



BRUHAT BENGALURU MAHANAGARA PALIKE

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

No. BBMP/Addl.Dir/JD NORTH/LP/0255/2016-17

Dated: 02 - 03 - 2022

OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for the Residential Apartment Building in Block – 1 and Commercial Building in Block - 2 at Property Katha No. 3/3, Sy No. 129, Kawdenahalli Village, K.R.Puram Hobli, Ward No. 26, Bengaluru

- Ref: 1) Your application for issue of Occupancy Certificate dated:23-09-2021
2) Plan sanctioned by this office vide No. BBMP/Addl.Dir/JD NORTH/LP/0255/2016-17 dated:08-11-2017
3) Approval of Chief Commissioner for issue of Occupancy Certificate dated:29-12-2021
4) CFO issued by KSPCB vide No. AW-321983 PCB Id: 98820 Dated: 02-12-2020

The Plan was sanctioned for the construction of Residential Apartment and Commercial Building Block – 1 Consisting of BF+GF+4 UF with 98 Residential Unit and Commercial and Block – 2 Consisting of GF+4 UF with 40 Residential Units at Property Katha No. 3/3, Sy No. 129, Kawdenahalli Village, K.R.Puram Hobli, Ward No. 26, Bengaluru by this office vide reference (2). The Commencement Certificate was issued on 16-08-2019. KSPCB has issued consent for Operation of Sewage Treatment Plant (STP) vide Ref (4)

The Block – 1 & 2 Residential Apartment and Commercial Building was inspected by the Officers of Town Planning Section on 04-12-2021 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 and Commercial Building was approved by the Chief Commissioner vide ref (3). Subsequent to the approval accorded by Commissioner the applicant was endorsed on dated: 31-12-2021 to remit Rs. 52,43,000/- (Rupees Fifty Two Lakhs Forty Three Thousand only) towards Compounding Fee, Ground rent arrears, GST and Scrutiny Fees. The Applicant has paid of Rs. 52,43,000/- (Rupees Fifty Two Lakhs Forty Three Thousand only) in the form of DD No 007004 dated: 31-12-2021 drawn on HDFC Bank Ltd., The same has been taken into BBMP account vide receipt No. RE-ifms 331-TP/000139 dated: 02-02-2022

Hence, Permission is hereby granted to occupy Residential Apartment and Commercial Building Block – 1 Consisting of BF+GF+4 UF with 98 Residential Unit and Commercial and Block – 2 Consisting of GF+4 UF with 40 Residential Units at Property Katha No. 3/3, Sy No. 129, Kawdenahalli Village, K.R.Puram Hobli, Ward No. 26, Bengaluru Occupancy Certificate is accorded with the following details.

Block – 1 Residential Apartment and Commercial Building

Sl. No.	Floor Description	Built Up Area (in Sqm.)	Uses and other details.
1	Basement Floor	3392.37	160 No.s of Car Parking, STP, Lifts and Staircases.

Joint Director of Town Planning (North)
Bruhat Bengaluru MahanagaraPalike

23/2

24/2

25/2/22



2	Ground Floor	2301.76	18 No.s Residential Units, Panel Board Room, Gym, Party Hall, RWH, Transformer Yard, DG Yard, Shop / Commercial Space, Swimming Pool, , Lobbies, Lifts and Staircases.
3	First Floor	2410.53	20 No.s of Residential units, Shop/ Commercial Space, Corridors, Lobbies, Lifts and Staircases.
4	Second Floor	2431.03	20 No.s of Residential units, Shop/ Commercial Space, Corridors, Lobbies, Lifts and Staircases.
5	Third Floor	2431.03	20 No.s of Residential units, Shop/ Commercial Space, Corridors, Lobbies, Lifts and Staircases.
6	Fourth Floor	2431.03	20 No.s of Residential units, Shop/ Commercial Space, Corridors, Lobbies, Lifts and Staircases.
7	Terrace Floor	99.94	Lift Machine Room and Staircase Head Room,
	Total - I	15497.69	

Block - 2 Residential Apartment Building

Sl. No.	Floor Description	Built Up Area (in Sqm.)	Uses and other details.
1	Ground Floor	1049.31	41 No.s Car Parking, Lifts and Staircases.
2	First Floor	960.31	10 No.s of Residential units, Corridors, Lobbies, Lifts and Staircases.
3	Second Floor	983.36	10 No.s of Residential units, Corridors, Lobbies, Lifts and Staircases.
4	Third Floor	983.36	10 No.s of Residential units, Corridors, Lobbies, Lifts and Staircases.
5	Fourth Floor	983.36	10 No.s of Residential units, Corridors, Lobbies, Lifts and Staircases.
6	Terrace Floor	19.10	Lift Machine Room and Staircase Head Room,
	Total - II	4978.80	
GRAND TOTAL		20476.49	138 Units and Commercial
7	FAR		2.03 < 2.25
8	Coverage		49.98% < 50%

This Occupancy Certificate is issued subject to the following conditions:

1. The car parking at Basement Floor and Ground 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.

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

29/12

29/12

25/12/22



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 and Ground Floor area should be used for car parking purpose only and the additional area if any available in Basement Floor and Ground 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.
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 issued by KSPCB vide AW-321983 PCB Id: 98820 Dated: 02-12-2020 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 K.R.Constructions Rep by its Managing Director
Sri. T.C.Krishna Reddy, GPA Holder for
Smt. Muniyamma and others, Khata Holder,
3/3, Sy No. 129, Kawdenahalli Village, K.R.Puram Hobli, Bangalore.

Copy to

1. JC (Mahadevapura Zone) / EE (K.R.Puram Division) / AEE/ ARO (Horamavu Sub-division) for information and necessary action.
2. Senior Environmental Officer, KSPCB, # 49, Church Street, Bengaluru - 01 for information
3. Superintendent Engineer (West), BESCOM, Kalyananagar, Banasawadi, Bengaluru - 560043.
4. Office copy.

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

23/12/22

24/12/22

25/12/22