



BRUHAT BENGALURU MAHANAGARA PALIKE

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

No. BBMP/Adtl.Dir/JD NORTH/LP/0008/2015-16

Date: 19-07-2021

OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for the Residential Apartment Building at Property Katha No. 1106, Sy No. 10/2, Belathuru Village, Kadugodi, Hoodi Sub-division, Ward No. 54, Mahadevapura Zone, Bangalore

- Ref: 1) Your application for issue of Occupancy Certificate dated: 12-10-2020 and 15-12-2020
2) Plan sanctioned by this office vide No. BBMP/Adtl.Dir/JDNORTH/LP/0008/2015-16 dated: 07-12-2016
3) Approval of Chief Commissioner for issue of Occupancy Certificate dated: 23-06-2021
4) CFO issued by KSPCB vide No. A-315639 PCB ID: 83272 dated:31-10-2019

The Plan was sanctioned for the construction of Residential Apartment Building Consisting BF+GF+4 UF Comprising 139 Units at Property Katha No. 1106, Sy No. 10/2, Belathuru Village, Kadugodi, Hoodi Sub-division, Ward No. 54, Mahadevapura Zone, Bangalore. by this office vide reference (2). The Commencement Certificate was issued on 16-03-2018. Consent for Operation from KSPCB has been issued vide Ref (4).

The Residential Apartment Building was inspected by the Officers of Town Planning Section on 04-02-2021 & 12-03-2021 for the issue of Occupancy Certificate. During inspection, it is observed that, there is deviation in construction with reference to the Sanctioned plan which is within the limits of regularization as per Building Bye-laws - 2003. The proposal for the issuance of Occupancy Certificate for the Residential Apartment Building was approved by the Commissioner vide ref (3). Subsequent to the approval accorded by Chief Commissioner the applicant was endorsed on dated: 25-06-2021 to remit Rs. 37,41,000/- (Rupees Thirty Seven Lakhs Forty One Thousand only) towards Compounding Fee, Ground rent arrears, GST, Lake Improvement Charges and Scrutiny Fees. As per the Hon'ble High Court Interim order vide W.P. number 11829/2021 (LB-BMP) dated: 07-07-2021 the Applicant has paid of Rs. 20,84,000/- (Rupees Twenty Lakhs Eighty Four Thousand only) in the form of DD No.153052 dated: 12-07-2021 drawn on Karnataka Bank Ltd., The same has been taken into BBMP account vide receipt No. RE-ifms 331-TP/000048 dated: 17-07-2021.

Hence, Permission is hereby granted to occupy Residential Apartment Building Consisting of BF+GF+4 UF Comprising 139 Units at Property Katha No. 1106, Sy No. 10/2, Belathuru Village, Kadugodi, Hoodi Sub-division, Ward No. 54, Mahadevapura Zone, Bangalore. Occupancy Certificate is accorded with the following details.

Sl. No.	Floor Description	Built Up Area (in Sqm.)	Uses and other details.
1	Basement Floor	5417.92	153 No.s of Car Parking, STP, Lobby, Lift and Staircase
2	Ground Floor	2920.02	27 No.s of Residential units, Transformer Yard, Water Body, Gym, Party Hall, Toilets, Lobby, Lift and Staircase

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3	First Floor	2950.16	28 No.s of Residential units, Corridors, Lobby, Lift and Staircase
4	Second Floor	2950.16	28 No.s of Residential units, Corridors, Lobby, Lift and Staircase
5	Third Floor	2962.12	28 No.s of Residential units, Corridors, Lobby, Lift and Staircase
6	Fourth Floor	2962.12	28 No.s of Residential units, Corridors, Lobby, Lift and Staircase
7	Terrace Floor	72.70	Lift Machine Room and Staircase Head Room, Solar Panel, OHT
Total		20235.20	139 No's of Residential Units
8	FAR		2.31 > 2.25
9	Coverage		48.99% < 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 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. 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. Since, deviations have been done from the sanctioned plan while constructing the building, the security deposit is here with forfeited.
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.

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10. Garbage originating from building shall be segregated into organic and inorganic waste and should be processed Scientifically 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. A-315639 PCB ID: 83272 dated:31-10-2019 and Compliance of submissions made in the affidavits filed to this office
12. If the interim order stayed in W.P.No11829/2021 (LB-BMP) dated: 07-07-2021 gets vacated, the applicant shall abide to the out come of the final order of the Hon'able High Court, if failed to adhere to the Occupancy Certificate will be withdrawn, which is sworn in the Indemnity Bond submitted to this office by the Owner / Developer.
13. The Applicant / Developer should abide by the condition imposed during Occupancy Certificate.
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.

Sd/-

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

To,
Sri. Indu Shekar S/o Late K.Mohan Naidu
1106, Sy No. 10/2, Belathuru Village,
Kadugodi, Hoodi Sub-division, Ward No. 54,
Mahadevapura Zone, Bangalore

Copy to

1. JC (Mahadevapura Zone) / EE (Mahadevapura Division) / AEE/ ARO (Hoodi Sub-division) for information and necessary action.
2. Senior Environmental Officer, KSPCB, # 49, Church Street, Bengaluru - 01 for information
3. Superintendent Engineer (West), BESCOM, Kalyananagar, Banasawadi, Bengaluru - 560043.
4. Office copy.

SE. Indu Shekar
9242974460

[Signature]
Joint Director (Town Planning – North)
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