



Bruhat Bengaluru Mahanagara Palike

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

Addl.Com/YLK/LP/0730/2014-15

Dated: 15-04-2019

OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for the Residential Apartment Buildings in Block - A & B and Clubhouse Building at Property Katha No. 194/36/2, Ward No. 05, Sy No. 36/2 of Agrahara Village and Sy No. 94/2 of Chokkanahalli Village, Bengaluru North Taluk, Yelahanka Zone, Bengaluru.

- Ref: 1) Application for issue of Occupancy Certificate dated: 05-06-2018.
 2) Approval of Commissioner for issue of Occupancy Certificate dated: 14-03-2019.
 3) Modified Plan sanctioned No.Addl.Com/YLK/LP/0730/2014-15, dated: 09-08-2017.
 4) Submission of CFO obtained from KSPCB, NOC from BWSSB and other Documents on 10-04-2019.

The Modified plan for construction of Residential Apartment Building with Block A and Block B consisting of BF+GF+4UF comprising of 279 dwelling Units at Katha No194/36/2, Ward No. 05, Sy No. 36/2 of Agrahara Village and Sy No. 94/2 of Chokkanahalli Village, Bengaluru North Taluk, Yelahanka Zone, Bengaluru, was sanctioned by this office vide reference (3). The Commencement Certificate to this building was issued on dated: 15-09-2016.

The Residential Apartment Building and club house building was inspected on dated: 25-02-2019 by the Officers of Town Planning Section for issue of Occupancy Certificate. During inspection, it is observed that, Residential Apartment Building in Block A & B and club house building is completed and ready for occupancy. It was verified that the deviations in construction with reference to the sanctioned plan is within the limits of regularization as per Bye-laws. Further Clubhouse building consisting of BF+GF+1UF was built to the south of Block - 'B', Residential Apartment Building, which was not included in the sanctioned plans vide reference (3). It is verified that this construction of clubhouse is within the allowable limits of regulations for sanction. Hence for the part of construction

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carried out without sanction, fine along with the required sanction fee is imposed and 'As built modified plans' were issued accordingly along with this occupancy certificate.

The proposal for the issuance of Occupancy Certificate for the Residential Apartment Building was approved by the Commissioner on date: 14-03-2019 Demand for payment of Ground Rent, GST, Lake Improvement Charges, compounding fees, plan copy charges, Commencement Certificate Fee and Scrutiny Fee of Total Rs. 71,71,000/- (Rs. Seventy One Lakhs Seventy One Thousand only), has been paid by the applicant in the form of DD No.696158, Dated. 19-03-2019 drawn on State Bank of India Bank, Bengaluru Service Bengaluru Branch and taken into BBMP account vide receipt No.RE-ifms 331-TP/000637, dated.22-03-2019. The deviations effected in the building are condoned and accordingly this Occupancy Certificate issued.

The requisite CFO From KSPCB and NOC from BWSSB were submitted vide reference (4). Hence, Permission is hereby granted to occupy the Residential Apartment Building Consisting of Block A and Block B consisting of BF+GF+4UF comprising of 279 dwelling units and clubhouse consisting of BF+GF+1UF at Katha No194/36/2, Ward No. 05, Sy No. 36/2 of Agrahara Village and Sy No. 94/2 of Chokkanahalli Village, Bengaluru North Taluk, Yelahanka Zone, Bengaluru, with the following details;

I. Building Block - A

Sl. No.	Floor Description	Built Up Area (in Sq.m.)	Uses and other details.
1	Basement Floor	3706.33	91 No's of Car parking, Ramps, Driveway, STP, Lobby, Lift and Staircase,
2	Ground Floor	2001.57	18 No's of Residential Units, Corridor, Lobby, Lift and Staircase,
3	First Floor	2010.14	19 No's of Residential Units, Service Duct, Lobby, Lift and Staircase,
4	Second Floor	2010.14	19 No's of Residential Units, Service Duct, Lobby, Lift and Staircase,
5	Third Floor	2010.14	19 No's of Residential Units, Service Duct, Lobby, Lift and Staircase,

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6	Fourth Floor	2010.14	19 No's of Residential Units, Service Duct, Lobby, Lift and Staircase,
7	Terrace Floor	42.88	Lift Machine Room, Staircase Head Room, OHT, Solar Panels,
Total (Building Block - A)		13791.34 Sq.m	94 No's Residential Units

II. Building Block - B

Sl. No.	Floor Description	Built Up Area (in Sq.m.)	Uses and other details.
1	Basement Floor	8342.20	237 No's of Car parking, Ramps, Driveway, STP, Lobby, Lift and Staircase,
2	Ground Floor	4212.66	37 No's of Residential Units, Driveway, Electrical Room, Organic Waste Converter, Lobby, Lift and Staircase,
3	First Floor	4116.79	37 No's of Residential Units, Service Duct, Lobby, Lift and Staircase,
4	Second Floor	4116.79	37 No's of Residential Units, Service Duct, Lobby, Lift and Staircase,
5	Third Floor	4116.79	37 No's of Residential Units, Service Duct, Lobby, Lift and Staircase,
6	Fourth Floor	4116.79	37 No's of Residential Units, Service Duct, Lobby, Lift and Staircase,
7	Terrace Floor	70.24	Lift Machine Room, Staircase Head Room, OHT, Solar Panels,
Total (Building Block - B)		29092.26 Sq.m	185 No's Residential Units

III. Club House Building

Sl. No.	Floor Description	Built Up Area (in Sq.m.)	Uses and other details.
1	Ground Floor	409.28	Hall, Badminton, Toilets, Lobby Staircase,
2	First Floor	412.84	Gym, Games Room, Lobby, Staircase
3	Terrace Floor	19.72	Staircase Head Room,
	Total (Club House)	841.84	Club House

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Total of All Buildings			
1	Total Built up area (Block - A, B and Clubhouse)	43725.44	279 Nos. Dwelling Units and Clubhouse
2	FAR	1.727 < 1.75	
3	Coverage	39.95% < 50%	

This Occupancy Certificate is issued subject to the following conditions:

1. The car parking at Basement Floor 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 area should be used for car parking purpose only and the additional area if any available in Basement Floor 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 / Residents Welfare Association of 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.
8. Since, deviations have been done from the sanctioned plan while constructing the building, the security deposit is herewith forfeited.
9. Owner shall make his own arrangements to dispose of the debris/garbage after segregating it into organic and in-organic 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.

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10. All the rain water and waste water generated from the usage shall be pumped into the rain water harvesting pits and used for landscaping.
11. 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.
12. This Occupancy Certificate is subject to conditions laid out in the Clearance Certificate issued from KSPCB W-312022, PCB ID40975, Dated. 08-04-2019 and Compliance of submissions made in the affidavits and undertaking filed to this office.
13. The Owner / Residents Welfare Association shall maintain the STP, lift and other common facilities in safe and good working condition. The consent issued by the Statutory authorities shall be got renewed within the validity period. Conditions imposed by the statutory authorities shall be duly complied.
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 any prior notice.

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To
✓ M/s N.R.Green Wood Constructions Pvt Ltd.,
Rep by its Managing Director Sri. C.Sridhar,
396, 3rd Floor, 1st Main Road,
KHM Block, Judges Colony, Ganganagar,
Bangalore – 560 032.