



**BRUHAT BENGALURU MAHANAGARA PALIKE**

Office of the Joint Director of Town Planning (North), N.R. Square, Bengaluru – 560 002.

No. BBMP/Addl.Dir/JD NORTH/LP/0007/2017-18

Date : 22/5/2021

**OCCUPANCY CERTIFICATE**

Sub: Issue of Occupancy Certificate for the Residential Apartment at Property Khata No. 1985, Sy No.44/1, 44/2, Belathuru village, Bangalore East Taluk, Ward No.54 Bangalore.

- Ref: 1) Your application for issue of Occupancy Certificate dated:05-03-2021.  
 2) Building Plan Sanctioned No. BBMP/Addl.Dir/JD NORTH/LP/0007/2017-18 Dated: 06-03-2019  
 3) CFO issued by KSPCB vide No. W-324861. PCB ID: 100966.Dated: 27-04-2019  
 4) Approval of Commissioner for issue of Occupancy Certificate dated: 26-03-2021.

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The building plan for the construction of Residential Apartment at Property Khata No. 1985, Sy No.44/1, 44/2, Belathuru village, Bidarahalli Hobli, Bangalore East Taluk, Ward No.54, Bangalore. comprising Consisting of BF+GF+4UF for Residential Apartment Building having 89 units was sanctioned by this office vide reference (2). The Commencement Certificate was issued on 25-10-2019 for Residential Apartment Building. KSPCB vide Ref (3) has issued consent for Operation of Sewage Treatment Plant (STP).

The Residential Apartment buildings was inspected by the Officers of Town Planning Section on 12-03-2021 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 buildings was approved by the Commissioner on Dated: 26-03-2021. The compounding fee for the deviation portion, ground rent arrears fee including GST, Lake Improvement Charges and Scrutiny fee of Rs. 11,23,000/- (Eleven Lakhs Twenty Three Thousand Only), has been paid by the applicant in the form DD No: 028615, drawn on Corporation Bank dated: 06-04-2021 and taken into BBMP account vide receipt No.RE-ifms 331-TP/000011 Dt: 20-04-2021. The deviations effected in the building are condoned and regularized accordingly.

Hence, Permission is hereby granted to occupy the Residential apartment constructed at Property Khata No. 1985. Sy No.44/1, Belathuru village, Bidarahalli Hobli, Bangalore East Taluk, Ward No. 54, Bangalore comprising Consisting of BF+GF+4UF for Residential Apartment having 89 units. Occupancy Certificate is accorded with the following details.

Sl. No.	Floor Descriptions	Built Up Area (in Sq.m.)	Uses and other details.
1	Basement Floor	2881.65	83 NO.s of Car Parking, STP, Lobby, Lift and Staircase,
2	Ground Floor	1886.53	17 No. of Residential Units, 17 No. Surface Car Parking, Utility, Corridor, Lobby, Transformer, Gym, Lift and Staircase

Joint Director (Town Planning - North)  
 Bruhat Bengaluru Mahanagara Palike  
 22/5/2021



3	First Floor	2055.05	18 No.s of Residential Units, Utility, Balcony, Corridor, Lobby, Lift and Staircase
4	Second Floor	2055.05	18 No.s of Residential Units, Utility, Balcony, Corridor, Lobby, Lift and Staircase
5	Third Floor	2055.05	18 No.s of Residential Units, Utility, Balcony, Corridor, Lobby, Lift and Staircase
6	Fourth Floor	2055.05	18 No.s of Residential Units, Utility, Balcony, Corridor, Lobby, Lift and Staircase
7	Terrace Floor	61.06	Lift Machine Room, Staircase Head Room, OHT and Solar Panels.
	Total	13049.44	<b>89 Units</b>
8	FAR		2.12 > 2.50
9	Coverage		47.23% <55%

**This Occupancy Certificate is issued subject to the following conditions:**

1. The car parking at Basement Floor, Ground Floor and Surface area shall have adequate safety measures. It shall be done entirely at the risk and cost of 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 of BBMP. In the event of the applicant violating, the BBMP has the right to demolish the deviated / altered / added portion without any prior notice.
4. Basement Floor, Ground Floor and Surface area should be used for car parking purpose only and the additional area if any available in Basement Floor, Ground Floor and Surface area shall be used exclusively for 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 herewith 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.

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

15/05/24

21/5/2024

28/05/2024



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 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-324861. PCB ID 100966, dated: 27-04-2021 and Compliance of submissions made in the affidavits filed to this office
12. The Owner / Developers should abide to the outcome of the final orders of Hon'ble Supreme Court / High Court towards payment of fee for not reserving 10% Park and Open Spaces in the plot.
13. In case of any false information, misrepresentation of facts, or pending court cases, the Occupancy Certificate shall deemed to be cancelled.
14. All the rain water and waste water generated from the usage shall be pumped into the rain water harvesting pits and used for landscaping.

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

Sd/-

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

To

M/s Splendor properties Rep by Its  
Managing Director Sri,Ram monohar, GPA Holder,  
Smt. Lakshmi bai and Sri Krishna Sing. Khata Holder.  
# 1985, Sy No. 44/1, 44/2, Belathuru Village, Bidarahalli Hobli,  
Bangalore East Taluk, Ward No. 54,  
Mahadevapura Zone, Bengaluru

Copy to

1. JC (Mahadevapura Zone).EE (Mahadevapura Divvision). / AEE / ARO (Hoodi Sub-division) for information and necessary action.
2. Senior Environmental Officer, KSPCB, # 49, Church Street, Bengaluru - 01 for information
3. Office Copy

*[Handwritten Signature]*  
Joint Director (Town Planning - North)  
Bruhat Bengaluru Mahanagara Palike  
*[Handwritten Date: 22/05/2021]*  
*[Handwritten Date: 21/5/2021]*  
*[Handwritten Initials]*