



BRUHAT BANGALORE MAHANAGARAPALIKE

Office of the
Joint Director of Town Planning (South)
Mahanagara Palike Offices
Bangalore. Dated: 09-04-2018



PARTIAL OCCUPANCY CERTIFICATE

Sub Issue of Occupancy Certificate for **Phase - I** = Tower 3 for Residential apartment building at No. 1/1, PID No. 31-42-1/1, Hosakere Road, Binnypet, Ward No. 121, Bangalore in favour of M/s. ETA Karnataka Estates Ltd., and M/s. ETA Star Infopark & their GPA Holder M/s. Relationship Properties Pvt. Ltd., Rep. by Sri. Ananda Rao.C.B.

- Ref: 1) Your application dated: 07-02-2018.
2) Approval of Commissioner dated: 28-03-2018.

A re-modified plan was sanctioned for construction of Residential apartment building consisting of **Phase - I** - Tower 1, 2 & 3 = 2B+G+18UF, **Phase - II** - Tower 4 = 2B+G+31UF, Tower 5 & 6 = 2B+G+32UF and Tower 7 = 2B+G+24UF with 1931 units vide LP No. **JDTP (S)/LP 31/10-11** dt: 18-09-2015. The Commencement Certificate has been issued Tower 1 = 05-03-2015 and Tower 2 = 23-04-2015, Tower 3 = 21-07-2015 and The Occupancy Certificate has been issued Phase I Tower 1 & 2 on 18-12-2017.

The building was inspected, for the issue of Occupancy Certificate for **Phase - I** - Tower 3 only. On inspection it is observed that there is deviation in construction with reference to the sanctioned plan, which is within the permissible limits. The amount works out to Rs. 59,67,000/-. (Rs. Fifty nine lakhs sixty seven thousand only). The applicant has paid the fees of Rs. 59,67,000/- by DD vide receipt No. RE-ifms624-TP/000008 dated 07-04-2018.

The Permission is granted to occupy the Residential purpose at No. 1/1, PID No. 31-42-1/1, Hosakere Road, Binnypet, Ward No. 121, Bangalore.

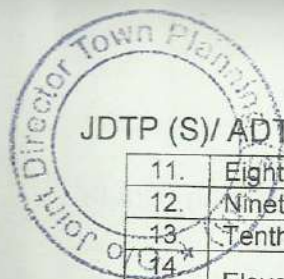
Statement showing the details of Floor wise Built up area and utility details for **Phase I Tower 3:-**

Sl. No.	Floor Descriptions	Built up Area (in Sqm)	Remarks
1.	1 st Basement Floor (L B)	25354.75	232 Nos.Of Car Parking, Pump room, Sump, STP, D.G. room, Lift & Staircase
2.	2 nd Basement Floor (U B)	24648.45	240 Nos.Of Car Parking, Electrical Pannel room, STP, Lift & Staircase
3.	Ground Floor	2080.85	12 Residential Units, Partially commercial use, Lobby, Corridor, Lift & Staircase
4.	First Floor	1708.97	10 Residential Units, Lobby, Corridor, Lift & Staircase
5.	Second Floor	2044.95	16 Residential Units, Lobby, Corridor, Lift & Staircase
6.	Third Floor	2044.95	16 Residential Units, Lobby, Corridor, Lift & Staircase
7.	Fourth Floor	2044.95	16 Residential Units, Lobby, Corridor, Lift & Staircase
8.	Fifth Floor	2044.95	14 Residential Units, Partially commercial use, Lobby, Corridor, Lift & Staircase
9.	Sixth Floor	1956.55	15 Residential Units, Partially commercial use, Lobby, Corridor, Lift & Staircase
10.	Seventh Floor	2044.95	16 Residential Units, Lobby, Corridor, Lift & Staircase

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11.	Eight Floor	2044.95	16 Residential Units, Lobby, Corridor, Lift & Staircase
12.	Ninth Floor	2044.95	16 Residential Units, Lobby, Corridor, Lift & Staircase
13.	Tenth Floor	2044.95	16 Residential Units, Lobby, Corridor, Lift & Staircase
14.	Eleventh Floor	2044.95	14 Residential Units, Partially commercial use, Lobby, Corridor, Lift & Staircase
15.	Twelveth Floor	1956.55	15 Residential Units, Lobby, Corridor, Lift & Staircase
16.	Thirteenth Floor	2044.95	16 Residential Units, Lobby, Corridor, Lift & Staircase
17.	Fourteenth Floor	2044.95	16 Residential Units, Lobby, Corridor, Lift & Staircase
18.	Fifteenth Floor	2044.95	16 Residential Units, Lobby, Corridor, Lift & Staircase
19.	Sixteenth Floor	2044.95	16 Residential Units, Lobby, Corridor, Lift & Staircase
20.	Seventeenth Floor	2022.95	16 Residential Units, Lobby, Corridor, Lift & Staircase
21.	Eighteenth Floor	1897.96	08 Residential Units, Lobby, Corridor, Lift & Staircase
22.	Terrace Floor	126.43	OHT (LMR room), Solar panel, Lift & Staircase room
	Total	38334.61	Total No. of Units = 280 Nos. (Excluding Upper & Lower Basement area already considered during the issue of OC for Phase I Tower 1 & 2)
23.	FAR	0.6148	
24.	Coverage	3.56%	

Conditions:

1. The car parking at 2Basement floors shall have adequate safety measures. It shall be done entirely at the risk and cost of owner and 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. The owner / applicant 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. 2Basement floors reserved for parking should be used for parking purpose only as per **as built plan**.
5. Footpath in front of the building should be maintained in good condition.
Rain water harvesting structure shall be maintained in good condition for storage of water for non potable purpose or recharge of ground water at all times as per Building Bye-laws-2003 clause No. 32 (b).
6. Since, deviations have been done from the sanctioned plan while constructing the building, the security deposit is herewith forfeited.
7. Owner shall make his own arrangements to dispose off the debris / garbage after segregating it into organic and non-organic waste generated from the building, suitable arrangements and organic converter should be installed and maintained by the Owner / Resident's Welfare Association himself to transport and dump these segregated wastes in consultation with the BBMP Zonal Health Officer.

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8. 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.
9. 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 once in a every two years.
10. The owner / Association of high-rise building shall obtain clearance certificate from the Electrical Inspectorate every five 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.
11. The Owner / Association of the high-rise building shall conduct two mock – drills in the building, one before the onset of summer and another during the summer and ensure complete safety in respect of fire hazards.
12. All the rain water and waste water generated from the usage should be pumped into the rain water harvesting pits / tank and should be used for landscaping.
13. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws-31) of Building bye-laws 2003 shall be ensured.
14. 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 notice.

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To

M/s. ETA Karnataka Estates Ltd.,
and M/s. ETA Star Infopark & their
GPA Holder M/s. Relationship Properties Pvt. Ltd.,
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