



BRUHAT BENGALURU MAHANAGARA PALIKE

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

No. BBMP/Addl.Dir/JD North/LP/0189/2016-17

Date: 19-11-2020.

OCCUPANCY CERTIFICATE (Partial)

Sub: Issue of Occupancy Certificate (Partial) for the Residential Building at Property Katha No. 44/8, Devaraja Arasu Road, Fair Field Layout, Ward No. 93, Vasantha Nagara, Bengaluru.

Ref: 1) Your application for issue of Occupancy Certificate dated: 19-08-2020.

2) Building Plan Sanctioned No. BBMP/Addl.Dir/JD North/LP/0189/2016-17, dated: 29-06-2017.

3) Approval of Commissioner for issue of Occupancy Certificate dated: 12-11-2020.

4) CFO issued by KSPCB vide No. AW-113432, dated: 24-06-2020.

The Building Plan was sanctioned for the construction of Residential Building consisting of 2BF+GF+02 UF comprising 03 Residential Units at Property Katha No. 44/8, Devaraja Arasu Road, Fair Field Layout, Ward No. 93, Vasantha Nagara, Bengaluru by this office vide reference (2). The Commencement Certificate was issued on 12-03-2018. KSPCB vide Ref (4) has issued consent for Operation of Sewage Treatment Plant (STP).

The Residential Building was inspected by the Officers of of Town Planning Section on 21-08-2020 for the issue of Occupancy Certificate (Partial) consisting of 2BF+GF+1UF. The proposal for the issuance of Occupancy Certificate (Partial) for the Residential Building was approved by the Commissioner on date: 12-11-2020 vide ref (3) and Demand for payment of Ground Rent including GST and Scrutiny Fees of Rs. 7,24,000/- (Rupees Seven Lakhs Twenty Four Thousand Only) has been paid by the applicant in the form of DD No: 547596, Date. 18-11-2020, drawn on Bank of Baroda Bank, Indiranagara Metro, Bengaluru Branch and taken into BBMP account vide receipt No.RE-ifms 331-TP/000207 dated: 18-11-2020.

Hence, Permission is hereby granted to occupy the Residential Building consisting of 2BF+GF+01 UF comprising 02 Units at Property Katha No. 44/8, Devaraja Arasu Road, Fair Field Layout, Ward No. 93, Vasantha Nagara, Bengaluru. Occupancy Certificate (Partial) is accorded with the following details.

Sl. No.	Floor Descriptions	Built Up Area (in Sqm)	Uses and other details.
1	Lower Basement Floor	645.835	07 No.s of Car Parking, AC Plant Room, Pump Rooms, STP, UG Sump, Lobbies, Lifts and Staircases,
2	Upper Basement Floor	790.195	16 No.s of Car Parking, Garbage Room, URS Room, Two Wheeler Parking, Lobbies, Lifts and Staircases,

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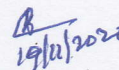


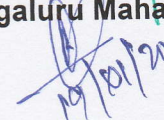
3	Ground Floor	550.75	One of Residential Unit, 04 No.s of Surface Car Parking Lobby, Lifts and Staircases
4	First Floor	662.324	One of Residential Unit, Lobby, Lifts and Staircases
	Total	2794.429	
9	FAR		1.20 > 1.75
10	Coverage		48% < 50%

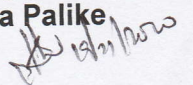
This Occupancy Certificate (Partial) is issued subject to the following conditions:

1. The car parking at Two 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. Two 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.
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. The Construction of remaining portion of 2nd floor Residential Building should be completed as per the sanction plan and Final OC should be obtained within 5 years from the date of sanction.
8. If, any deviations will be done from the sanctioned plan while constructing the building, the security deposit will be forfeited at the time of issuance of Final OC.
9. 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.
10. 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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11. 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
12. This Occupancy Certificate (Partial) is subject to conditions laid out in the CFO issued from KSPCB vide No. AW-113432, date: 24-06-2020 and Compliance of submissions made in the affidavits filed to this office.
13. In case of any false information, misrepresentation of facts, or pending court cases, the Occupancy Certificate (Partial) shall deemed to be cancelled.

On default of the above conditions the Occupancy Certificate (Partial) issued will be withdrawn without any prior notice.

Sd/-

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

To,
Sri. Raj A Menda,
The Haven, No. 78/1-A, Benson Cross Road,
Benson Town,
Bengaluru – 560046.

Copy to

1. JC (East Zone) / EE (Vasanthanagara Division) / AEE/ ARO (Kodigehalli 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)
Bruhat Bengaluru Mahanagara Palike**

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