



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/0023/2018-19

Date: 14-01-2022

OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for the Residential Apartment Building at Property Katha No. 1644, Sy No. 142, Municipal No. 299, Gunjuru Village, Varthur Hobli, Ward No. 149, Whitefield Sub-division, Mahadevapura Zone, Bengaluru

- Ref: 1) Your application for issue of Occupancy Certificate dated:22-07-2021
2) Plan sanctioned by this office vide No. BBMP/AddlDir/JD NORTH/LP/ 0023/2018-19 Dated: 26-06-2019
3) Approval of Chief Commissioner for issue of Occupancy Certificate dated:05-01-2022
4) CFO issued by KSPCB vide No. AW-325666 PCB ID: 103596, dated: 12-07-2021

The Plan was sanctioned for the construction of Residential Apartment Building comprising BF+GF+4UF having 70 Units at Property Katha No. 1644, Sy No. 142, Municipal No. 299, Gunjuru Village, Varthur Hobli, Ward No. 149, Whitefield Sub-division, Mahadevapura Zone, Bengaluru by this office vide reference (2). The Commencement Certificate was issued on 16-08-2019. 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 28-07-2021 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 Commissioner vide ref (3). Subsequent to the approval accorded by Chief Commissioner the applicant was endorsed on dated: 12-01-2022 to remit Rs. 8,36,000/- (Rupees Eight Lakhs Thirty Six Thousand only) towards Compounding Fee, Ground rent arrears, GST, and Scrutiny Fees and the same has been paid by the applicant in the form of DD No:500612 drawn on ICICI Bank Ltd., dated: 07-01-2022 and taken into BBMP account vide receipt No.RE-ifms 331-TP/000126 dated: 12-01-2022.

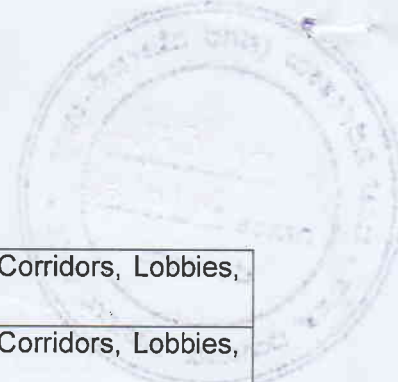
Hence, Permission is hereby granted to occupy Residential Apartment Building comprising of BF+GF+4UF having 70 Units at Property Katha No. 1644, Sy No. 142, Municipal No. 299, Gunjuru Village, Varthur Hobli, Ward No. 149, Whitefield Sub-division, Mahadevapura Zone, Bengaluru Occupancy Certificate is accorded with the following details.

Sl. No.	Floor Description	Built Up Area (in Sqm.)	Uses and other details.
1	Basement Floor	1931.86	75 No.s of Car Parking, STP, Transformer Yard, OWC, Lobbies, Lifts and Staircases.
2	Ground Floor	1397.73	14 No.s of Residential units, 2 No.s of Car Parking, Corridors, Lobbies, Lifts and Staircases.

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3	First Floor	1487.80	14 No.s of Residential units, Corridors, Lobbies, Lifts and Staircases.
4	Second Floor	1487.80	14 No.s of Residential units, Corridors, Lobbies, Lifts and Staircases.
5	Third Floor	1487.80	14 No.s of Residential units, Corridors, Lobbies, Lifts and Staircases.
6	Fourth Floor	1487.80	14 No.s of Residential units, Corridors, Lobbies, Lifts and Staircases.
7	Terrace Floor	51.90	Lift Machine Room, OHT, and Staircase Head Rooms,
Total		9332.69	70 Units
8	FAR		1.67 < 1.75
9	Coverage		46.78% < 50%

This Occupancy Certificate is issued subject to the following conditions:

1. The car parking at Basement Floor and Part of Ground 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 and Part of Ground Floor area should be used for car parking purpose only and the additional area if any available in Basement Floor and Part of Ground 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 issued by KSPCB vide AW-325666 PCB ID: 103596, dated: 12-07-2021 and Compliance of submissions made in the affidavits filed to this.
12. 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,
M/s Keystone Projects,
1644, Sy No. 142, Municipal No. 299, Gunjuru Village,
Varthur Hobli, Ward No. 149, Whitefield Sub-division,
Mahadevapura Zone, Bengaluru

Copy to

1. JC (Mahadevapura Zone) / EE (Mahadevapura Division) / AEE/ ARO (Whitefield 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.

**Joint Director (Town Planning – North)
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