



# BRUHAT BENGALURU MAHANAGARA PALIKE

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

No. BBMP/Addl.Dir/JD North/0265/2017-18

Dated: 02/09/2022

## MODIFIED PLAN CUM OCCUPANCY CERTIFICATE

Sub: Issue of Modified Plan Cum Occupancy Certificate for the Residential Apartment Building at Property Khata No. 550, PID No. 70-70-550, Akkithimmenhalli Layout, Ward No. 117, Bengaluru.

- Ref: 1) Application for issue of Modified Plan Cum Occupancy Certificate dated: 07-02-2022  
 2) Building Plan sanctioned by this office vide No. BBMP/Addl.Dir/JD NORTH LP/0265/2017-18, Dated: 19-05-2018.  
 3) Approval of Chief Commissioner for issue of Occupancy Certificate Dated: 20-08-2022  
 4) CFO issued by KSPCB vide No. AW-328308 PCB ID 107353 dated: 27-05-2022

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The Plan was sanctioned for the Construction of Residential Apartment Building Consisting of BF+GF+4UF comprising of 56 Units at Property Khata No. 550, PID No. 70-70-550, Akkithimmenhalli Layout, Ward No. 117, Bengaluru by this office vide reference (2). The Commencement Certificate was issued on 29-04-2019. KSPCB vide Ref (4) has issued consent for Operation of Sewage Treatment Plant (STP).

Residential Apartment Building was inspected by the Officers of Town Planning Section on 20-05-2022 for the issue of Modified plan Cum Occupancy Certificate During inspection, it is observed that, there is deviation in construction with reference to the sanctioned plan (The plan sanctioned for 56 Nos of Residential Units & constructed 61 Nos of Residential Units) which is within the limits of regularization as per Building Bye-Law and the same is approved by the Chief Commissioner on date: 20-08-2022. Subsequent to the approval accorded by the Chief Commissioner the applicant was endorsed on dated: 22-08-2022 to remit the compounding fee for the deviated portion, ground rent arrears including GST and Scrutiny fee worked out to Rs.36,33,00/-. (Rs. Thirty Six Lakhs Thirty Three Thousand Only) and the same has been paid by the applicant in the form of DD No: 124156 drawn on Karnataka Bank, dated: 26-08-2022 and taken into BBMP account vide receipt No.RE-ifms 331-TP/000066 dated: 01-09-2022.

Hence, Permission is hereby granted to occupy the Residential Apartment Building Consisting of BF+GF+4UF comprising of 61 Units at Property Khata No. 550, PID No. 70-70-550, Akkithimmenhalli Layout, Ward No. 117, Bengaluru. This 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	3308.686	87 Nos of Car parking, Lobbies, Lifts & Staircases
2	Ground Floor	2467.968	49 Nos of Car parking, Lobbies, Lifts & Staircases

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Handwritten signatures and dates: 02/09/2022, 11/9/22, 7/10/22, 11/9



3	First Floor	2625.889	16 Nos. of Residential Units, Balcony, Lobbies, Lifts & Staircases
4	Second Floor	2636.337	16 Nos. of Residential Units, Balcony, Lobbies, Lifts & Staircases
5	Third Floor	2636.337	16 Nos. of Residential Units, Balcony, Lobbies, Lifts & Staircases
6	Fourth Floor	2070.413	13 Nos. of Residential Units, Balcony, Lobbies, Lifts & Staircases
7	Terrace Floor	76.799	Lift Machine Room, Staircase Head Room, OHT, Solar Panels
	<b>Total</b>	<b>15822.43</b>	<b>61 No. of Residential Units</b>
8	<b>FAR</b>		<b>1.75+0.25=2.00 &lt; 2.084</b>
9	<b>Coverage</b>		<b>52.357% &gt; 50%</b>

**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 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 Ground 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.

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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 from KSPCB vide No. AW-328308 PCB ID 107353 dated: 27-05-2022 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. Heritage Infrastructures Rep by its  
Partner Sri.V.Parasmal and Sri. Dinesh Kumar Jain  
# 4/5, 1<sup>st</sup> Floor, 1<sup>st</sup> Main Road,  
Rajaram Mohan Roy Extn,  
Double Road (K.H.Road),  
Bengaluru- 560027

**Copy to**

1. JC (East Zone) / EE (Shanti Nagar Division) / AEE/ ARO (Shanti Nagar 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.

Joint Director (Town Planning – North)  
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