



BRUHAT BENGALURU MAHANAGARA PALIKE

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

No. BBMP/Addl.Dir/JD NORTH/LP/0091/2019-20
Addl.Com/MDP/657/2016-17

Dated: 24/06/2022

OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for Residential Apartment Building at Property Khatha No. 1735, Sy No. 142, 143, 144, Munnekolalu Village, Doddanekkundi, Ward No. 85, Hoodi Sub-division, Mahadevapura Zone, Bangalore.

- Ref: 1) Your application for issue of Occupancy Certificate dated:02-12-2021
2) Modified Plan sanctioned by this office vide No. BBMP/Addl.Dir/JD NORTH/LP/0091/2019-20 dated: 20-09-2021
3) Approval of Chief Commissioner for issue of Occupancy Certificate dated: 13-04-2022
4) CFO issued by KSPCB vide No. W-331877 PCB ID: 107209, dated: 23-06-2022

The Plan was sanctioned for the Construction of Residential Apartment Building consisting of BF+GF+3 UF totally comprising of 124 Units at Property Khatha No. 1735, Sy No. 142, 143, 144, Munnekolalu Village, Doddanekkundi, Ward No. 85, Hoodi Sub-division, Mahadevapura Zone, Bangalore by Mahadevapura Zonal Office on 13-03-2019 and Commencement Certificate issued on 18-10-2019. Subsequently Modified Plan was sanctioned for the construction of Residential Apartment Building Consisting of BF+GF+4UF totally comprising of 148 Units vide reference (2). KSPCB vide Ref (4) has issued consent for Operation of Sewage Treatment Plant (STP).

For the Proposal submitted by the applicant vide ref (1) for the issue of Occupancy Certificate, Residential Apartment Building was inspected by the Officers of Town Planning Section on 15-03-2022 for the issue of Occupancy Certificate. During inspection, it is observed that, there is deviation in construction with reference to the Modified 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 Building was approved by the Chief Commissioner vide ref (3). Subsequent to the Approval accorded by Chief Commissioner the applicant was endorsed on dated: 21-04-2022 to remit Compounding fees for the deviated portion, Ground Rent Arrears, GST and Scrutiny fee of Rs. 60,29,000/-. (Rupees Sixty Lakhs Twenty Nine Thousand only) and has been paid by the Applicant in the form of DD No 012194 dated:25-05-2022 drawn on IDBI Bank Ltd., and taken into BBMP account vide receipt No.RE-ifms331-TP/000034 dated: 27-05-2022. The Deviations effected in the Building are condoned and Regularized accordingly.

Hence, Permission is hereby granted to occupy Residential Apartment Building Consisting of BF+GF+4 UF totally comprising of 148 Units at Property Khatha No. 1735, Sy No. 142, 143, 144, Munnekolalu Village, Doddanekkundi, Ward No. 85, Hoodi Sub-division, Mahadevapura Zone, Bangalore. Occupancy Certificate is accorded with the following details.

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Sl. No.	Floor Description	Built Up Area (in Sqm.)	Uses and other details.
1	Basement Floor	6416.09	183 No.s of Car Parking, Pump Room, STP, Lobbies, Lifts and Staircases.
2	Ground Floor	3918.48	30 No.s of Residential Units, Multi Purpose Hall, Transformer Yard, RWH, Organic Waste Converter, Corridors, Lobbies, Lifts and Staircase
3	First Floor	3722.09	30 No. of Residential units, Corridors, Lobbies, Lifts and Staircases
4	Second Floor	3486.42	32 No. of Residential units, Recreation Hall, Corridors, Lobbies, Lifts and Staircases
5	Third Floor	3498.28	32 No. of Residential units, Corridors, Lobbies, Lifts and Staircases
6	Fourth Floor	3361.08	24 No. of Residential units, Corridors, Lobbies, Lifts and Staircases
7	Terrace Floor	167.15	Lift Machine Room, Staircase Head Room, OHT and Solar Panel.
	Total	24569.59	148 No's of Residential Units
8	FAR		1.83 > 1.75
9	Coverage		44.02% <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 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.
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 area should be used for car parking purpose only and the additional area if any available in Basement 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).

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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 from KSPCB vide W-331877 PCB ID: 107209, dated: 23-06-2022 and Compliance of submissions made in the affidavits filed to this office
12. The Applicant / Developer should abide by the condition imposed during Occupancy Certificate.
13. 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,

Sri. M.B.Shankar Reddy, Khata Holder,
M/s Akshaya Builders Developers Promoters Rep by its Partner
Sri. Arya Lohith Reddy and Sri. N.S.Krishna Reddy, GPA Holder
28, Bhoomi Paradise, BEML Main Road,
Opp Jai Durga Temple, HAL 3rd Stage,
Bangalore.

Copy to

1. JC (Mahadevapura Zone) / EE (Mahadevapura Division) / AEE/ ARO (Hooldi Sub-division) for information and necessary action.
2. Senior Environmental Officer, KSPCB, # 49, Church Street, Bengaluru - 01 for information.
3. Superintendent Engineer, (Electrical), BESCOM, North Division, No. 8, Benson Town, Nandi Durga Road, Bengaluru - 560046.
4. Office Copy.

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