



BRUHAT BENGALURU MAHANAGARA PALIKE

Office of the Joint Director (Town Planning – North) N.R. Square, Bengaluru – 02
No. BBMP/Addl.DIR/JD NORTH/LP/365/2014-15 Dated: 13-10-2023

OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for the Residential Apartment Building constructed at Property No. 1502, 204/2B, Municipal No. 106, Balagere Main Road, Varthur Village, Varthur Hobli, Whitefield Sub Division, Ward No. 149, Mahadevapura Zone, Bengaluru.

- Ref: 1) Your application for issue of Occupancy Certificate, Dated: 20-03-2023.
2) Plan Sanctioned by this Office Vide LP No: BBMP/Addl.Dir/JD North /LP /0365/ 2014-15, Dated: 29-07-2016.
3) Approval of Chief Commissioner for issue of Occupancy Certificate, Dated: 17-08-2023
4) CFO issued by KSPCB vide No. AW-324215, PCB ID: 102027 dated: 17-03-2021

The Plan was sanctioned for the construction of Residential Apartment Building consisting of BF+GF+ 4UF, at Property No. 1502, 204/2B, Municipal No. 106, Balagere Main Road, Varthur Village, Varthur Hobli, Whitefield Sub Division, Ward No. 149, Mahadevapura Zone, Bengaluru. by this office vide reference (2). The Commencement Certificate was issued on 31-05-2017.. Now the Applicant has applied for issue of Occupancy Certificate for the Residential Apartment Building Consisting of BF+GF+4UF vide reference (1). The KSPCB consent for Operation of Sewage Treatment Plant (STP) was issued vide reference (4).

The Residential Apartment Building was inspected by the Officers of Town Planning Section on 28-04-2023 & 28-06-2023 for the issue of Occupancy Certificate. During the course of inspection it is observed that, there is deviation in construction with reference to the Sanctioned Plan which is within the regularization limits as per the Building Bye-laws 2003. The proposal for the issuance of Occupancy Certificate for Residential Apartment Building was approved by the Chief Commissioner vide reference (3). Subsequent to the approval accorded by the Chief Commissioner, the applicant was endorsed on dated: 23-08-2023 to remit Rs. 31,09,000/- (Rupees Thirty One Lakhs Nine Thousand Only) towards Ground rent including GST, for additional construction period, Compounding Fee for deviated portion, Penalty for Occupying the Residential Units without obtaining Occupancy Certificate, Scrutiny Fees, Lake Improvement Charges, and License Fee for the issuance of Occupancy Certificate. Accordingly, Rs. 31,09,000/- has been paid by the applicant in the form of DD No. 185528, dated: 13-10-2023 drawn on State Bank of India, Bengaluru. The same has been taken into BBMP account vide receipt No. RE-ifms 331-TP/000073 dated: 13-10-2023.

V. n. 13/10/23
Joint Director (Town Planning – North)
Bruhat Bengaluru Mahanagara Palike
13/10/23 13/10



Hence, Permission is hereby granted to Occupy Residential Apartment Building consisting of B+GF+4UF, constructed Property No. 1502, 204/2B, Municipal No. 106, Balagere Main Road, Varthur Village, Varthur Hobli, Whitefield Sub Division, Ward No. 149, Mahadevapura Zone, Bengaluru., Occupancy Certificate is accorded with the following details.

Residential Aparatment Building

Sl. No.	Floor Description	Built Up Area (in Sqm.)	Uses and other details.
1	Basement Floor	2368.92	65 No.s of Car Parking, Lobbies, Lifts and Staircases, STP
2	Ground Floor	1473.88	11 No.s of Residential Units, Corridors, Lobbies, Lifts and Staircases, Transformer Yard, RWH
3	First Floor	1471.11	12 No.s of Residential Units, Corridors, Lobbies, Lifts and Staircases.
4	Second Floor	1480.98	12 No.s of Residential Units, Corridors, Lobbies, Lifts and Staircases.
5	Third Floor	1480.98	12 No.s of Residential Units, Corridors, Lobbies, Lifts and Staircases.
6	Fourth Floor	1480.98	12 No.s of Residential Units, Corridors, Lobbies, Lifts and Staircases.
7	Terrace Floor	67.38	Lift Machine Room, Staircase Head Room and Solar Panels.
Total		9824.23	59 Residential Units
	FAR Achieved		2.19 < 2.25
	Coverage Achieved		45.56% < 55%

This Occupancy Certificate is issued subject to the following conditions:

1. The car parking area in the Basement Floor area 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. The 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).

V. r
13/10/23
Joint Director (Town Planning – North)
Bruhat Bengaluru Mahanagara Palike

13/10/23

13/10/23

13/10



7. The Applicant / 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.
8. The Applicant / owner of high-rise building shall obtain clearance certificate from Fire Force Department every two years with due inspection by the department regarding working condition of Fire Safety Measures installed. The certificate should be produced to the corporation and shall get the renewal of the permission issued once in two years.
9. The Applicant / owner of the high-rise building shall get the building inspected by empanelled agencies of the Fire Force Department to ensure that the fire equipments installed are in good and workable condition, and an affidavit to that effect shall be submitted to the corporation and Fire Force Department every year.
10. The Applicant / owner 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.
11. The Applicant / owner 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.
12. All the rain water and waste water generated from the usage shall be pumped into the rain water harvesting pits and used for landscaping.
13. 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.
14. This Occupancy Certificate is subject to conditions laid out in the CFO issued by KSPCB KSPCB vide No. AW-324215, PCB ID: 102027 dated: 17-03-2021 and Compliance of submissions made in the affidavits filed to this office.
15. 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 (Partial) issued will be withdrawn without any prior notice

-sd-

**Joint Director (Town Planning – North)
Bruhat Bengaluru Mahanagara Palike**

To,

Shri Ambarish and Others (Khata Holders)
Rep by. M/s RJR Nirman Private Limited,
GPA Holder rep by its Directors
K.V Jayaram & Sri K.Chenga Reddy.
Khata No. 1502, 204/2B, Municipal No. 106,
Balagere Main Road, Varthur Village, Varthur Hobli,
Ward No. 149, Mahadevapura Zone, Bengaluru.

Copy to,

1. JC (Mahadevpura Zone) / EE (Mahadevapura Division) / AEE/ ARO (White Field 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.

V. r. 13/10/23
Joint Director (Town Planning – North)
Bruhat Bengaluru Mahanagara Palike

13/10/23

13/10/23

13/10