



**BRUHAT BENGALURU MAHANAGARA PALIKE**

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

No. BBMP/Addl.Dir/JD NORTH/LP/0381/2012-13

Dated: 17/2/2022

**OCCUPANCY CERTIFICATE**

Sub: Issue of Occupancy Certificate for Block – A & B Residential Apartment Building at Property Khatha No. 1094, Sy No. 142/2, Doddakannahalli Village, Marathahalli Sub-Division, Ward No. 85, Mahadevapura Zone, Bengaluru.

- Ref:
- 1) Your application for issue of Occupancy Certificate dated:20-06-2017 & 19-09-2018
  - 2) Plan sanctioned by this office vide No. BBMP/Addl.Dir/JD North/0381/2012-13 dated:30-05-2013
  - 3) Approval of Commissioner for issue of Occupancy Certificate dated: 26-08-2019
  - 4) CFO issued by KSPCB vide No. PCB/206/CNP/12/H-1030 dated: 06-03-2018

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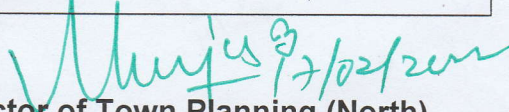
The Plan was sanctioned for the construction of Residential Apartment Building Consisting of BF+GF+4UF in Block – A and 2BF+GF+4 UF in Block – B comprising of 68 Units at Property Khatha No. 1094, Sy No. 142/2, Doddakannahalli Village, Marathahalli Sub-Division, Ward No. 85, Mahadevapura Zone, Bengaluru by this office vide reference (2). The Commencement Certificate was issued on 19-05-2015 by this Office. 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 Occupancy Certificate, the Block – A & B Residential Apartment Building was inspected by the Officers of Town Planning Section on 15-07-2019 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 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: 28-08-2019 to remit Compounding fees for the deviated portion, Ground Rent Arrears, GST and Lake Improvement Charges and Scrutiny fee of Rs. 1,07,77,000/- (Rupees One Crore Seven Lakhs Seventy Seven Thousand only), has been paid by the Applicant in the form of DD No 920269 and 920202 drawn on State Bank of India dated: 01-02-2022 and 24-01-2022 and taken into BBMP account vide receipt No.RE-ifms331-TP/000141 dated: 02-02-2022. The Deviations effected in the Building are condoned and Regularized accordingly.

Hence, Permission is hereby granted to occupy Residential Apartment Building Consisting of BF+GF+4UF in Block – A and 2BF+GF+4 UF in Block – B comprising of 68 Units at Property Khatha No. 1094, Sy No. 142/2, Doddakannahalli Village, Marathahalli Sub-Division, Ward No. 85, Mahadevapura Zone, Bengaluru Occupancy Certificate is accorded with the following details.

**Block – A and B Residential Apartment Building**

Sl. No.	Floor Description	Built Up Area (in Sqm.)	Uses and other details.
1	Lower Basement Floor	3506.44	21 No.s of Car Parking, STP, Sumps, Lobbies, Lifts and Staircases

  
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2	Upper Basement Floor	1780.44	62 No.s of Car Parking, Lobbies, Lifts and Staircases
3	Ground Floor	2005.67	16 No.s of Residential Units, Lobbies, Lifts and Staircase
4	First Floor	2601.61	8 No. of Residential units, Sitout, Corridors, Lobbies, Lifts and Staircases
5	Second Floor	2717.03	18 No. of Residential units, Sitout, Corridors, Lobbies, Lifts and Staircases
6	Third Floor	2715.74	18 No. of Residential units, Sitout, Corridors, Lobbies, Lifts and Staircases
7	Fourth Floor	1814.76	8 No. of Residential units, Sitout, Corridors, Lobbies, Lifts and Staircases
8	Terrace Floor	116.98	Lift Machine Room, Staircase Head Room, OHT and Solar Panel.
	<b>Total</b>	<b>17258.78</b>	<b>68 No's of Residential Units</b>
9	FAR		<b>2.292 &gt; 2.25</b>
10	Coverage		<b>40.41% &lt; 50%</b>

**This Occupancy Certificate is issued subject to the following conditions:**

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

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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 PCB/206/CNP/12/H-1030 dated: 06-03-2018 and Compliance of submissions made in the affidavits filed to this office
12. The Applicant / Developer should abide by the condition imposed during Occupancy Certificate.
13. 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. Munichoudappa and Others (Khata Holder)  
M/s Surya Shakthi Green Land Pvt Ltd., (GPA Holder)  
Beside Keerthi Surya Shakti Towers, Opp. Sri. Chaitanya Techno School,  
ITPL Main Road, Hoodi,  
Mahadevapura Post, Bangalore – 560 048.

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, (Electrical), BESCOM, North Division, No. 8, Benson Town, Nandi Durga Road, Bengaluru - 560046.
4. Office copy.

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

*6/15/22*

*15/2/22*

*14/2*