

BRUHAT BENGALURU MAHANAGARA PALIKE

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

No. BBMP/Addl.Dir/JD NORTH/LP/0257/2017-18

Date: 07-12-2020

8/12/2020

OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for the Residential Apartment Building at Property Katha No. 09/09, Sy No. 104, Kaudenahalli Village, K.R.Puram Hobli, Bangalore East Taluk, Ward No. 25, Mahadevapura Zone, Bengaluru.

- Ref: 1) Your application for issue of Occupancy Certificate dated: 21-08-2020
2) Building Plan Sanctioned by this office vide No. BBMP/Addl.Dir/JD NORTH/ LP/ 0257/ 2017-18 dated: 17-05-2018
3) Approval of Commissioner for issue of Occupancy Certificate dated: 02-12-2020
4) CFO issued by KSPCB vide No. W-318920 PCB ID: 87167 Dated: 09-07-2020

The Plan was sanctioned for the construction of Residential Apartment Building consisting of BF + GF + 4UF comprise 148 Units at Property Katha No. 09/09, Sy No. 104, Kaudenahalli Village, K.R.Puram Hobli, Bangalore East Taluk, Ward No. 25, Mahadevapura Zone, Bengaluru by this office vide reference (2). The Commencement Certificate was issued on 12-12-2018. KSPCB vide Ref (4) has issued consent for Operation of Sewage Treatment Plant (STP).

The Residential Apartment Building was inspected by the Officers of Town Planning Section on 27-08-2020 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). The compounding fees for the deviated portion, Ground Rent, GST and Scrutiny fee Charges of Rs. 14,32,000/- (Rupees Fourteen Lakhs Thirty Two Thousand only), has been paid by the applicant in the form of DD No.00601 drawn on Axis Bank Ltd., dated: 21-11-2020 and taken into BBMP account vide receipt No.RE-ifms 331-TP/000226 dated: 07-12-2020. The deviations effected in the building are condoned and regularized accordingly.

Hence, Permission is hereby granted to occupy the Residential Apartment Building constructed at Property Katha No. 09/09, Sy No. 104, Kaudenahalli Village, K.R.Puram Hobli, Bangalore East Taluk, Ward No. 25, Mahadevapura Zone, Bengaluru, Consisting of BF+GF+ 4UF having 148 Units. Occupancy Certificate is accorded with the following details.

Sl. No.	Floor Descriptions	Built Up Area (in Sqm)	Uses and other details.
1	2	3	4
1	Basement Floor	4714.15	160 No.s of Car Parking, Pump Room, STP, Lobby, Lift and Staircase

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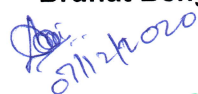


2	Ground Floor	3069.44	28 No.s of Residential Units, 03 No.s of Surface Parking, RWH, Transformer Yard, Swimming Pool, Sitout, Lobby, Lift and Staircase
3	First Floor	3334.59	30 No.s of Residential Units, Sitout, Utility, Balcony, Lobby, Lift and Staircase
4	Second Floor	3334.59	30 No.s of Residential Units, Sitout, Utility, Balcony, Lobby, Lift and Staircase
5	Third Floor	3334.59	30 No.s of Residential Units, Sitout, Utility, Balcony, Lobby, Lift and Staircase
6	Fourth Floor	3334.59	30 No.s of Residential Units, Sitout, Utility, Balcony, Lobby, Lift and Staircase
7	Terrace	80.92	Lift Machine Room, Staircase Head Room, OHT & Solar Panel.
	Total	21202.87	148 Units
9	FAR		2.283 > 2.25
10	Coverage		44.26% < 50%

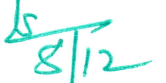
This Occupancy Certificate is issued subject to the following conditions:

1. The car parking at 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. 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. 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 of 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 from KSPCB vide No. W-318920 PCB ID: 87167 Dated: 09-07-2020 and Compliance of submissions made in the affidavits filed to this office.
12. If any legal proceedings from any of the courts of the jurisdiction, enquiry authorities like ACB Lokayutha of Karnataka are against to the Owner / Developer, the Occupancy Certificate will be withdrawn, which is sworn in the Affidavit submitted to this office
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. Obalappa, Khata Holder,
M/s Vaishno Builders Rep by its Director
Sri. Sreekanth Dommaraju and Sri. Bhanu Prakash Muppireddy, GPA Holder
09/09, Sy No. 104, Kaudenahalli Village,
K.R.Puram Hobli, Bangalore East Taluk, Ward No. 25,
Mahadevapura Zone, Bengaluru

Copy to

1. JC (Mahadevapura Zone) / EE (K.R.Puram Division) / AEE/ ARO (Horamavu Sub-division) for information and necessary action.
2. Superintendent Engineer, (Electrical), BESCOM, North Division, No. 8, Benson Town, Nandi Durga Road, Bengaluru - 560046.
3. Superintendent Engineer, (Electrical), BESCOM, North Division, No. 8, Benson Town, Nandi Durga Road, Bengaluru - 560046.
4. Office copy

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

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