



# 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/0194/2016-17

Dated: 14-06-2021

## OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for the Wing – A & B Residential Apartment with Clubhouse Building at Property Khata No. 782, Sy No. 243/2B1, Municipal No. 172, Gunjuru Village, Varthur Hobli, Ward No. 149, Mahadevapura Zone, Bengaluru.

Ref: 1) Building Plan sanctioned by this office vide No. BBMP/Addl.Dir/JD NORTH /LP/0194/2016-17, Dated: 24-03-2018.

2) Application for issue of Occupancy Certificate dated: 01-03-2021.

3) CFO issued by KSPCB vide No: AW-325146, PCB ID.103098, Dated:03-06-2021.

4) Approval of Commissioner for issue of Occupancy Certificate Dated: 29-03-2021.

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The plan for construction of Wing – A & B Residential Apartment with Clubhouse Building at Katha No. 782, Sy No. 243/2B1, Municipal No. 172, Gunjuru Village, Varthur Hobli, Ward No. 149, Mahadevapura Zone, Bengaluru Consisting of BF+GF+4 UF comprising of 64 Units was sanctioned by this office vide reference (1). The Commencement Certificate to this building was issued on Dated: 13-03-2019. KSPCB vide Ref (3) has issued consent for Operation of STP.

Wing A & B Residential Apartment with Clubhouse Building were 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-Law Residential building was approved by the Commissioner on date: 29-03-2021. The compounding fee for the deviated portion, ground rent arrears including GST and Scrutiny fee worked out to Rs.5,64,000/-. (Rs.Five Lakhs Sixty Four Thousand Only) and Demand notice was issued to remitt this amount to BBMP has been paid by the applicant in the form of DD No: 166076, drawn on Union Bank of India, Bengaluru Service Branch., dated: 05-04-2021 and taken into BBMP account vide receipt No.RE-ifms 331-TP/000005 dated: 07-04-2021. The deviations effected in the building are condoned and regularized accordingly.

Hence, Permission is hereby granted to occupy the Wing – A & B Residential Apartment with Clubhouse Building constructed at Property Katha No. 782, Sy No. 243/2B1, Municipal No. 172, Gunjuru Village, Varthur Hobli, Ward No. 149, Mahadevapura Zone, Bengaluru Consisting of BF+GF+4 UF comprising of 64 Units. Occupancy Certificate is accorded with the following details.

### **Wing – A & B Residential Apartment and Clubhouse Building**

Sl. No.	Floor Descriptions	Built Up Area (in Sq.m.)	Uses and other details.
1	Basement Floor	1982.20	71 No. of car parking, DG Room, STP, Lobbies, Lifts and Staircases,

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Handwritten signatures and dates: 14/06/2021, 14/6/21, 14/6



2	Ground Floor	1416.98	12 No. of Residentail units, Multi purpose hall, Gym Room, OWC, Transformer Yard, RWH, Corridors, Lobbies, Lifts and Staircases,
3	First Floor	1348.81	13 No. of Residentail units, Corridors, Lobbies, Lifts and Staircases.
4	Second Floor	1348.81	13 No. of Residentail units, Corridors, Lobbies, Lifts and Staircases.
5	Third Floor	1348.81	13 No. of Residentail units, Corridors, Lobbies, Lifts and Staircases.
6	Fourth Floor	1348.81	13 No. of Residentail units, Corridors, Lobbies, Lifts and Staircases.
7	Terrace Floor	25.12	Staircase Head Rooms, Lift Machine Rooms, Solar Heating Panels and Over Head Tanks
8	<b>Total</b>	<b>8819.54</b>	<b>64 No. of Residential Units</b>
	<b>FAR</b>		<b>2.27 &gt; 2.25</b>
	<b>Coverage</b>		<b>47.57% &lt; 55%</b>

**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.
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.

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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. AW-325146, PCB ID.103098, Dated:03-06-2021 and Compliance of submissions made in the affidavits filed to this office.
12. The Applicant / Owner / Developers shall make necessary provision to charge electrical vehicles.
13. 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.
14. 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 Saroj Builders Rep by its  
Sri. C.H.Chakradhar and Sri. G.Venkateshwarlu  
# 1, 1st Floor, Saroj Square Builders,  
Silver Spring Road, Marathahalli,  
Bengaluru.

**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) BESCOM, Bengaluru
4. Office copy.

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