



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: 20-01-2022

OCCUPANCY CERTIFICATE

Sub: Issue of 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) Modified Building Plan sanctioned by this office vide No. BBMP/Addl.Dir/JD NORTH /LP/0030/2018-19, Dated: 19-07-2021
- 2) Your application for issue of Final Occupancy Certificate dated. 04-10-2021.
 - 3) CFO issued by KSPCB vide No: AW-321905, PCB ID.81699, Dated:21-06-2021.
 - 4) Partial Occupancy Certificate issued for East and West Wing Dated. 16-07-2021.
 - 5) Approval of Chief Commissioner for issue of Modified Plan cum Final Occupancy Certificate Dated: 05-01-2022.

The Modified plan for construction of Residential Apartment Building Consisting of GF+4UF with Common Basement Floor comprising of 108 Units in South Wing, East Wing and West Wing at Katha No. 01/89/2B/89/3, Rachenahalli Village, Ward No. 06, Yelahanka Zone, Byatarayanapura Subdivision, Bengaluru was sanctioned by this office vide reference (1). The Commencement Certificate was issued on 17-08-2019. The Occupancy Certificate (Partial) for GF+4 UF with Common Basement Floor comprising of 78 Units in East and West Wing was issued by this office vide Ref (4). Now the Applicant has requested issue of Occupancy Certificate for the remaining South wing residential apartment building vide reference (2). KSPCB vide Ref (3) has issued consent for Operation of STP.

The Residential Apartment Building was inspected by the Officers of Town Planning Section on 04-12-2021 for the issue Occupancy Certificate. During inspection, it was observed that, there is deviation in construction with additional two units in the South Wing with reference to the Modified plan sanction which is within the limits of regularization as per Building Bye-laws - 2003. The proposal for the issuance of Modified Plan cum Final Occupancy Certificate for the Residential Apartment building was approved by the Chief Commissioner on date: 05-01-2022 vide ref (5). Subsequent to the approval accorded by the Chief Commissioner the applicant was endorsed on dated: 10-01-2022 to remit the compounding fee for the deviated portion, ground rent arrears including GST and Scrutiny fee worked out to Rs.25,22,000/- (Rs. Twenty Five Lakhs Twenty Two Thousand Only) and the same has been paid by the applicant in the form of DD No:010995 drawn on Chartered Sahakari Bank Niyamitha Ltd., dated: 05-01-2022 and taken into BBMP account vide receipt No.RE-ifms 331-TP/000125 dated: 12-01-2022.

Hence, Permission is hereby granted to occupy for the Residential Apartment Building Consisting of GF+4UF with Common Basement Floor at Katha No. 01/89/2B/89/3, Rachenahalli Village, Ward No. 06, Yelahanka Zone, Byatarayanapura Subdivision, Bengaluru, with the following details;

Joint Director of Town Planning (North)
Bruhat Bengaluru MahanagaraPalike

[Handwritten Signature]
20/01/2022

[Handwritten Signature]
12/1/22

[Handwritten Signature]
13/1/22

[Handwritten Signature]
13/1/22



East, West and South Residential Apartment Wing Building



Sl. No.	Floor Descriptions	Built Up Area (in Sq.m.)	Uses and other details.
1	Basement Floor	3477.10	103 No. of car parking, DG Room, STP, Lobbies, Lifts and Staircases
2	Ground Floor	2500.23	29 No. of Surface car parking, 13 No. of Residential units, Multi purpose hall, Gym Room, Shops, OWC, Transformer Yard, RWH, Corridors, Lobbies, Lifts and Staircases,
3	First Floor	2785.44	26 No. of Residential units, Corridors, Lobbies, Lifts and Staircases
4	Second Floor	2768.08	26 No. of Residential units, Corridors, Lobbies, Lifts and Staircases.
5	Third Floor	2756.17	26 No. of Residential units, Corridors, Lobbies, Lifts and Staircases.
6	Fourth Floor	2622.56	19 No. of Residential units, Corridors, Lobbies, Lifts and Staircases.
7	Terrace Floor	52.40	Staircase Head Rooms, Lift Machine Rooms, Solar Heating Panels and Over Head Tanks
	Total	16961.98	110 Units (78 No. of Residential Units Already OC Issued)
8	FAR		2.33 > 2.25
	Coverage		47.72% < 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 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.

Joint Director of Town Planning (North)
Bruhat Bengaluru MahanagaraPalike

[Handwritten signatures and dates]
20/10/2022
13/1/22
13/1/22



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. This Occupancy Certificate supersedes the earlier Occupancy Certificate (Partial) issued by this office dated: 16-07-20221 for the East and West Residential Apartment Wings.
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.

Muruges 20/01/2022
Joint Director of Town Planning (North)
Bruhat Bengaluru MahanagaraPalike

12/1/22 *13/1/22*

13/1/22