



BRUHAT BENGALURU MAHANAGARA PALIKE

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

No. BBMP/Addl.Dir/JD NORTH/LP/0013/2017-18

Date: 20-05-2023

OCCUPANCY CERTIFICATE (FINAL)

Sub: Issue of Occupancy Certificate for the Residential Apartment Building in Block – A1 at Property Katha No. 814, Sy No. 49/1, Mahadevapura Village, K R Puram Hobli, Mahadevapura Zone, Bengaluru

- Ref: 1) Your application for issue of Occupancy Certificate dated: 22-02-2023
2) Plan sanctioned by this office vide No. BBMP/Addl.Dir/JD NORTH/LP/0013/2017-18, dated: 11-10-2018
3) Approval of Chief Commissioner for issue of Occupancy Certificate dated: 24-04-2023
4) CFO issued by KSPCB vide No. W-331137 PCB ID: 119782, dated: 06-05-2022

The Plan was sanctioned for the construction of Residential Apartment Building Comprising of Block – A1 and B1 Consisting of BF+GF+4UF having 223 Units at Property Katha No. 814, Sy No. 49/1, Mahadevapura Village, K R Puram Hobli, Mahadevapura Zone, Bengaluru by this office vide reference (2). The Commencement Certificate was issued for Block – B1 on 19-07-2019 and A1 on 04-05-2020. And Occupancy Certificate (Partial) issued for Block – B1 Consisting of BF+GF+4 UF comprising 119 Units. Now the Applicant has applied for issue of Occupancy Certificate consisting of BF+GF+4 UF in Block – A1 having 104 Units on 07-10-2021. KSPCB has issued consent for Operation of Sewage Treatment Plant (STP vide Ref (4).

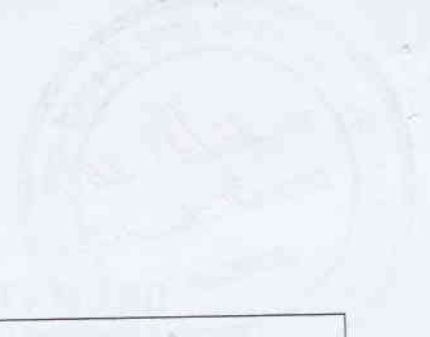
The Residential Apartment Building in Block – A1 was inspected by the Officers of Town Planning Section on 24-02-2023 for the issue of Occupancy Certificate. During inspection, it is observed that, there is deviation in construction with reference to the Sanctioned plan which is within the limits of regularization as per Building Bye-laws - 2003. The proposal for the issuance of Occupancy Certificate for the Residential Apartment Building in Block – A1 was approved by the Commissioner vide ref (3). Subsequent to the approval accorded by Commissioner the applicant was endorsed on dated: 02-05-2023 to remit Rs. 21,92,000/- (Rupees Twenty One Lakhs Ninty Two 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.469819 dated: 05-05-2023 drawn on State Bank of India and taken into BBMP account vide receipt No.RE-ifms331-TP/000011 dated: 06-05-2023 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+4 UF in Block – A1 having 104 Units at Property Katha No. 814, Sy No. 49/1, Mahadevapura Village, K R Puram Hobli, Mahadevapura Zone, Bengaluru. Occupancy Certificate for Block – A1 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 | 3342.88 | 116 No.s of Car Parking, STP, Lobby, Lift and Staircase |
| 2 | Ground Floor | 2072.37 | 20 No.s of Residential units, Lobby, Lift and Staircase |
| 3 | First Floor | 1995.20 | 21 No.s of Residential units, Corridors, Lobby, Lift and Staircase |
| 4 | Second Floor | 1995.20 | 21 No.s of Residential units, Corridors, Lobby, Lift and Staircase |
| 5 | Third Floor | 1995.20 | 21 No.s of Residential units, Corridors, Lobby, Lift and Staircase |
| 6 | Fourth Floor | 1995.20 | 21 No.s of Residential units, Corridors, Lobby, Lift and Staircase |
| 7 | Terrace Floor | 79.88 | Lift Machine Room and Staircase Head Room, Solar Panel, OHT |
| Total | | 13475.93 | 104 No's of Residential Units |
| 8 | FAR | | 1.207 (Already OC issued) + 1.055 (Now OC proposed) = 2.262 > 2.25 |
| 9 | Coverage | | 24.26 % (Already OC issued) + 21.79% (Now OC proposed) = 46.05% > 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 from KSPCB vide No. W-331137 PCB ID: 119782, dated: 06-05-2022 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. The Earlier OC issued by this office for Block – B1 vide No. BBMP/Addl.Dir/JD NORTH/ LP/ 0013/ 2017-18 dated: 07-10-2021 stands good.
14. In case of any false information, misrepresentation of facts, or pending court cases, the Occupancy Certificate shall deemed to be cancelled.

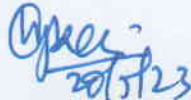
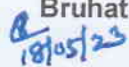


On default of the above conditions the Occupancy Certificate issued will be withdrawn without any prior notice.

Sd/-
Joint Director (Town Planning – North)
Bruhat Bengaluru Mahanagara Palike

To,
Sri. Munibhyrappa S/o Chikkanna and
Sri. M.C.Chandra (Khata Holder)
814, Sy No. 49/1, Mahadevapura Village,
K R Puram Hobli, Mahadevapura Zone,
Bengaluru

Copy to

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


Joint Director (Town Planning – North)
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