



BRUHAT BENGALURU MAHANAGARA PALIKE

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

No. BBMP/Addl.Dir/JD NORTH/LP/0041/2019-20

Date: 19-08-2021

No. BBMP/Addl.Dir/JD NORTH/LP/0325/2012-13

OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for the Residential Apartment Building at Khatha No. 205, Sy No. 25/1, 25/2, Peenya Industrial Area, Nagasandra Gramatana, Ward No. 39, Chokkasandra, Yeshwanthapura Hobli, Bangalore North Taluk, Bengaluru.

- Ref: 1) Your application for issue of Occupancy Certificate dated: 22-09-2020
2) Building Modified Plan Sanctioned No. BBMP/Addl.Dir/JD NORTH/LP/0041/2019-20 dated: 09-09-2020.
3) Approval of Commissioner for issue of Occupancy Certificate dated: 02-12-2020
4) CFO issued by KSPCB vide No. W-318495 PCB ID: 79692, dated: 20-06-2020

The Modified Plan for the construction of Residential Apartment Building Consisting BF+GF+4 UF having 78 Units at Property Khatha No. 205, Sy No. 25/1, 25/2, Peenya Industrial Area, Nagasandra Gramatana, Ward No. 39, Chokkasandra, Yeshwanthapura Hobli, Bangalore North Taluk, Bengaluru was sanctioned by this office vide reference (2). The Commencement Certificate was issued on dated: 16-01-2014. The 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 13-10-2020 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 and Scrutiny fee Charges of Rs. 15,26,000/- (Rupees Fifteen Lakh Twenty Six Thousand only), has been paid by the applicant in the form of DD No.356665 drawn on Central Bank of India, dated: 06-02-2021 and taken into BBMP account vide receipt No.RE-ifms331-TP/000290 dated: 09-02-2021. 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 Khatha No. 205, Sy No. 25/1, 25/2, Peenya Industrial Area, Nagasandra Gramatana, Ward No. 39, Chokkasandra, Yeshwanthapura Hobli, Bangalore North Taluk, Bengaluru. Consisting of BF+GF+ 4UF having 78 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	2832.08	77 No.s of Car Parking, GAS Provision, Lift and Staircase,

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Joint Director (Town Planning - North)
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2	Ground Floor	1934.11	13 No.s Surface of Car Parking, 14 No.s of Residential Units, RWH, STP, Gym Room, Community Hall, Sitout, Utility, Corridors, Lobby, Lift and Staircase
3	First Floor	1926.01	16 No.s of Residential Units, Utilities, Sitout, Utility, Corridors, Lobby, Lift and Staircase
4	Second Floor	1850.11	16 No.s of Residential Units, Utilities, Sitout, Utility, Corridors, Lobby, Lift and Staircase
5	Third Floor	1850.11	16 No.s of Residential Units, Utilities, Sitout, Utility, Corridors, Lobby, Lift and Staircase
6	Fourth Floor	1850.11	16 No.s of Residential Units, Utilities, Sitout, Utility, Corridors, Lobby, Lift and Staircase
7	Terrace Floor	69.19	Lift Machine Room, Staircase Head Room, Over Head Tank and Solar Panel
	Total	12,311.72	78 Units
8	FAR		1.837 < 1.75
9	Coverage		43.88% < 50%

This 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 Surface area should be used for car parking purpose only and the additional area if any available in, Basement Floor and Surface 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.
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.

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

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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 Clearance Certificate issued from CFO from KSPCB vide No. W-318495 PCB ID: 79692, dated: 20-06-2020 and Compliance of submissions made in the affidavits filed to this office.
12. This Occupancy Certificate is subject to conditions laid out in the 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 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,
M/s Shodhan Estates Rep by
Sri A.R. Manjunathababu, GPA Holder for
Sri. A.S.Paramesh, Khata Holder,
152/9, 153/9, 3rd Floor, Auto Towers,
No. 9, J.C.Road, Bengaluru.

Copy to

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

M. S. S. 16/02/2021
**Joint Director (Town Planning - North)
Bruhat Bengaluru Mahanagara Palike**

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