



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/0173/2017-18

Dated: 22/8/22

OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for the Block - A & B Residential Apartment Building Including Club House at Property Khata No. 223/184, Sy No. 78/2A and 74/1, Nallurahalli Village, K.R.Puram Hobli, Bangalore East Taluk, Ward No. 84, Mahadevapura Zone, Bengaluru.

- Ref: 1) Application for issue of Occupancy Certificate dated: 08-02-2022
2) Building Plan sanctioned by this office vide No. BBMP/Addl.Dir/JD NORTH LP/0173/2017-18, Dated: 18-06-2018.
3) Approval of Chief Commissioner for issue of Occupancy Certificate Dated: 12-08-2022.
4) CFO issued by KSPCB vide No. W-332696 PCB ID: 131922 dated: 06-08-2022

The Plan was sanctioned for the Construction of Residential Apartment Building Block - A including Club House & Block - B Consisting of GF+4 UF with Common Basement Floor totally comprising of 225 Units at Property Khatha No. 223/184, Sy No. 78/2A and 74/1, Nallurahalli Village, K.R.Puram Hobli, Bangalore East Taluk, Ward No. 84, Mahadevapura Zone, Bengaluru by this office vide reference (2). KSPCB vide Ref (4) has issued consent for Operation of Sewage Treatment Plant (STP).

Residential Apartment Building Including Club House was inspected by the Officers of Town Planning Section on 05-05-2022 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 and the same is approved by the Chief Commissioner on date 12-08-2022. Subsequent to the approval accorded by the Chief Commissioner the applicant was endorsed on dated. 16-08-2022 to remit the compounding fee for the deviated portion, ground rent arrears including GST and Scrutiny fee worked out to Rs.54,75,000/-. (Rs.Fifty Four Lakhs Seventy Five Thousand Only) and the same has been paid by the applicant in the form of DD No: 432032 drawn on Kotak Mahindra Bank, dated: 18-08-2022 and taken into BBMP account vide receipt No.RE-ifms 331-TP/000061 dated: 19-08-2022.

Hence, Permission is hereby granted to occupy the Block - A including Club House & Block - B Consisting of GF+4 UF with Common Basement Floor totally comprising of 227 Units at Property Katha No. 223/184, Sy No. 78/2A and 74/1, Nallurahalli Village, K.R.Puram Hobli, Bangalore East Taluk, Ward No. 84, Mahadevapura Zone, Bengaluru. This Occupancy Certificate is accorded with the following details.

Block - A & B Residential Apartment Building Including Club House.

Sl. No.	Floor Descriptions	Built Up Area (in Sq.m.)	Uses and other details.
1	Basement Floor	7636.50	250 Nos of Car parking, UG Sump, STP, Lobbies, Lifts & Staircases

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2	Ground Floor	5228.70	45 Nos. of Residential Units, Indoor Games, Kids Pool, Main Pool, OWC, Transformer Yard, Lobbies, Lifts & Staircases
3	First Floor	5227.30	45 Nos. of Residential Units, Indoor Games, Toilets, Lobbies, Lifts & Staircases
4	Second Floor	5227.30	45 Nos. of Residential Units, Party Hall, Toilets, Lobbies, Lifts & Staircases
5	Third Floor	5227.30	46 Nos. of Residential Units, Lobbies, Lifts & Staircases
6	Fourth Floor	5227.30	46 Nos. of Residential Units, Lobbies, Lifts & Staircases
7	Terrace Floor	93.08	LMR, Staircase Head Room, OHT, Solar Panels
	Total	33867.48	227 No. of Residential Units
8	FAR		2.301 > 2.25
9	Coverage		47.14% < 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 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).
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., and an affidavit to that effect shall be submitted to the corporation and Fire Force Department every year.
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 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 from KSPCB vide No. W-332696 PCB ID: 131922 dated: 06-08-2022 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 M.C.Builders Rep by Sri. Dhananjaya Reddy
69, 2nd Floor, 10th Main, 4th Cross,
Indiranagar 2nd Stage, Bangalore – 560 038.

Copy to.

1. JC / EE (Mahadevapura Zone) / AEE/ ARO (Whitefield 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

Joint Director (Town Planning – North)
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