



BRUHAT BENGALURU MAHANAGARA PALIKE

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

No. BBMP/Addl.Dir/JD North/0453/2014-15

Dated: 20-06-2018.

OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for the Residential Apartment Building at Property No. 96/1/58/1, 57/1, Chokkanahalli Village, Ward No. 05, Thanisandra Main Road, Bengaluru North Taluk, Yelahanka Hobli, Yelahanka Zone, Bengaluru.

- Ref: 1) Application for issue of Occupancy Certificate dated: 19-03-2018
2) Approval of Commissioner for issue of Occupancy Certificate dated: 28-04-2018.
3) Plan sanctioned No.BBMP/Addl.Dir/JD North/LP/0453/2014-15, dated: 02-09-2015.
4) Fire Clearance issued by Fire Force and Emergency Department vide No: GBC(1)/246/2014, dated: 21-05-2018.
5) CFO from KSPCB vide No. PCB/75/CNP/14/H-274, Dated. 13-06-2018.

The plan for construction of Residential Apartment Building Consisting of BF+GF+10 Upper Floors Comprising of 87 Dwelling Units at Property 96/1/58/1, 57/1, Chokkanahalli Village, Ward No. 05, Thanisandra Main Road, Bengaluru North Taluk, Yelahanka Hobli, Yelahanka Zone, Bengaluru, was sanctioned by this office vide reference (3). The Commencement Certificate to this building was issued on dated: 09-08-2016.

The Residential Apartment Building was inspected on dated: 03-04-2018 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: 28-04-2018. Demand note for payment of Ground Rent, GST, compounding fees, Lake Improvement Charges and Scrutiny Fees of Rs. 14,09,000/- (Rs. Fourteen Lakhs Nine Thousand only), has been paid by the applicant in the form of DD No. 042980, Dated. 29-05-2018, drawn on HDFC Bank, Kalyan Nagara Branch and taken into BBMP account vide receipt No.RE-ifms 331-TP/000144, dated.14-06-2018. The deviations effected in the building are condoned and regularized. Accordingly this Occupancy Certificate issued.

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Permission is hereby granted to occupy the Residential Apartment Building consisting of BF+GF+10 UF comprising of 87 Units for Residential purpose constructed at Property No. 96/1/58/1, 57/1, Chokkanahalli Village, Ward No. 05, Thanisandra Main Road, Bengaluru North Taluk, Yelahanka Hobli, Yelahanka Zone, Bengaluru, with the following details;

Sl. No.	Floor Description	Built Up Area (in Sq.m.)	Uses and other details.
1	Basement Floor	3513.12	24 No's of Car Parking, STP, Pump Room, Drive way, AMF Pannel, Lifts Lobby and Staircases
2	Ground Floor	1415.19	80 No's of Car Parking, Electrical Panel Room, Corridor, Party hall, Swimming pool, Party hall, Organic Convertor, RWH drive way, Lifts Lobby and Staircases
3	First Floor	985.29	06 No's of Residential Units, Corridor, Lobby, Lifts and Staircase
4	Second Floor	1005.75	09 No's of Residential Units, Corridor, Lobby, Lifts and Staircase
5	Third Floor	1005.75	09 No's of Residential Units, Corridor, Lobby, Lifts and Staircase
6	Fourth Floor	1028.95	09 No's of Residential Units, Corridor, Lobby, Lifts and Staircase
7	Fifth Floor	1028.95	09 No's of Residential Units, Corridor, Lobby, Lifts and Staircase
8	Sixth Floor	1028.95	09 No's of Residential Units, Corridor, Lobby, Lifts and Staircase
9	Seventh Floor	1028.95	09 No's of Residential Units, Corridor, Lobby, Lifts and Staircase
10	Eight Floor	1028.95	09 No's of Residential Units, Corridor, Lobby, Lifts and Staircase
11	Ninth Floor	1030.14	09 No's of Residential Units, Corridor, Lobby, Lifts and Staircase
12	Tenth Floor	1031.14	09 No's of Residential Units, Corridor, Lobby, Lifts and Staircase

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17	Terrace Floor	116.83	Lift Machine Room, Head Room, OHT and Solar Panels.
	Total	15247.96 Sq.m	87 No's of Residential Units
19	FAR		2.24 < 2.25
20	Coverage		31.11 < 50%

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 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. Basement Floor and Surface area Parking 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. 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

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8. 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.
9. 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.
10. 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.
11. Since, deviations have been done from the sanctioned plan while constructing the building, the security deposit is herewith forfeited.
12. 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.
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)246/2014, dated: 21-05-2018, CFO from KSPCB PCB/75/CNP/14/H-274, dated: 13-06-2018 and Compliance of submissions made in the affidavits and undertaking filed to this office.

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16. 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.

B.R. Mudda B. 20/6/18
Joint Director of Town Planning (North)
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To

✓ M/s Vajram Estates Pvt.Ltd., Rep by its Managing Director

Sri. Vajram Pavan Kumar (GPA Holder) for

Sri. R.Radhakrishna Rao (Khata Holder)

No. 1, 3rd Floor, Vajram Complex, 17th Main,

4th B Cross, 100 Feet Road, Koramangala,

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