



BRUHAT BENGALURU MAHANAGARA PALIKE

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

No. BBMP/Addl.Dir/JD North/0085/2019-20

Dated: 20-03-2023

OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for Residential Apartment Building at Property Khatha No. 1117, Sy. No. 113/4, Municipal No. 586, Nagondanahalli Village, Banagalore East Taluk, K.R.Puram Hobli, Ward No. 84, Mahadevapura Zone, Bengaluru.

- Ref: 1) Your application for issue of Occupancy Certificate dated: 11-08-2022
 2) Plan sanctioned by this office vide No. BBMP/Addl.Dir/JDNorth/0085/2019-20, Dateed: 05-08-2020
 3) Approval of Chief Commissioner for issue of Occupancy Certificate dated: 08-02-2023
 4) CFO issued by KSPCB vide No. AW-335138 PCB ID: 86355, dated: 23-12-2022

The Plan was sanctioned for the Construction of Residential Apartment Building consisting of BF+GF+4 UF totally comprising of 256 Units at Property Khatha No. 1117, Sy. No. 113/4, Municipal No. 586, Nagondanahalli Village, Bangalore East Taluk, K.R.Puram Hobli, Ward No. 84, Mahadevapura Zone, Bangalore by this office vide reference (2). The Commencement Certificate was issued on 08-01-2021. KSPCB vide Ref (4) has issued consent for Operation of Sewage Treatment Plant (STP).

The Proposal is submitted by the applicant vide ref (1) for the issue of Occupancy Certificate, the Residential Apartment Building was inspected by the Officers of Town Planning Section on 21-11-2022 & 11-01-2023 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-laws - 2003. The proposal for the issuance 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: 17-02-2023 to remit Compounding fees for the deviated portion and Scrutiny fee of Rs. 11,27,000/- (Eleven Lakhs Twenty Seven Thousand only) and balance fee amount of plan sanction Rs. 63,16,158/- (Sixty Three Lakhs Sixteen Thousand One Hundred Fifty Eight Only), the same has been paid by the Applicant in the form of DD No. 640746 drawn on State Bank of India., dated: 22-02-2023 & DD No. 640745 drawn on State Bank of of India., dated: 22-02-2023 respectively and the same was also taken into BBMP account vide receipt No.RE-ifms331-TP/000147 dated: 24-02-2023. The balance fees of Levy of Cess and Surcharges of Rs. 62,41,000/- (Sixtytwo Lakh Fourty One thousand Only) was also paid by the applicant in the form of DD No. 640757 drawn on State Bank of India., dated: 14-03-2023, which is taken into BBMP account vide receipt No.RE-ifms331-TP/000154 dated: 14-03-2023. The applicant has paid Rs. 55,35,000/- (Fifty Five Thousand Thirty Five Thousand Only) towards Labour Cess vide receipt No. HO/9514/2022, Dated: 22-02-2023. The Deviations effected in the Building are condoned and Regularized accordingly.

Hence, Permission is accorded to occupy the Residential apartment building consisting of 256 Units at Property Khatha No. 1117, Sy. No. 113/4, Municipal No. 586, Nagondanahalli Village, Bangalore East

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Taluk, K.R.Puram Hobli, Ward No. 84, Mahadevapura Zone, Bengaluru Occupancy Certificate is accorded with the following details.

Sl. No.	Floor Description	Built Up Area (in Sqm.)	Uses and other details.
1	Basement Floor	8992.49	282 No.s of Car Parking, STP, Sumps, Lobbies, Lifts and Staircases
2	Ground Floor	5439.13	50 No.s of Residential Units, Indoor Games, Gym, Swimming Pool, Transformer Yard, Lobbies, Lifts and Staircases.
3	First Floor	5372.13	50 No. of Residential units, Multi Purpose Hall, Corridors, Lobbies, Lifts and Staircases
4	Second Floor	5362.69	52 No. of Residential units, Corridors, Lobbies, Lifts and Staircases
5	Third Floor	5362.69	52 No. of Residential units, Corridors, Lobbies, Lifts and Staircases
6	Fourth Floor	5362.69	52 No. of Residential units, Corridors, Lobbies, Lifts and Staircases
7	Terrace Floor	186.18	Lift Machine Rooms, Staircase Head Rooms, OHT and Solar Panels.
	Total	36078.00	256 No's of Residential Units
8	FAR		2.254 > 2.25
9	Coverage		51.58 % > 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.

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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. 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 AW-335138 PCB ID:86355, dated: 23-12-2022 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,

M/s. United Developers GPA Holder,
Sri. P.Subramani and R.Gangadhar Khata Holder,
No. 1117, Sy. No. 113/4, Municipal No. 586,
Nagondanahalli Village, Banagalore East Taluk,
K.R.Puram Hobli, Ward No. 84, Mahadevapura Zone,
Bengaluru.

Copy to

1. JC (Mahadevapura Zone) / EE (Mahadevapura Zone Division) / AEE/ ARO (Whitefiled 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

Muruges B
20/03/2023
Joint Director of Town Planning (North)
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