



BRUHAT BENGALURU MAHANAGARA PALIKE

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

No. Addl.Com/YLK/0427/2017-18

Dated: 19-05-2023

OCCUPANCY CERTIFICATE (FINAL)

Sub: Issue of Occupancy Certificate for Wing – B Residential Apartment Building at Property Khatha No. 68, Sy. No. 18/2, Vaderapura Village, Yelahanka Hobli, Ward No. 01, Yelahanka Zone, Bengaluru.

- Ref: 1) Your application for issue of Occupancy Certificate dated:08-11-2022
2) Modified Plan sanctioned by this office vide No.Addl.Com/YLK/0427/2017-18 dated: 19-07-2018
3) Occupancy Certificate (Partial) issued by this office vide No. Addl.Com/YLK/0427/2017-18 dated: 05-04-2022
4) Approval of Chief Commissioner for issue of Occupancy Certificate dated: 05-04-2023
5) CFO issued by KSPCB vide No. AW-328949 PCB ID: 107938, dated: 30-12-2021

The Plan was sanctioned for the Construction of Residential Apartment Building consisting of BF+GF+3 UF totally comprising of 97 Units at Property Khatha No. 68, Sy. No. 18/2, Vaderapura Village, Yelahanka Hobli, Ward No. 01, Yelahanka Zone, Bengaluru by Yelahanka Zonal Office on 19-10-2017. Subsequently Modified Plan was sanctioned for the construction of Residential Apartment Building Wing – A & B Consisting of BF+GF+4UF totally comprising of 125 Units and Retail shop vide reference (2). The Commencement Certificate was issued on 23-01-2019 and Partial Occupancy Certificate issued for Residential Apartment Building Wing - A consisting of BF+ GF+4 UF totally comprising of 65 Residential Units and Commercial (Retail Shop) use at Ground Floor vide ref (3). KSPCB vide Ref (5) has issued consent for Operation of Sewage Treatment Plant (STP). Now the Applicant has applied for Occupancy Certificate for the remaining portion of Residential Apartment Building consisting of BF+ GF+4 UF totally comprising of 60 Residential Units.

The Proposal is submitted by the applicant vide ref (1) for the issue of Occupancy Certificate the Building was inspected by the Officers of Town Planning Section on 07-12-2022 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 (4). Subsequent to the Approval accorded by Chief Commissioner the applicant was endorsed on dated: 17-04-2023 to remit Rs. 30,65,000 (Rupees Thirty Lakhs Sixty Five Thousand only) towards Compounding fee for the deviated portion Ground rent arrears, GST, Scrutiny Fees and has been paid by the Applicant in the form of DD No.000512 dated: 25-04-2023 drawn on Bank of India and taken into BBMP account vide receipt No.RE-ifms331-TP/000009 dated: 26-04-2023 The Deviations effected in the Building are condoned and Regularized accordingly.

Hence, Permission is hereby granted to occupy the Wing – B Residential Apartment Building Consisting of BF+GF+4UF comprising of 60 Units at Property Khatha No. 68, Sy. No. 18/2, Vaderapura Village, Yelahanka Hobli, Ward No. 01, Yelahanka Zone, Bengaluru. Hence, 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	-	75 No.s of Car Parking, STP, Lifts and Staircases.
2	Ground Floor	1699.47	12 No.s of Residential Units, Corridors, Lobbies, Lifts and Staircase
3	First Floor	1752.28	12 No.s of Residential Units, Corridors, Lobbies, Lifts and Staircase
4	Second Floor	1715.85	12 No.s of Residential Units, Corridors, Lobbies, Lifts and Staircase
5	Third Floor	1699.83	12 No.s of Residential Units, Corridors, Lobbies, Lifts and Staircase
6	Fourth Floor	1699.83	12 No.s of Residential Units, Corridors, Lobbies, Lifts and Staircase
7	Terrace Floor	41.05	Lift Machine Room, Staircase Head Room, OHT and Solar Panel.
	Total	8608.31	60 No's of Residential Units
8	FAR		1.24 + 1.05 = 2.29 > 2.25
9	Coverage		29.33% + 23.10% = 52.43% > 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 AW-328949 PCB ID: 107938, dated: 30-12-2021 and Compliance of submissions made in the affidavits filed to this office
12. The Occupancy Certificate (Partial) issued vide No. Addl.Com/YLK/0427/2017-18, dated: 05-04-2022 for wing – A holds good.
13. The Applicant / Developer should abide by the condition imposed during Occupancy Certificate.
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,

Sri. Kempe Gowda and Others (Katha Holder)
M/s. Adithya Developers Rep by its Managing Partner
Sri. M. Chandrasekhar,
No. 34, 4th Floor, E Block Extension,
Sahakaranagara,
Bengaluru-560092.

Copy to

1. JC (Yelahanka Zone) / EE (Yelahanka Division) / AEE/ ARO (Yelahanka 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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