



BRUHAT BANGALORE MAHANAGARA PALIKE

Office of the Assistant Director of Town planning, Rajarajeshwari nagar zone, Bengaluru.

No: ADTP/BBMP/VPR/OC/PR/04/2024-25

Date:28.10.2024

OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate at Property in Site No.1509/Sy No.63/4, 63/6, Kengeri, Hemmigeppura Ward-198, Bangalore.

Ref: 1) Your application dated:-26.08.2024
2) Plan Sanction No-PRJ/0179/23-24, Dated:22.08.2023
4) RERA Project Registration No-PRM/KA/RERA/1251/310/PR/291223/006517, Date: 19.09.2023.

The Plan was sanctioned for the construction of Residential Apartment Building SF+GF+FF+SF+TF Including Terrace floors at Property Site No.1509/Sy No.63/4, 63/6, Kengeri, Hemmigeppura Ward-198, Bangalore.

The Proposal was submitted by the applicant vide ref (1) for the issue of Occupancy Certificate, The residential apartment building was inspected by the officers of town planning section on 04.10.2024 and 09.10.2024 for the issue of Occupancy Certificate. During inspection, it is observed that, the building construction as per the Sanctioned plan which is as per Building Bye-laws – 2003. The proposal for the issuance Occupancy Certificate for the Residential Apartment Building to remit the fee of Rs. 11,46,000/- (Rs. Eleven Lakh Forty six Thousand Only), has been paid by the Applicant in the form of D.D. No-000146, Date:25.10.2024, HDFC Bank Ltd paid into BBMP account vide receipt No. RE-ifms558-TP/000009, Date:-28.10.2024.

Hence, Permission is hereby granted to occupy the residential apartment building SF+GF+FF+SF+TF Including Terrace floors at Property Site No.1509/Sy No.63/4, 63/6, Kengeri, Hemmigeppura Ward-198, Bangalore. Occupancy Certificate is accorded with the following details.

Sl. No.	Floor Descriptions	Built Up Area (in Sqm)	Uses and other details
1	Stilt Floor	1391.12	63 No of Cars Parking, RAMP, 1 Transformer Yard, 2 Lift and 2 Staircase.
2	Ground Floor	1391.12	14 No of units, Living /Dining, toilet rooms, Bed Rooms, Utility, Lift and Staircase.
3	First Floor	1541.30	14 No of units, Living /Dining, toilet rooms, Bed Rooms, Utility, Lift and Staircase.
4	Second Floor	1541.30	14 No of units, Living /Dining, toilet rooms, Bed Rooms, Utility, Lift and Staircase.
5	Third Floor	1541.30	14 No of units, Living /Dining, toilet rooms, Bed Rooms, Utility, Lift and Staircase.
6	Terrace Floor	57.00	Lift Machine Room, Staircase Head Room, OHT and Solar Panel
	Total	7463.14	
7	FAR	1.93	1.93 > 2.25
8	Coverage	47.44%	47.44% > 55.00%

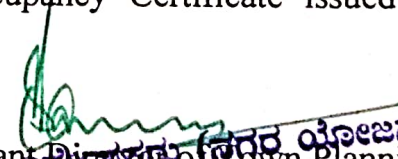
ಸಹಾಯಕ ನಿರ್ದೇಶಕರು (ನಗರ ಯೋಜನೆ)
ಮುಖ್ಯಮಂತ್ರರ ವಿಭಾಗ

P.T.O

This Occupancy Certificate is issued subject to the following conditions:

1. 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.
2. 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 violation the BBMP has the right to demolish the deviated/altered/added portion without any prior notice.
3. Footpath and road side drain in front of the building should be maintained in good condition.
4. Rain water harvesting structure shall be maintained in good condition for storage of water and shall be used for non potable or recharge of ground water at all times as per Building Bye-laws-2003 clause No 32(b).
5. Since, deviations has been done from the sanctioned plan while constructing the building, the security deposit is here with forfeited.
6. Owner shall make his own arrangements to dispose of the Residential Apartment waste after segregating it into organic, inorganic and Hazardous waste generated from the building. Suitable arrangements shall be made by the owner himself to transport and dump these segregated Residential Apartment wastes in consultation with the BBMP Zonal Health Officer.
7. All the rain water and waste water generated from the usage shall be pumped into the rain water harvesting pits and used for landscaping.
8. The Applicant / Owner should abide by the condition imposed during Occupancy Certificate.
9. In case of any false information, misrepresentation of facts, or pending court cases, the Occupancy Certificate shall deemed to be cancelled.
10. Facilities for Physically handicapped persons prescribed in schedule 9th (Bye laws- 31) of Building bye-laws 2003 shall be ensured.
11. Owner shall abide the Final order passed in writ petition no.13641/2020 By the Hon'ble High court of Karnataka.
12. Area reserved for parking shall be used for parking purpose only.
13. The applicant shall plant trees space in the premises and maintain the same in good condition.
14. The owner/Applicant should get the necessary N.O.C/works done BWSSB & BESCOM (if necessary) within next 15 days.

On default of the above conditions the Occupancy Certificate issued will be withdrawn without any prior notice.


Assistant Director (ನಗರ ಯೋಜನೆ)
ಸಹಾಯಕ ನಿರ್ದೇಶಕರು (ನಗರ ಯೋಜನೆ)
Bruhat Bangalore Mahanagara Palike,
ಯಶವಂತಪುರ ವಿಭಾಗ
Rajarajeshwarinagara Zone, Bangalore.
ರಾಜರಾಜೇಶ್ವರಿನಗರ ವಲಯ-ಬೆಂಗಳೂರು.

To,
SRI.R.P.MOORTHY2).SMT.USHAMOORTHY
G.P.A. HOLDERS M/S.SRI.GARUDADRI CONSTRUCTIONS
SRI.M.VENKATESH, SRI.M.CHIRANJEEVI & SRI.PRATEETH RAI BHASKAR,
Site No.1509/Sy No.63/4, 63/6,
Kengeri, Hemmigeppura Ward-198,
Bangalore