



BRUHAT BENGALURU MAHANAGARA PALIKE

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

No: BBMP/Addl.Dir/JD North/0069/2018-19

Date: 09-11-2022

OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for Residential Apartment Building at Property Katha No. 1582/3/9, 3/10 (NP), Tindlu Village, Yalahanka Hobli, Bangalore North Taluk, Ward No. 09, Bengaluru.

- Ref: 1) Your application for issue of Occupancy Certificate dated: 13-06-2022
2) Plan sanctioned by this office vide No. BBMP/Addl.Dir/JD North/0069/2018-19 dated: 05-11-2019
3) Approval of Chief Commissioner for issue of Occupancy Certificate dated: 18-10-2022
4) Fire Renewal Clearance for the Occupancy Certificate vide No: GBC(1)/219/2019, dated 16-07-2022
5) CFO issued by KSPCB vide No. AW-333039 PCB ID: 132331, dated: 03-09-2022

The Plan was sanctioned for the Construction of Residential Apartment Building consisting of 2BF+GF+14 UF totally comprising of 140 Units at Property Khatha No. 1582/3/9, 3/10 (NP), Tindlu Village, Yalahanka Hobli, Bangalore North Taluk, Ward No. 09, Bengaluru by this office vide reference (2). The Commencement Certificate was issued on 01-06-2020. The Fire and Emergency Services Department has issued Clearance Certificate to Occupy Building vide Ref. No. (4).KSPCB vide Ref (5) has issued consent for Operation of Sewage Treatment Plant (STP).

The Residential Apartment Building was inspected by the Officers of Town Planning Section on 15-07-2022 for the issue of Occupancy Certificate 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 Building was approved by the Chief Commissioner vide ref (3). Subsequent to the Approval accorded by Chief Commissioner the applicant was endorsed on dated: 31-10-2022 to remit Compounding fees for the deviated portion, Ground Rent Arrears, GST, Scrutiny fee and other fees of Rs. 11,43,000/- (Rupees Eleven Lakhs Forty Three Thousand only) and has been paid by the Applicant in the form of DD No.003552 dated: 19-10-2022 drawn on HDFC Bank and taken into BBMP account vide receipt No.RE-ifms331-TP/000085 dated: 31-10-2022. The Deviations effected in the Building are condoned and Regularized accordingly.

Hence, Permission is hereby granted to occupy Residential Apartment Building consisting of 2BF+GF+14 UF totally comprising of 140 Units at Property Khatha No. 1582/3/9, 3/10 (NP), Tindlu Village, Yalahanka Hobli, Bangalore North Taluk, Ward No. 09, Bengaluru Occupancy Certificate is accorded with the following details.

Sl. No.	Floor Description	Built Up Area (in Sqm.)	Uses and other details.
1	1 st Basement Floor	3750.09	58 No.s of Car Parking, Laundry Room, STP Pump Room, Communication Room, BMS Room, DG Room, Organic Waste Converter Room, Services, Lobby, Lifts and Staircases
2	2 nd Basement Floor	3750.09	60 No.s of Car Parking, Pump Room, Lobby, Lifts and Staircases

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3	Ground Floor	1258.03	22 No.s of Car Parking and 14 No.s of Surface Car Parking, Electrical Rooms, Association Room, Reception, Creche, Activity Room, Transformer Yard, RWH, Napping Room, Waiting Longe, Lobby, Lifts and Staircases
4	First Floor	1202.33	10 No. of Residential Unit, Corridor, Lobby, Lifts and Staircases
5	Second Floor	1191.37	10 No. of Residential Unit, Corridor, Lobby, Lifts and Staircases
6	Third Floor	1191.37	10 No. of Residential Unit, Corridor, Lobby, Lifts and Staircases
7	Fourth Floor	1191.37	10 No. of Residential Unit, Corridor, Lobby, Lifts and Staircases
8	Fifth Floor	1191.37	10 No. of Residential Unit, Corridor, Lobby, Lifts and Staircases
9	Sixth Floor	1191.37	10 No. of Residential Unit, Corridor, Lobby, Lifts and Staircases
10	Seventh Floor	1191.37	10 No. of Residential Unit, Corridor, Lobby, Lifts and Staircases
11	Eighth Floor	1191.37	10 No. of Residential Unit, Corridor, Lobby, Lifts and Staircases
12	Ninth Floor	1191.37	10 No. of Residential Unit, Corridor, Lobby, Lifts and Staircases
13	Tenth Floor	1191.37	10 No. of Residential Unit, Corridor, Lobby, Lifts and Staircases
14	Eleventh Floor	1191.37	10 No. of Residential Unit, Corridor, Lobby, Lifts and Staircases
15	Twelveth Floor	1191.37	10 No. of Residential Unit, Corridor, Lobby, Lifts and Staircases
16	Thirteenth Floor	1191.37	10 No. of Residential Unit, Corridor, Lobby, Lifts and Staircases
17	Fourteenth Floor	1191.37	10 No. of Residential Unit, Corridor, Lobby, Lifts and Staircases
18	Terrace Floor	97.43	Lift Machine Room, Staircase Head Room, OHT and Solar Panel,
	Total	25545.75	140 Units
19	FAR		2.51 > 2.50
20	Coverage		20.44% < 50%

This Occupancy Certificate is issued subject to the following conditions:

1. The car parking at Two Basement Floors, Part of Ground Floor and Surface 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.

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4. Two Basement Floors, Part of Ground Floor and Surface area should be used for car parking purpose only and the additional area if any available in, Two Basement Floors, Part of Ground Floor and Surface 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. The owner / Association of high-rise building shall obtain clearance certificate from the Electrical Inspectorate every two years with due inspection by the department regarding working condition of Electrical installations / Lifts etc. The certificate should be produced to the corporation and shall get the renewal of the permission issued.
10. The Owner / Association of the high-rise building shall conduct two mock – drill in the building, one before the onset of summer and another during the summer and ensure complete safety in respect of fire hazards.
11. All the rain water and waste water generated from the usage shall be pumped into the rain water harvesting pits and used for landscaping.
12. 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.
13. This Occupancy Certificate is subject to conditions laid out in the Clearance from Fire Force Department vide No GBC(1)/219/2019, dated: 16-07-2022, CFO from KSPCB vide No. AW-333039 PCB ID: 132331, dated: 03-09-2022 and Compliance of submissions made in the affidavits filed to this office.
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 (Town Planning – North)
Bruhat Bengaluru Mahanagara Palike

To,

M/s. Sumadhura Infracon Pvt Ltd., Rep by
Chairman cum managing Director G. Madhusudhan GPA Holder
Sri.N. Prakash & Others Khata Holder ,
Sy No. 108/2, Millenia Building, 1st Main, MSR Layout, Munnekolalu Village,
Marathahalli Outer Ring Road, Bangalore – 560 037.

Copy to

1. JC (Yelahanka Zone) / EE (Byatarayanapura Division) / AEE/ ARO (Vidyaranyapura Sub-division) for information and necessary action.
2. Senior Environmental Officer, KSPCB, # 49, Church Street, Bengaluru - 01 for information.
3. Director General of Police, Fire and Emergency Services, # 1, Annaswamy Modaliar Road, Bengaluru – 560 042 for information.
4. Superintendent Engineer, (Electrical), BESCO, North Division, No. 8, Benson Town, Nandi Durga Road, Bengaluru - 560046.
5. Office copy

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