



BRUHAT BENGALURU MAHANAGARA PALIKE

Office of the Joint Director (Town Planning – North) N.R. Square, Bengaluru – 02.

No. BBMP/Addl.DIR/JD NORTH/0171/2017-18

Dated: 12-10-2021

OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for the Residential Apartment Building at Property Khata No. 1087, Sy. No. 10/2, Hoodi Village, K.R.Puram Hobli, Ward No. 82, Mahadevapura Zone, Bengaluru.

Ref: 1) Your application for issue of Occupancy Certificate dated: 19-07-2021.

2) Plan sanctioned by this office vide No. BBMP/Addl.Dir/JDNORTH/0171/2017-18 Dated: 21-04-2018.

3) Approval of Chief Commissioner for issue of Occupancy Certificate dated: 03-08-2021.

4) Fire Clearance for the Occupancy Certificate vide No. GBC(1)/368/2017, Docket No. KSFES/CC/297/2021 dated: 24-08-2021.

5) CFO issued by KSPCB vide No. W-327063 PCB ID 105443, dated: 27-09-2021.

The Plan was sanctioned for the construction of Residential Apartment Building consisting of 2BF+GF+14 UF totally comprising of 250 Units at Property Khata No. 1087, Sy. No. 10/2, Hoodi Village, K.R.Puram Hobli, Ward No. 82, Mahadevapura Zone, Bengaluru by this office vide reference (2). The Commencement Certificate was issued on 26-02-2019. The Fire and Emergency Services Department has issued Clearance Certificate to Occupy Building vide Ref. No. (4). KSPCB vide Ref (5) has issued consent for Operation of Sewage Treatment Plant (STP).

The Residential Apartment Building was inspected by the Officers of Town Planning Section on 29-07-2019 for the issue of Occupancy Certificate it is observed that, the construction has been completed in accordance with the Sanctioned Plan. The proposal for the issuance of Occupancy Certificate for Residential Apartment Building was approved by the Chief Commissioner vide Ref (3). Subsequent to the approval accorded by Chief Commissioner the applicant was endorsed on dated: 04-08-2021 to remit Compounding fees for the deviated portion Ground rent arrears & GST and Scrutiny fee, of Rs. 28,62,000/- (Rupees Twenty Eight Lakhs Sixty Two Thousand only), has been paid by the Applicant in the form of DD No 003303 drawn on HDFC Bank., dated: 08-10-2021 and taken into BBMP account vide receipt No.RE-ifms331-TP/000095 dated: 11-10-2021. The Deviations effected in the Building are condoned and Regularized accordingly.

Hence, Permission is hereby granted to occupy Residential Apartment Building consisting of 2BF+GF+14UF totally comprising of 250 Units at Property Khata No. 1087, Sy. No. 10/2, Hoodi Village, K.R.Puram Hobli, Ward No. 82, Mahadevapura Zone, Bengaluru. Occupancy Certificate is accorded with the following details.

Sl. No.	Floor Description	Built Up Area (in Sqm.)	Uses and other details.
1	Second Basement Floor	5688.26	155 No.s of Car Parking, Lobby, Lifts, Staircase, Ramp, UG Sump and Pump room, Fire Pump Room, SBR Tank, Equalization Tank, PRE Airation Tank, Treated Water Sump, Raw Water Sump and STP.

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2	First Basement Floor	5972.27	154 No.s of Car Parking, Lobby, Lifts, Staircase, Ramp, Filter Room, Plant Room, BMS & Communication room and Maintenance Room.
3	Ground Floor	2089.47	10 No.s of Residential Units, Sit outs, Utilities, Lobbies, Lifts, Staircases, Ramp, Electrical Room, Multi-Purpose Hall, Party Lawn, Informal Meeting Space, Fire Command Centre, Entry Lobby, FRC, Store Room, Services Room, His Toilet, Her Toilet, Filter room, Waste Management Yard, DG Yard, Transformer Yard, OWC, RWH.
4	First Floor	2090.96	12 No.s of Residential Units, Balconies, Utilities, Lobbies, Lifts, Staircases, Gym Room, T.T Room, Yoga / Aerobics, Main Pool, Pool Deck, Kids Pool, Male & Female Toilet and Change Room, Indoor Game and Guest Rooms.
5	Second Floor	1552.55	12 No.s of Residential Units, Balconies, Utilities, Lobbies, Lifts, Staircases.
6	Third Floor	2170.45	18 No.s of Residential Units, Balconies, Utilities, Lobbies, Lifts and Staircases.
7	Fourth Floor	2170.45	18 No.s of Residential Units, Balconies, Utilities, Lobbies, Lifts and Staircases.
8	Fifth Floor	2170.45	18 No.s of Residential Units, Balconies, Utilities, Lobbies, Lifts and Staircases.
9	Sixth Floor	2170.45	18 No.s of Residential Units, Balconies, Utilities, Lobbies, Lifts and Staircases.
10	Seventh Floor	2170.45	18 No.s of Residential Units, Balconies, Utilities, Lobbies, Lifts and Staircases.
11	Eighth Floor	2170.45	18 No.s of Residential Units, Balconies, Utilities, Lobbies, Lifts and Staircases.
12	Ninth Floor	2170.45	18 No.s of Residential Units, Balconies, Utilities, Lobbies, Lifts and Staircases.
13	Tenth Floor	2170.45	18 No.s of Residential Units, Balconies, Utilities, Lobbies, Lifts and Staircases.
14	Eleventh Floor	2170.45	18 No.s of Residential Units, Balconies, Utilities, Lobbies, Lifts and Staircases.
15	Twelveth Floor	2170.45	18 No.s of Residential Units, Balconies, Utilities, Lobbies, Lifts and Staircases.
16	Thirteenth Floor	2168.70	18 No.s of Residential Units, Balconies, Utilities, Lobbies, Lifts and Staircases.
17	Fourteenth Floor	2168.70	18 No.s of Residential Units, Balconies, Utilities, Lobbies, Lifts and Staircases.
18	Terrace Floor	112.18	Lift Machine Room and Staircase Head Room, Solar Panel (Platform), OHT.
Total		43547.59	250 No's of Residential Units
19	FAR		2.993 < 3.00
20	Coverage		19.92% < 50%

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This Occupancy Certificate is issued subject to the following conditions:

1. The car parking at Two Basement Floors 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. Two Basement Floors area should be used for car parking purpose only and the additional area if any available in Two Basement Floors 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)/368/2017, Docket No. KSFES/ CC/297/2021 dated: 24-08-2021 and CFO from KSPCB vide No. W-327063 PCB ID 105443, dated: 27-09-2021 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.

Murugesu B
Joint Director (Town Planning – North)
Bruhat Bengaluru Mahanagara Palike

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To,
M/s. Sumadhura Infracon Pvt Ltd., Khata Holder,
Rep by its Sri. G.Madhusudhan,
Sy. No. 108/2, Millenia Building,
1st Main, MSR Layout,
Munnekollala Village,
Marathahalli Outer Ring Road,
Bangalore- 560037.