



BRUHAT BENGALURU MAHANAGARA PALIKE

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

No. BBMP/Addl.Dir/JD North/0080/2017-18

Date: 06/04/2023

OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for Residential Apartment Building at Property Katha No. 233/873, Sy No. 87/3, Thanisandra, Sonnagowda Layout, Ward no. 06, Byatarayanapura, Sub-division, Yelahanka Zone, Bengaluru

- Ref: 1) Your application for issue of Occupancy Certificate dated: 25-01-2022
 2) Plan sanctioned by this office vide No. BBMP/Addl.Dir/JD North/0080/2017-18 Dated: 31-08-2018
 3) Approval of Commissioner for issue of Occupancy Certificate dated: 01-09-2022
 4) CFO issued by KSPCB vide No. AW-331633 PCB ID: 106137, dated: 09-06-2022

The Plan was sanctioned for the construction of Residential Apartment Building Consisting of BF+GF+4UF totally comprising of 155 Units in Block – A & B at Property Katha No. 233/873, Sy No. 87/3, Thanisandra, Sonnagowda Layout, Ward no. 06, Byatarayanapura, Sub-division, Yelahanka Zone, Bengaluru by this office vide reference (2). The Commencement Certificate has been issued on 20-08-2019. Consent for Operation from KSPCB has been issued vide Ref (4).

The Residential Apartment building was inspected by the Officers of Town Planning Section on 18-07-2022 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 of Occupancy Certificate for the Residential Apartment Building was approved by the Commissioner vide ref (3). Subsequent to the Approval accorded by Commissioner the applicant was endorsed on dated: 30-09-2022 to remit Compounding fine for the deviated portion, and Scrutiny fee of Rs. 29,11,000/- (Rupees Twenty Nine Lakhs Eleven Thousand only) and has been paid by the Applicant in the form of DD No. 032894 dated: 26-09-2022 drawn on HDFC Bank and D.D.No. 033215 Dated: 02-03-2023 Drawn on HDFC Bank and taken into BBMP account vide receipt No.RE-ifms331-TP/000076 dated: 28-09-2022 & receipt No.RE-ifms331-TP/000151 dated: 06-03-2023 respectively. The Deviations effected in the Building are condoned and Regularized accordingly.

Hence, Permission is hereby granted to occupy Residential Apartment Building Consisting of BF+GF+4UF totally comprising of 155 Units in Block – A & B at Property Katha No. 233/873, Sy No. 87/3, Thanisandra, Sonnagowda Layout, Ward no. 06, Byatarayanapura, Sub-division, Yelahanka Zone, Bengaluru. Occupancy Certificate is accorded with the following details.

Block – A & B Residential Apartment Building

Floor Description	Built Up Area (in Sqm.)	Uses and other details.
Basement Floor	6083.97	179 No.s Car Parking, STP, Lobby, Lift and Staircase

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Ground Floor	3580.44	28 No.s of Residential Units, Transformer Yard, Organic Waste Converter, Lobbies, Lifts and Staircases
First Floor	4375.14	28 No.s of Residential Units, Lobbies, Lifts and Staircases
Second Floor	4367.26	33 No.s of Residential Units, Lobbies, Lifts and Staircases
Third Floor	4367.26	33 No.s of Residential Units, Lobbies, Lifts and Staircases
Fourth Floor	4367.26	33 No.s of Residential Units, Lobbies, Lifts and Staircases
Terrace Floor	228.90	Lift Machine Room, Staircase Head Room, Solar Panel and OHT
Total	27370.26	155 Residential Units
	FAR	2.83 < 3.00
	Coverage	47.82% < 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 Two Basement Floors 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. The area reserved for Kharab between Tow Buildings as per the sanctioned plan by this office should not be deviated for other purpose and should not be encroached.
8. Since, deviations have been done from the sanctioned plan while constructing the building, the security deposit is here with forfeited.
9. 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.
10. All the rain water and waste water generated from the usage shall be pumped into the rain water harvesting pits and used for landscaping.

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11. 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.
12. This Occupancy Certificate is subject to conditions laid out in the CFO from KSPCB vide No. AW-331633 PCB ID: 106137, dated: 09-06-2022 and Compliance of submissions made in the affidavits filed to this office.
13. The Applicant / Developer should abide by the final Outcome of the any Court Orders as mentioned in the affidavit produced to this office.
14. The Applicant / Developer should abide by the condition imposed during Occupancy Certificate.
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 issued will be withdrawn without any prior notice.

Sd/-

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

To,

Sri. Ravikumar and Asif Hur Rehman (Khata Holder)
37/3, Ishwarya Towers, 2nd Floor,
Meanee Avenue Tank Road, Opp Lakeside Hospital,
Ulsoor, Bengaluru – 560 042.

Copy to

1. JC (Yelahanka Zone) / EE (Byatarayanapura Division) / AEE/ ARO (Byatarayanapura Sub-division) for information and necessary action.
2. Senior Environmental Officer, KSPCB, # 49, Church Street, Bengaluru - 01 for information
3. Superintendent Engineer (West), BESCOM, Kalyananagar, Banasawadi, Bengaluru - 560043.
4. Office copy.

M. S. Srinivas
Joint Director (Town Planning – North)
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