

BRUHAT BENGALURU MAHANAGARA PALIKE

Office of the Joint Director of Town Planning (North), N.R. Square, Bengaluru – 560 002.

No. JDTP/LP/99/2010-11

Dated: 21-01-2017

OCCUPANCY CERTIFICATE (Block – 8)

Sub: Issue of Occupancy Certificate for Block – 8 Residential Apartment Building at Property Katha No. 54/732/450, Sy No. 47/3, 46/4, 47/4A, 126P, 46/2, 47/2, 46/3, 47/5, 48/4, 125/5 & 46/5, Hebbala Village, Ward/No. 7, Byatarayanapura, Bangalore.

- Ref: 1) Your application for issue of Occupancy Certificate dated: 28-09-2016
 2) Fire Clearance for the Occupancy Certificate vide No: GBC(1)/4/2011, dated: 20-06-2016
 3) Approval of Commissioner for issue of Occupancy Certificate dated:26-11-2016
 4) Building Modified Plan sanctioned No. JDTP/LP/99/2010-11 dated: 19-08-2016

The modified plan for construction of Residential Apartment Building at Property Katha No. 54/732/450, Sy No. 47/3, 46/4, 47/4A, 126P, 46/2, 47/2, 46/3, 47/5, 48/4, 125/5 & 46/5, Hebbala Village, Ward No. 7, Byatarayanapura, Bangalore consisting of 3BF+GF+ 13 UF comprising of 108 Units was sanctioned by this office vide reference (4) and Commencement Certificate was issued on dated: 13-03-2013. The Fire and Emergency Services department vide Ref No. (2) has issued Clearance Certificate to Occupy the Building.

The Residential Apartment building was inspected on dated: 27-10-2016 by the Officers of Town Planning Section for issue of Occupancy Certificate. During inspection, it is observed that, the Block – 8 is in accordance with the Modified Plan Sanctioned on dated: 19-08-2016. Hence, the proposal for the issuance of Occupancy Certificate for the Residential Apartment was approved by the Commissioner on dated: 26-11-2016.

Permission is hereby granted to occupy the building for Block – 8 Residential Apartment purpose constructed at Property Khata No. 54/732/450, Sy No. 47/3, 46/4, 47/4A, 126P, 46/2, 47/2, 46/3, 47/5, 48/4, 125/5 & 46/5, Hebbala Village, Ward No. 7, Byatarayanapura, Bangalore consisting of 3BF+GF+ 13 UF comprising of 108 Residential Units with the following details ;

Sl. No.	Floor Descriptions	Area (in Sqm)	Uses and other details.
1	3 rd Basement Floor	5384.36	59 Nos of Car Parking, Service Room, STP. Water Sump, Pump Room, Lobby, Lifts and Staircases.
2	2 nd Basement Floor	5283.05	100 No.s of Car Parking, Fuel Tank Room, DG Room, Hot Air Chamber, Lobby, Lift and Staircase
3	1 st Basement Floor	5060.21	82 No.s of Car Parking, Garbage Room and Organic Waste Covertor, Service Room, DG Pannel Room, Mail Room, Lobby, Lift and Staircase.
4	Ground Floor	3091.75	Party Hall, Squash Court, Indoor Heated Pool, Swimming Pool, Home Theatre, Electrical Room, Waiting Lounge, Table Tennis Room, Air Hockey Room, Pool Room, Reading Room, Kitchen, Londry, Society Room, FM Room, Gym Room, Convenience Store, Creche, Pharmacy, Pantry, Parlor, Snack Pickup Counter, Cafe Area, Lobby, FireControl Room, Pool Service Room, CC TV Room, Lift & Stair Case
3	First Floor	1158.48	Indoor Games Room, 3 Nos. of Bed Room, Yoga / Aerobics Room, Gym Room, Pantry, Rest Room, Lobby, Lift and Staircase.

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4	Second Floor	2592.35	09 No.s of Residential Units, Balcony Lobby, Lifts and Staircase
5	Third Floor	2607.73	09 No.s of Residential Units, Balcony Lobby, Lifts and Staircase
6	Fourth Floor	2606.19	09 No.s of Residential Units, Balcony Lobby, Lifts and Staircase
7	Fifth Floor	2607.73	09 No.s of Residential Units, Balcony Lobby, Lifts and Staircase
8	Sixth Floor	2606.19	09 No.s of Residential Units, Balcony Lobby, Lifts and Staircase
9	Seventh Floor	2607.73	09 No.s of Residential Units, Balcony Lobby, Lifts and Staircase
10	Eighth Floor	2606.19	09 No.s of Residential Units, Balcony Lobby, Lifts and Staircase
11	Ninth Floor	2607.73	09 No.s of Residential Units, Balcony Lobby, Lifts and Staircase
12	Tenth Floor	2606.19	09 No.s of Residential Units, Balcony Lobby, Lifts and Staircase
13	Eleventh Floor	2607.73	09 No.s of Residential Units, Balcony Lobby, Lifts and Staircase
14	Twelveth Floor	2606.19	09 No.s of Residential Units, Balcony Lobby, Lifts and Staircase
15	Thirteenth Floor	2607.73	09 No.s of Residential Units, Balcony Lobby, Lifts and Staircase
17	Terrace Floor	144.26	Lift Machine Room, Staircase Head Room, Solar and OHT
	Total	51391.79	
18	FAR		2.712 < 3.25
19	Coverage		21.99% < 50%

This Occupancy Certificate is issued subject to the following conditions:

1. The car parking at Three 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. Three Basement Floors area should be used for car parking purpose only and the additional area if any available in Three Basement Floors 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. Since, deviations have been done from the sanctioned plan while constructing the building, the security deposit is here with forfeited

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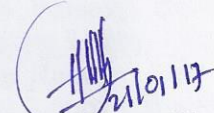
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8. Owner shall make his own arrangements to dispose off the debris/garbage after segregating it into organic and inorganic waste generated from the building. Suitable arrangements shall be made by the owner himself to transport and dump these segregated 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.
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)/4/2011 Dated:20-06-2016 and CFO from CFE/CON-243/2007-08/2211, dated: 14-03-2016 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.


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To

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M/s Amco Batteries Ltd.,
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