



## 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/0175/2011-12

Dated: 12/03/2022

### OCCUPANCY CERTIFICATE

- Sub: Issue of Occupancy Certificate for the Residential Apartment Building at Property Katha No. 519, Sy. No. 24/2, Mahadevapura Village, Ward No. 81, Bengaluru.
- Ref: 1) Building Plan sanctioned by this office vide No. BBMP/Addl.Dir/JDNORTH/LP/0175/2011-12, Dated: 04-07-2012
- 2) Application for issue of Occupancy Certificate dated: 06-01-2020.
- 3) Approval of Chief Commissioner for issue of Occupancy Certificate Dated: 20-03-2020.
- 4) CFO issued by KSPCB Vide No: AW-327772, PCB ID.105026, Dated: 02-11-2021.
- 5) This office Endorsement issued dated: 05-02-2022.

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The plan for construction of Residential Apartment Building at Katha No. 519, Sy. No. 24/2, Mahadevapura Village, Ward No. 81, Bengaluru Block - A & B Consisting of BF+GF+4 UF comprising of 90 Units was sanctioned by this office vide reference (1). The Commencement Certificate to this building was issued on Dated: 03-05-2013. KSPCB vide Ref (4) has issued consent for Operation of STP.

Residential Apartment Building was inspected by the Officers of Town Planning Section on 14-02-2020 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 -2003. The proposal for the issuance of Occupancy Certificate for the Residential Apartment Building was approved by the Chief Commissioner on 20-03-2020 vide ref (3). Subsequent to the Approval accorded by Chief Commissioner the applicant was endorsed on dated: 20-05-2020 to remit License Fee, Scrutiny fee, Lake Improvement Charges and Compounding fees for the deviated portion amounting to Rs.64,53,000/- (Rs. Sixty Four Lakhs Fifty Three Thousand Only). Since, the applicant got stay for full Ground Rent and GST amount and stay for 50% Security fees amount vide W.P.No.8993/2020 by Hon'ble High Court order dated: 12-08-2020, revised demand notice dated: 24-12-2021 was issued to the applicant to pay the balance demand of Rs. 39,87,000/- (Rs. Thirty Nine Lakhs Eighty Seven Thousand Only). Accordingly the applicant has paid Rs. 40,21,559/- (Rs. Forty Lakhs Twenty One Thousand Five Hundred Forty One Only) in the form of DD No: 818618, drawn on Karuru Vysya Bank Ltd., Bengaluru., dated: 23-09-2020 and taken into BBMP account vide receipt No.RE-ifms331-TP/000150 dated: 25-09-2020. Vide ref (5) as per the Chief Commissioner order dated: 09-12-2021 the applicant has also paid the amount of Ground Rent and GST of Rs. 23,31,441/- (Rs. Twenty Three Lakhs Thirty One Thousand Four Hundred Forty One Only) in the form of DD No. 023330, drawn on HDFC Bank, Bengaluru, dated: 23-02-2022 and taken into BBMP account vide receipt No.RE-ifms331-TP/000156, dated: 03-03-2022.

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Hence, Permission is hereby granted to occupy the Residential Apartment Building constructed at Property Katha No. 519, Sy. No. 24/2, Mahadevapura Village, Ward No. 81, Bengaluru Block – A & B Consisting of BF+GF+4 UF comprising of 90 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	3210.73	89 No. of car parking, DG Room, STP, Lobbies, Lifts and Staircases,
2	Ground Floor	2379.23	14 No. of Residential units, Club House, Corridors, Lobbies, Lifts and Staircases, 10 No. of car parking, Transformer Yard, RWH.
3	First Floor	2112.81	16 No. of Residential units, Corridors, Lobbies, Lifts and Staircases.
4	Second Floor	2511.23	20 No. of Residential units, Corridors, Lobbies, Lifts and Staircases.
5	Third Floor	2511.23	20 No. of Residential units, Corridors, Lobbies, Lifts and Staircases.
6	Fourth Floor	2511.23	20 No. of Residential units, Corridors, Lobbies, Lifts and Staircases.
7	Terrace Floor	26.82	Staircase Head Rooms, Lift Machine Rooms, Solar Heating Panels and Over Head Tank
8	Total	15263.28	90 No. of Residential Units
	FAR		2.34 > 2.25
	Coverage		49.18% < 50%

This Occupancy Certificate is issued subject to the following conditions:

1. The car parking at Basement Floor area and Part of Ground 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 and Part of Ground 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).

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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.
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-327772, PCB ID.105026, Dated:02-11-2021 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,

Sri. M. Thyagaraj and Umar Farook,  
# 519, Sy. No. 24/2, Mahadevapura village,  
Ward No. 81, Bengaluru.

**Copy to**

1. JC (Mahadevapura Zone) / EE (K.R.Puram Division / AEE/ ARO (HAL. Airport 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.

*[Handwritten Signature]*  
Joint Director of Town Planning (North)  
Bruhat Bengaluru MahanagaraPalike

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