



BRUHAT BANGALORE MAHANAGARAPALIKE



No. JDTP (S)/ADTP/OC/20/18-19

Office of the
Joint Director of Town Planning (South)
Mahanagara Palike Offices
Bangalore. Dated: 03-10-2018

FINAL OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for **Block B – Residential apartment, Block A - Tower 1 and Tower -2 – Club House & Fitness Centre** building at No. 7/14, Khata No. 84, Uttarahalli Manavarthekeval Village, Uttarahalli Hobli, Ward No. 198, Bangalore in favour of M/s. Hara Vijaya Enterprises.

Ref: 1) Your application dated: 18-06-2018.
2) Approval of Commissioner dated: 04-09-2018.

A modified plan was sanctioned for construction of Residential apartment building consisting Block A (Tower 1 & 2) - G+11 UF, Block B - G+10 UF, Club House – G+2 UF and Fitness Centre – G+2 UF vide LP No. **JDTP (S)/ LP 19/10-11** dt: 18-10-2016 & Commencement Certificate issued for Block A (Tower 1 & 2) - G+11 UF on 17-01-2014. Occupancy Certificate issued for Block A (Tower 1) - G+11 UF on 18-10-2016 and Block A (Tower 2) issued on dt: 23-08-2017.

The building was inspected, Block B – Residential apartment, Block A -Tower 1 and Tower -2 – Club House & Fitness Centre for the issue of Final Occupancy Certificate. On inspection it is observed that there is deviation in construction with reference to the modified sanctioned plan, which is within the permissible limits. The penalty works out to Rs. 15,64,000/-. (Rs. Fifteen lakhs sixty four thousand only). The applicant has paid the penalty fees of Rs. 15,64,000/- by DD vide receipt No. RE-ifms624-TP/000113 dated 20-09-2018.

The Permission is granted to occupy for Block B – Residential apartment, Block A -Tower 1 and Tower -2 – Club House & Fitness Centre at No. 7/14, Khata No. 84, Uttarahalli, Manavarthekeval Village, Uttarahalli Hobli, Ward No. 198, Bangalore.

Statement showing the details of Floor wise Built up area and utility details:-

Block B (Residential)

Sl. No.	Floor Descriptions	Built up Area (in Sqm)	Remarks
1	Ground Floor	429.86	14 Nos. of Car parking, 27 Nos. of Car parking in Surface area,, Entrance, Lobby, Garbage, Lift & Staircases.
2.	First Floor	429.86	14 Nos. of Car parking, Lifts & Staircase
3.	Second Floor	415.21	04 Nos. of Units, Lobby, Lifts & Staircase
4.	Third Floor	512.24	03 Nos. of Units, Lobby, Lifts & Staircase
5.	Fourth Floor	512.24	02 Nos. of Units, Lobby, Lifts & Staircase
6.	Fifth Floor	516.80	02 Nos. of Units, Lobby, Lifts & Staircase
7.	Sixth Floor	512.24	03 Nos. of Units, Lobby, Lifts & Staircase
8.	Seventh Floor	512.24	03 Nos. of Units, Lobby, Lifts & Staircase
9.	Eighth Floor	512.24	03 Nos. of Units, Lobby, Lifts & Staircase
10.	Ninth Floor	512.24	01 Nos. of Units, Lobby, Lifts & Staircase
11.	Tenth Floor	535.05	01 Nos. of Units, Lobby, Lifts & Staircase
12.	Terrace	62.67	Lift machine room & Staircase Head room, Overhead Tank, Solar
	Total	5462.89	Total No. of Units = 22 Nos.

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**Block A -Tower 1**

Sl. No.	Floor Descriptions	Built up Area (in Sqm)	Remarks
1.	Ground Floor	230.50	06 Nos. of Car parking, Staircases.
2.	First Floor	230.50	Club House, Multi purpose hall, Lobby & Staircase
3.	Second Floor	117.52	Club House, Lobby & Staircase
Total		578.53	

Block A -Tower 2

Sl. No.	Floor Descriptions	Built up Area (in Sqm)	Remarks
1.	Ground Floor	153.95	09 Nos. of Car parking, Staircases.
2.	First Floor	153.95	Changing rooms, Lobby & Staircase
3.	Second Floor	179.30	Fitness Centre, Multi purpose hall, Toilet rooms, Lobby & Staircase
Total		487.21	

Grand Total	6528.63	Block B – Residential apartment, Block A -Tower 1 and Tower -2 – Club House & Fitness Centre
FAR	2.24 < 2.25	
Coverage	24.70 < 50%	

Conditions:

1. The car parking at Ground, First Floor (Block-B) & surface area 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. Ground, First Floor (Block-B) & surface area reserved for parking should be used for parking purpose only.
5. Footpath 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 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 effected from the sanctioned plan while constructing the building, the security deposit is forfeited.
8. 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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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 once in a every two years.
11. 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.
12. 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.
13. 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.
14. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws-31) of Building bye-laws 2003 shall be ensured.
15. Garbage originating from building shall be segregated into organic & in-organic waste and should be processed in the re-cycling processing unit of suitable capacity i.e., organic waste convertor should be installed at site for its re-use / disposal.
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 notice.

To,
M/s. Hara Vijaya Enterprises,
7/14, Khata No. 84,
Uttarahalli Manavarthekeval Village
Uttarahalli Hobli, Ward No. 198, Bangalore.

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