



BRUHAT BENGALURU MAHANAGARA PALIKE

Office of the Joint Director of Building License Cell (North), N.R. Square, Bengaluru – 02.

No. BBMP/Addl.Dir/JD NORTH/LP/0431/2012-13

Date: 30-06-2020

OCCUPANCY CERTIFICATE

03/07/2020

Sub: Issue of Occupancy Certificate for the Residential Apartment Building at Property Katha No. 982/993/1076/98/3, Bellanduru Village, Varthur Hobli, Bangalore East Taluk, Ward No. 150, Mahadevapura Zone, Bangalore.

- Ref: 1) Your application for issue of Occupancy Certificate dated: 23-03-2019
2) Building Plan Sanctioned No. BBMP/Addl.Dir/JD NORTH/LP/0431/2012-13, dated: 14-05-2013
3) Approval of Commissioner for issue of Occupancy Certificate dated: 27-08-2019.
4) CFO issued by KSPCB vide No. W-317840 PCB ID : 84148 dated: 23-04-2020

The Building Plan was sanctioned for the construction of Residential Apartment Building consisting BF + GF + 4UF having 50 Units at Property Katha No. 982/993/1076/98/3, Bellanduru Village, Varthur Hobli, Bangalore East Taluk, Ward No. 150, Mahadevapura Zone, Bangalore by this office vide reference (2). The Commencement Certificate was issued on 13-03-2014. KSPCB vide Ref (4) has issued consent for Operation of Sewage Treatment Plant (STP).

The Residential Apartment Building were inspected by the Officers of Building Licence Cell - North 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 of Occupancy Certificate for the Residential Apartment Building was approved by the Commissioner on date: 27-08-2019. Subsequent to the approval accorded by Commissioner the applicant was endorsed on dated: 29-08-2019 to remit Rs. 36,52,000/- towards compounding fees for deviated portion, ground rent arrears, GST and Scrutiny and Licence Fees. After due correspondence with reference, to Hon'ble High Court Interim order dated: 30-10-2019 vide W.P.No. 46628/2019 (LB-BMP). Accordingly the applicant has paid Rs. 22,86,000/- towards coumpounding fee and 50% Scrutiny Fee and Licence Fee in the form of DD No. 160003 dated: 24-06-2020 drawn on Andhra Bank and the same has been taken into BBMP account vide receipt No. RE-ifms 331-TP/000057 dated: 25-06-2020. The owner shall abide to the final judgement to be passed by the Hon'ble High Court pertaining to WP No. 46628/2019 (LB-BMP) in respect of payment of Ground Rent Arrears, GST and 50% of Scrutiny and Licence fee as per the fee endorsement issued by this office dated:29-08-2019.

Hence, Permission is hereby granted to occupy the Residential Apartment Building constructed at Property Katha No. 982/993/1076/98/3, Bellanduru Village, Varthur Hobli, Bangalore East Taluk, Ward No. 150, Mahadevapura Zone, Bangalore, Consisting of BF+GF+ 4UF having 50 Units. Occupancy Certificate is accorded with the following details.

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Sl. No.	Floor Descriptions	Built Up Area (in Sqm)	Uses and other details.
1	2	3	4
1	Basement Floor	1827.56	58 No.s of Car Parking, STP, UG Sump, Lift and Staircase,
2	Ground Floor	1283.65	10 No.s of Residential Units, 8 No.s of Car Parking, Sitouts, Utilities, Corridors, Lift and Staircase
3	First Floor	1330.02	10 No.s of Residential Units, Sitouts, Utilities, Balconies, Corridors, Lift and Staircase
4	Second Floor	1330.02	10 No.s of Residential Units, Sitouts, Utilities, Balconies, Corridors, Lift and Staircase
5	Third Floor	1330.02	10 No.s of Residential Units, Sitouts, Utilities, Balconies, Corridors, Lift and Staircase
6	Fourth Floor	1330.02	10 No.s of Residential Units, Sitouts, Utilities, Balconies, Corridors, Lift and Staircase
7	Terrace Floor	51.92	Lift Machine Room, Staircase Head Room, Over Head Tank and Solar Panel
	Total	8483.21	50 Units
8	FAR		2.614 > 2.50 (deviation is 4.57% < 5%)
9	Coverage		50.76% < 55%

This Occupancy Certificate is issued subject to the following conditions:

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

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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
11. This Occupancy Certificate is subject to conditions laid out in the CFO from KSPCB vide No. W-317840 PCB ID : 84148 dated: 23-04-2020 and Compliance of submissions made in the affidavits filed to this office
12. The Demand for payment of Ground rent and GST in interim stay as per the order of the Hon'ble High Court Vide W.P No. 46628/2019 (LB-BMP) is subjected to condition for remittance of such cost in future, based on the outcome of the final orders of the Hon'ble High Court.
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 of Building License Cell (North)
Bruhat Bengaluru Mahanagara Palike**

To,
Smt. Pavithra and Others, Khata Holder,
M/s Shri Ushodaya Builders, GPA Holder
177, 40 Feet Road, Green Glen Layout,
Bellanduru, Bangalore – 560 103

Received o.c
4/07/2020

Copy to

1. JC (Mahadevapura Zone) / EE (Mahadevapura Division) / AEE/ ARO (Marathahalli 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

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