



## BRUHAT BENGALURU MAHANAGARA PALIKE

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

No. BBMP/Addl.Dir/JD NORTH/LP/0109/2015-16

Dated: 11-02-2022

### OCCUPANCY CERTIFICATE

Sub: Issue of Modified Plan Cum Occupancy Certificate for Residential Apartment Building at Property Khatha No. 1549/637/605/762, Junnasandra village, Varthur Hobli, Bangalore East Taluk, Ward No. 150, Mahadevapura Zone, Bengaluru.

- Ref: 1) Your application for issue of Modified Plan Cum Occupancy Certificate dated:31-07-2021  
2) Plan sanctioned by this office vide No. BBMP/Addl.Dir/JD North/0109/2015-16 dated:19-09-2019  
3) Approval of Chief Commissioner for issue of Occupancy Certificate dated: 02-02-2022  
4) CFO issued by KSPCB vide No. AW-118530 dated: 24-12-2021

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The Plan was sanctioned for the construction of Residential Apartment Building Consisting of BF+GF+4UF comprising of 54 Units at Property Khatha No. 1549/637/605/762, Junnasandra village, Varthur Hobli, Bangalore East Taluk, Ward No. 150, Mahadevapura Zone, Bengaluru by this office vide reference (2). The Commencement Certificate was issued on 06-02-2020 by this Office. Now The applicant has applied for sanction of Modified Plan by loading TDR for the additional FAR area and issue of Occupancy Certificate Consisting of BF+GF+4 UF totally comprising of 56 Units. KSPCB vide Ref (4) has issued consent for Operation of Sewage Treatment Plant (STP).

The Proposal submitted the applicant vide ref (1) for the issue of Modified Plan Cum Occupancy Certificate, Residential Apartment Building was inspected by the Officers of Town Planning Section on 08-10-2021 for the issue of Modified Plan Cum Occupancy Certificate. During inspection, it is observed that, there is deviation in construction with reference to the Modified Sanction plan which is within the limits of Regularization as per Building Bye-laws - 2003. The proposal for the issuance of Modified Plan Cum Occupancy Certificate for the Residential Apartment Building was approved by the Chief Commissioner vide ref (3). Subsequent to the Approval accorded by Chief Commissioner the applicant was endorsed on dated: 07-02-2022 to remit Rs. 14,49,000/- (Rupees Fourteen Lakhs Forty Nine Thousand only) towards Compounding Fee, Modified Plan Sanction Fees, Ground rent arrears, GST and Scrutiny Fees and Rs. 1,03,000/- (Rupees One Lakh Three Thousand only) towards Labour Cess. The Applicant has paid of Rs. 14,49,000/- (Rupees Fourteen Lakhs Forty Nine Thousand only) in the form of DD No.731788 dated: 09-02-2022 drawn on Federal Bank Ltd., The same has been taken into BBMP account vide receipt No. RE-ifms 331-TP/000143 dated: 09-02-2022. The Deviations effected in the Building are condoned and Regularized accordingly.

Hence, Permission is hereby granted for sanction of Modified Plan and to occupy Residential Apartment Building Consisting of BF+GF+4UF comprising of 56 Units at Property Khatha No. 1549/637/605/762, Junnasandra village, Varthur Hobli, Bangalore East Taluk, Ward No. 150, Mahadevapura Zone, Bengaluru Occupancy Certificate is accorded with the following details.

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| Sl. No. | Floor Description | Built Up Area (in Sqm.) | Uses and other details.   |
|---------|-------------------|-------------------------|---|
| 1       | Basement Floor    | 1195.96                 | 50 No.s of Mechanical Car Parking, Lobbies, STP, Lifts and Staircases   |
| 2       | Ground Floor      | 1002.02                 | 8 No.s of Residential Units, 13 No.s of Car Parking, Transformer Yard, RWH, Organic Waste Convertor, Lobbies, Lifts and Staircase |
| 3       | First Floor       | 1071.41                 | 12 No. of Residential units, Corridors, Lobbies, Lifts and Staircases   |
| 4       | Second Floor      | 1082.27                 | 12 No. of Residential units, Corridors, Lobbies, Lifts and Staircases   |
| 5       | Third Floor       | 1082.27                 | 12 No. of Residential units, Corridors, Lobbies, Lifts and Staircases   |
| 6       | Fourth Floor      | 1082.27                 | 12 No. of Residential units, Corridors, Lobbies, Lifts and Staircases.  |
| 7       | Terrace Floor     | 26.68                   | Lift Machine Room, Staircase Head Room, OHT and Solar Panel.  |
|         | <b>Total</b>      | <b>6542.88</b>          | <b>56 Units</b>   |
| 8       | FAR               |                         | <b>2.596 &gt; 2.59</b>  |
| 9       | Coverage          |                         | <b>54.22% &lt; 60%</b>  |

**This Modified Plan Cum 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 area should be used for car parking purpose only and the additional area if any available in Basement Floor and 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).

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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. This Occupancy Certificate is subject to conditions laid out in the CFO issued from KSPCB vide AW-118530 dated: 24-12-2021 and Compliance of submissions made in the affidavits filed to this office
12. The As Built Modified Plan Drawing issued supersedes the earlier plan sanctioned dated: 19-09-2019.
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 Modified Plan Cum Occupancy Certificate issued will be withdrawn without any prior notice.

Sd/-

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

To,

M/s Bengaluru Homes Developers Rep by its  
Partner Sri Vesta Srinivas S. Nageswara Rao (Khata holder)  
# 1549/637/605/762, Junnasandra village,  
Varthur Hobli, Bangalore East Taluk, Ward No. 150,  
Mahadevapura Zone, Bengaluru

Copy to

1. JC (Mahadevapura Zone) / EE (Mahadevapura Division) / AEE/ ARO (Marathahalli Sub-division) for information and necessary action.
2. Senior Environmental Officer, KSPCB, # 49, Church Street, Bengaluru - 01 for information.
3. Superintendent Engineer, (Electrical), BESCOM, North Division, No. 8, Benson Town, Nandi Durga Road, Bengaluru - 560046.
4. Office copy.

**Joint Director of Town Planning (North)  
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