



BRUHAT BENGALURU MAHANAGARA PALIKE

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

No. BBMP/AddlDir/JD NORTH/LP/ 0513/2013-14

Date: 30-10-2021

OCCUPANCY CERTIFICATE

Sub. Issue of Occupancy Certificate for the Residential Apartment and Club House Building at Property Katha No. 2180, Sy no. 102, 109, 85, Kundalahalli Village, K.R.Puram Hobli, Bangalore East Taluk, Ward No. 85, Mahadevapura Zone, Bengaluru

- Ref: 1) Your application for issue of Occupancy Certificate dated: 06-07-2017 & 11-08-2021
2) Plan sanctioned by this office vide No. BBMP/AddlDir/JD NORTH/LP/ 0513/2013-14 Dated: 28-06-2014
3) Approval of Chief Commissioner for issue of Occupancy Certificate dated: 12-10-2021
4) CFO issued by KSPCB vide No. W-326479 PCB ID:105264, dated: 30-08-2021

The Plan was sanctioned for the construction of Residential Apartment Building comprising BF+GF+ 4UF having 49 Units for Residential & GF+1 UF for Club House at Property Katha No. 2180, Sy no. 102, 109, 85, Kundalahalli Village, K.R.Puram Hobli, Bangalore East Taluk, Ward No. 85, Mahadevapura Zone, Bengaluru by this office vide reference (2). The Commencement Certificate was issued on 13-07-2015. KSPCB has issued consent for Operation of Sewage Treatment Plant (STP) vide Ref (4)

The Residential Apartment Building was inspected by the Officers of Town Planning Section on 13-07-2021 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 Chief Commissioner vide ref (3). Subsequent to the approval accorded by Commissioner the applicant was endorsed on dated: 26-10-2021 remit Rs. 12,73,000/- (Rupees Twelve Lakhs Seventy Three Thousand only) has been paid by the applicant in the form of DD No 004960 drawn on Axis Bank Ltd., dated: 27-10-2021 and taken into BBMP account vide receipt No.RE-ifms331-TP/000098 dated: 29-10-2021. The deviations effected in the building are condoned and regularized accordingly.

Hence, Permission is hereby granted to occupy Residential Apartment Building comprising of BF+GF+ 4UF having 49 Units for Residential & GF+1 UF for Club House at Property Katha No. 2180, Sy no. 102, 109, 85, Kundalahalli Village, K.R.Puram Hobli, Bangalore East Taluk, Ward No. 85, Mahadevapura Zone, Bengaluru Occupancy Certificate is accorded with the following details.

Residential Block Building

Sl. No.	Floor Description	Built Up Area (in Sqm.)	Uses and other details.
1	Basement Floor	5758.27	146 No.s of Car Parking (122 Single & 24 Two Stack Parking), STP, WTP, Storm Water Tank, Lobby, Lift and Stairacase

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2	Ground Floor	2702.10	18 No.s of Residential units, 15 No.s of Surface Car Paking, Electrical Control Panel, Corridors, Lobby, Lift and Staircase
3	First Floor	2505.31	02 No.s of Residential units, Corridors, Lobby, Lift and Staircase
4	Second Floor	2862.37	11 No.s of Residential units, Corridors, Lobby, Lift and Staircase
5	Third Floor	2783.08	9 No.s of Residential units, Corridors, Lobby, Lift and Staircase
6	Fourth Floor	2823.09	9 No.s of Residential units, Corridors, Lobby, Lift and Staircase
7	Terrace Floor	272.99	Lift Machine Room and Staircase Head Room,
Total		19707.21	49 Units

Club House Building

SI. No.	Floor Description	Built Up Area (in Sqm.)	Uses and other details.
1	Ground Floor	379.99	Hall, Indoor Games Room, Squash Court, Cafeteria, Staircase, Lobby
2	First Floor	255.62	Room, Sauna Room, Swimming Pool, Lobby, Staircase
	Total	635.61	
	GRAND TOTAL	20342.82	
3	FAR		1.794 > 1.75
4	Coverage		37.75% < 50%

This Occupancy Certificate is issued subject to the following conditions:

1. The car parking at Basement Floor and Surface 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 and Surface area should be used for car parking purpose only and the additional area if any available in Basement Floor and Surface 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.

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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.
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. The Owner / Developer shall abide by the Final Judgement of Hon'ble High Court of Karnataka in the vide Writ Petition No. W.P. number 4601/2020 (LB-BMP) dated:04-08-2021 as sworn in the affidavit submitted to this office in respect of payment of fee.
12. This Occupancy Certificate is subject to conditions laid out in the CFO issued by KSPCB vide W-326479 PCB ID:105264, dated: 30-08-2021 and Compliance of submissions made in the affidavits filed to this office
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. C.John Samuel (Khata Holder)
M/s R.J.Rishi Karan project Pvt Ltd., Rep by its Managing Director
Sri. Rathnakar Shetty, GPA Holder
#G1, RJ Manner, 11/A, 80 feet Road,
Koramangala 3rd Block, Bangalore – 560 034

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), BESCO, Kalyananagar, Banasawadi, Bengaluru - 560043.
4. Office copy.

**Joint Director of Town Planning (North)
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Received 30/10/21
R. C. M.
(RATHNAKAR SHETTY)

30/10/21

Murugesu B
30/10/21
30/10/21

30/10/21