Builder should submit BWSSB NOC when the BWSSB Department starts issuing NOC for the constructed project .
17. 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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To,  
M/s Asset Handlers Pvt Ltd., Rep by its  
Managing Partner Suhail Rahman,  
# 476, 2nd Floor, 80 feet Road,  
6th Block, Koramangala,  
Bengaluru – 560 095