



BRUHAT BENGALURU MAHANAGARA PALIKE

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

No. BBMP/Addl.Dir/JD North/LP/0590/2013-14

Dated: 02-06-2021

OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for the Residential Apartment Building at Property Khata No.82/18, Panathuru and Bellanduru Amanikhane Village, Bengaluru East Taluk, Varthur Hobli, Ward No. 149, Whitefield Sub-division, Mahadevapura Zone, Bengaluru.

Ref: 1) Building Plan sanctioned by this office vide No. BBMP/Addl.Dir/JD NORTH/LP/0590/2013-14 Dated: 30-10-2015

2) Application for issue of Occupancy Certificate dated: 18-01-2021.

3) CFO issued by KSPCB vide No: AW-324675, PCB ID: 74720, Dated:25-05-2021

4) Approval of Commissioner for issue of Occupancy Certificate Dated: 26-03-2021.

The plan for construction of Residential Apartment Building at Katha No.82/18, Panathuru and Bellanduru Amanikhane Village, Bengaluru East Taluk, Varthur Hobli, Ward No. 149, Whitefield Sub-division, Mahadevapura Zone, Bengaluru Consisting of BF+GF+4 UF comprising of 165 Units was sanctioned by this office vide reference (1). The Commencement Certificate to this building was issued for the building on Dated: 25-04-2019. KSPCB vide Ref (3) has issued consent for Operation of STP.

The Residential Apartment Building was inspected by the Officers of Town Planning Section on 22-02-2021 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 Bye-laws. The proposal for the issuance of Occupancy Certificate for the Residential Apartment Building was approved by the Commissioner on Dated: 26-03-2021. Demand note for payment of Ground rent arrears with GST, Compounding Fee, Scrutiny Fee and Licence Fee worked out to Rs. 59,82,000/- (Rs. Fifty Nine Lakh & Eighty Two Thousand Only) was issued on 01-04-2021. However the applicant approached the Hon'ble High Court of Karnataka questioning the demand note dated. 01-04-2021 vide Writ Petition No. 8056/2021 (LB-BMP), wherein Hon'ble High Court in it's interim order dated: 20-04-2021 has stayed demand in respect of Grount rent, GST, Scrutiny Fee 15% & License Fee 15% and directed to issue the OC after collecting other charges. Accordingly revised demand note has been issued to the applicant as per the Hon'ble High Court interim order to pay Rs.29,06,000/- on 18-05-2021 for the remaining 85% of Scrutiny Fee & 85% of License Fee and Compounding Fine.

As per the Interim orders of the Hon'ble High Court the applicant has paid Compounding Fee, 85% of Scrutiny Fee & 85% of License Fee amounting to Rs. 29,06,000/- (Rs. Twenty Nine Lakhs & Six Thousand only) in the form of DD No. 451931, drawn on State Bank of India, Bengaluru Branch, dated: 21-05-2021, which is taken into BBMP account vide receipt No.RE-ifms331-TP/000022, Dated. 26-05-2021. The deviations effected in the building are condoned and regularized accordingly and Occupancy Certificate issued.

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[Handwritten signatures and dates: 02/06/2021, 21/5/21, 21/5/21, 21/6]



Hence, Permission is hereby granted to occupy the Residential Apartment Building constructed at Property Katha No.82/18, Panathuru and Bellanduru Amanikhane Village Bengaluru East Taluk, Varthur Hobli, Ward No. 149, Whitefield Sub-division, Mahadevapura Zone, Bengaluru Consisting of BF+GF+4 UF comprising of 165 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	5825.10	183 No.s of Car Parking, STP, UG Sump, Lobbies, Lifts and Staircases.
2	Ground Floor	3898.07	33 No. of Residential Units, Transformer Yard, OWC, RWH, Corridors, Lobbies, Lifts and Staircases.
3	First Floor	3921.97	33 No.s of Residential Units, Balconies, Corridors, Lobbies, Lifts and Staircases.
4	Second Floor	3937.83	33 No.s of Residential Units, Balconies, Corridors, Lobbies, Lifts and Staircases.
5	Third Floor	3937.83	33 No.s of Residential Units, Balconies, Corridors, Lobbies, Lifts and Staircases.
6	Fourth Floor	3937.83	33 No.s of Residential Units, Balconies, Corridors, Lobbies, Lifts and Staircases.
7	Terrace Floor	94.66	Lift Machine Rooms, Staircase Head Rooms, OHT and Solar Panels.
8	Total	25553.29	165 Units
	FAR		2.247 < 2.25
	Coverage		45.99 < 50%

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 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 area should be used 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 herewith forfeited.

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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 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. No: AW-324675, PCB ID: 74720, Dated:25-05-2021 and Compliance of submissions made in the affidavits filed to this office.
12. The Owner / Developer shall abide by the Final Judgement of Hon'ble High Court of Karnataka in the vide Writ Petition No. 8056/2021 (LB-BMP) dated: 20-04-2021 as sworn in the affidavit submitted to this office in respect of payment of fee.
13. The Applicant / Owner / Developers shall make necessary provision to charge electrical vehicles.
14. The Applicant / Owner / Developers shall plant one tree for every 240 Sqm. of FAR areas as part thereof in case of Apartment / group housing / multi dwelling unit / development plan.
15. 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 Town Planning (North)
Bruhat Bengaluru MahanagaraPalike**

To,

M/s. Upsate Projects, Katha Holder
Rep. by M/S Satwi Infra Developers and Promoters GPA Holder
No. 80/1, Satwi Clarinet Building, 3rd Floor,
Horamavu Main Road, Horamavu Village
Bangaluru – 560043.

Copy to

1. JC / EE (Mahadevapura) / AEE/ ARO (Whitefield Sub-division) for information and necessary action.
2. Senior Environmental Officer, KSPCB, # 49, Church Street, Bengaluru - 01 for information.
3. Concerned Asst.Executive Engineer (Electrical) BESCO, Bengaluru
4. Office copy

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

21/5/21

21/5/21

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