



BRUHAT BENGALURU MAHANAGARA PALIKE

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

No. BBMP/Addl.Dir/JD North/LP/0392/2015-16

Date: 15-03-2021

OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for Residential Apartment Building at Property Katha No. 29/1, 1st Main Road, Kaverinagar, Kaval Byrasandra, Ward no. 32, East Zone, Bengaluru

- Ref: 1) Your application for issue of Occupancy Certificate dated: 29-10-2020
2) Building Plan sanctioned No. BBMP/Addl.Dir/JD North/ LP/ 0392/ 2015-16, dated: 10-08-2017
3) Approval of Commissioner for issue of Occupancy Certificate dated: 22-02-2021
4) CFO issued by KSPCB vide No. AW-324059 PCB ID: 102089 dated: 06-03-2021

The Plan was sanctioned for the construction of Residential Apartment Building comprising of GF+4 UF having 23 Units at Property Katha No. 29/1, 1st Main Road, Kaverinagar, Kaval Byrasandra, Ward no. 32, East Zone, Bengaluru by this office vide reference (2). The Commencement Certificate was issued on 28-08-2019. KSPCB has issued consent for Operation of Sewage Treatment Plant (STP) vide Ref (4).

The Residential Apartment Building was inspected by the Officers of Town Planning Section on 09-12-2020 and 05-02-2021 for the issue of Occupancy Certificate. During inspection, it is observed that, there is deviation in construction with additional 1 Residential units 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. 4,27,000/- (Rupees Four Lakhs Twenty Seven Thousand only), has been paid by the applicant in the form of DD No.646845 drawn on Oriental Bank of Commerce, dated: 31-08-2020 and taken into BBMP account vide receipt No.RE-ifms 331-TP/000313 dated: 09-03-2021. 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 Katha No. No. 29/1, 1st Main Road, Kaverinagar, Kaval Byrasandra, Ward no. 32, East Zone, Bengaluru Consisting of BF+GF+ 4UF Comprising of 24 Residential 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	Ground Floor	546.42	25 No.s of Ground Floor Parking, Corridors, Lobby, Lift and Staircase
2	First Floor	579.12	6 No.s of Residential Units, Balconies, Utilities, Lobby, Lift and Staircase
3	Second Floor	602.34	6 No.s of Residential Units, Balconies, Utilities, Lobby, Lift and Staircase

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

16/03/21

15/03/21
12/3/21
15/3/21



4	Third Floor	602.34	6 No.s of Residential Units, Balconies, Utilities, Lobby, Lift and Staircase
5	Fourth Floor	527.25	6 No.s of Residential Units, Balconies, Utilities, Lobby, Lift and Staircase
6	Terrace Floor	5.89	Lift Machine Room, Staircase Head Room, Over Head Tank and Solar Panel
7			
	Total	2863.36	24 Units
8	FAR		1.787 > 1.75
9	Coverage		44.76% < 60%

This Occupancy Certificate is issued subject to the following conditions:

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

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

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11. This Occupancy Certificate is subject to conditions laid out in the CFO issued from KSPCB vide No. AW-324059 PCB ID: 102089 dated: 06-03-2021 and Compliance of submissions made in the affidavits filed to this office.
12. 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 Comfort Shelters Pvt Ltd., Rep by Sri. Vijay Kumar and
P.N.Chandra Shekar GPA Holder
Sri. Keshava (Khata Holder),
AMC Road, Kaval Byrasandra,
R.T.Nagar Post, Bengaluru – 560 032.

Copy to

1. JC (East Zone) / EE (Pulikeshinagar Division) / AEE/ ARO (K.G.Halli 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 (Town Planning - North)
Bruhat Bengaluru Mahanagara Palike**

Handwritten signature in green ink: 15/03/2021
Handwritten signature in blue ink: 12/03/21
Handwritten signature in blue ink: 12/03/21
Handwritten signature in blue ink: 15/03/21