



BRUHAT BENGALURU MAHANAGARA PALIKE

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

No. BBMP/Addl.Dir/JD North/LP/0030/2018-19

Dated: 16-07-2021

OCCUPANCY CERTIFICATE (Partial)

Sub: Issue of partial Occupancy Certificate for the Residential Apartment Building at Property Khata No. 01/89/2B/89/3, Rachenahalli Village, Ward No. 06, Yelahanka Zone, Byatarayanapura Subdivision, Bengaluru.

- Ref: 1) Building Plan sanctioned by this office vide No. BBMP/Addl.Dir/JD NORTH /LP/0030/2018-19, Dated: 06-02-2019.
- 2) Your application for issue of Modified Plan cum Occupancy Certificate (Partial) dated. 16-09-2020.
- 3) CFO issued by KSPCB vide No: AW-321905, PCB ID.81699, Dated:21-06-2021.
- 4) Approval of Commissioner for issue of Modified Plan cum Occupancy Certificate Dated: 30-03-2021.

The plan for construction of Residential Apartment Building at Katha No. 01/89/2B/89/3, Rachenahalli Village, Ward No. 06, Yelahanka Zone, Byatarayanapura Subdivision, Bengaluru Consisting of BF+GF+4 UF comprising of 107 Units was sanctioned by this office vide reference (1). Now the Applicant has requested for the sanction of Modified Plan for the residential apartment building comprising of GF+4UF in South Wing, East Wing and West Wing with Common Basement Floor and issue for partial occupancy certificate for constructed East and West residential apartment wing comprising of GF+4UF with Common Basement Floor vide reference (2).The Commencement Certificate (partial) for East Wing and West Wing was issued on 17-08-2019. KSPCB vide Ref (4) has issued consent for Operation of STP.

The Residential Apartment building was inspected by the Officers of Town Planning Section on 16-02-2021 for the issue of partial Occupancy certificate. During the inspection, it is observed that construction completed in accordance with the Modified Plan proposal. The proposal for the issuance of Modified cum partial Occupancy Certificate Residential Apartment building was approved by the Commissioner on dated 30-03-2021. Subsequent to the approval accorded by Commissioner the Applicant was endorsed on dated: 05-04-2021 to remit Rs. 4,01,000/- towards Scrutiny Fees, Penalty for not obtaining Commencement Certificate for South Wing and Plan Copies. The applicant was further endorsed on 30-06-2021 to pay the revised fee for issue of modified plan cum partial occupancy certificate as per the Hon'ble High Court Interim order vide W.P. Number 9238/2021 (LB-BMP), dated. 09-06-2021. The Applicant has paid Rs. 3,63,000/- (Three Lakhs Sixty Three Thousand Only) in the form of DD No. 208486, dated. 28-06-2021 drawn on Union Bank, Bengaluru Service, Bengaluru Branch taken into BBMP account vide receipt No. RE- ifms 331-TP/000040 dated: 03-07-2021 towards 50% of Scrutiny Fee, Plan Copies Charges and Penalty for not obtaining Commencement Certificate for South Wing.

Hence, Permission is hereby granted to occupy the East and West Residential Apartment wing Building constructed at Property Katha No. 01/89/2B/89/3, Rachenahalli Village, Ward No. 06, Yelahanka Zone, Byatarayanapura Subdivision, Bengaluru Consisting of BF+GF+4 UF comprising of 78 Units. This partial Occupancy Certificate is accorded with the following details.

[Handwritten signature]
 Joint Director of Town Planning (North)
 Bruhat Bengaluru Mahanagara Palike

[Handwritten date] 12/07/2021

[Handwritten initials] 7/7/21

[Handwritten initials] 02/07/21

[Handwritten initials] 02/07/21



East and West Residential Apartment Wing Building

Sl. No.	Floor Descriptions	Built Up Area (in Sq.m.)	Uses and other details.
1	Basement Floor	3477.10	93 No. of car parking, DG Room, STP, Lobbies, Lifts and Staircases,
2	Ground Floor	1766.10	13 No. of Residentail units, Multi purpose hall, Gym Room, OWC, Transformer Yard, RWH, Corridors, Lobbies, Lifts and Staircases,
3	First Floor	1966.28	18 No. of Residentail units, Corridors, Lobbies, Lifts and Staircases.
4	Second Floor	1958.09	18 No. of Residentail units, Corridors, Lobbies, Lifts and Staircases.
5	Third Floor	1937.01	18 No. of Residentail units, Corridors, Lobbies, Lifts and Staircases.
6	Fourth Floor	1812.57	11 No. of Residentail units, Corridors, Lobbies, Lifts and Staircases.
7	Terrace Floor	30.95	Staircase Head Rooms, Lift Machine Rooms, Solar Heating Panels and Over Head Tanks
8	Total	12948.10	78 No. of Residential Units
	FAR		1.65 < 2.25
	Coverage		32.93% < 50%

This Partial 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.
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 herewith forfeited.

Mujus 3 12/07/2021
Joint Director of Town Planning (North)
Bruhat Bengaluru Mahanagara Palike



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. All the rain water and waste water generated from the usage shall be pumped into the rain water harvesting pits and used for landscaping.
10. 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.
11. This Occupancy Certificate is subject to conditions laid out in the CFO from KSPCB vide No. AW-321905, PCB ID.81699, Dated:21-06-2021 and Compliance of submissions made in the affidavits filed to this office.
12. The Demand for payment of Levy and Surcharges and others fees in interim stay as per the order of the Hon'ble High Court vide W.P. No. 9238/2021 (LB-BMP), dated. 09-06-2021 is subject to condition for remittance of such cost in future, based on the outcome of the final order of the Hon'ble High Court as per the Court Order and Indemnity Bond submitted to this office.
13. The Applicant / Owner / Developers shall make necessary provision to charge electrical vehicles.
14. The Applicant / Owner / Developers shall plant one tree for every 240 Sqm. of FAR areas as part thereof in case of Apartment / group housing / multi dwelling unit / development plan.
15. 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.

Sd/-

**Joint Director of Town Planning (North)
Bruhat Bengaluru MahanagaraPalike**

To,

Sri. Hrudaya Raju and Others Katha Holder Rep by its GPA Holder
M/s Creative and Vikas Builders Rep by its Managing Partners
Sri. K.Venkata Narayana Reddy and Sri. B.Satyanarayana
53, old Property No. 37/2, Kempapura, Dasarahalli Village,
K R Puram Hobli, Bangalore East Taluk,
Bengaluru.

Copy to:

1. JC / EE (Yelahanka) / AEE/ ARO (Byatarayanapura Sub-division) for information and necessary action.
2. Senior Environmental Officer, KSPCB, # 49, Church Street, Bengaluru - 01 for information.
3. Concerned Asst.Executive Engineer (Electrical) BESCO, Bengaluru
4. Office copy.

**Joint Director of Town Planning (North)
Bruhat Bengaluru Mahanagara Palike**