



BRUHAT BENGALURU MAHANAGARA PALIKE

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

No. BBMP/Addl.Dir/JD North/0013/2020-21

Date: 15/02/24

OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for Residential Apartment Building Khatha No. 821/17/11 & 17/12, Thanisandra Village, K R Puram Hobli, Ward No.06, Yelahanka Zone, Bengaluru.

- Ref: 1) Your application for issue of Occupancy Certificate dated: 25-04-2023.
2) Building Plan sanctioned by this office vide LP No. BBMP/Addl.Dir/JD North/0013/2020-21 dated: 15-01-2021.
3) Approval of Chief Commissioner for issue of Occupancy Certificate Date:08-02-2024.
4) CFO from KSPCB vide Consent No. W-341226 PCB ID-86397 Dated:21-12-2023.

The Plan was sanctioned for the Construction of Residential Apartment comprising Block-A & B Consisting of BF+ GF + 4UF at Khatha No. 821/17/11 & 17/12, Thanisandra Village, K R Puram Hobli, Ward No.06, Yelahanka Zone, Bengaluru by this office vide reference (2). The Commencement Certificate was issued on 28-07-2021.KSPCB vide Ref (4) has issued consent for Operation of Sewage Treatment Plant (STP).

The Proposal was submitted by the applicant vide ref (1) for the issue of Occupancy Certificate, the Residential Apartment was inspected by the Officers of Town Planning Section on 27-12-2023. During the inspection it is observed that, the construction has been completed in accordance with the Sanctioned Plan which is within the limits of Regularization as per Building Bye-laws - 2003. The proposal for the issuance of Occupancy Certificate was approved by the Chief Commissioner vide Ref (3). Subsequent to the approval accorded by Chief Commissioner, the applicant was endorsed on dated: 13-02-2024 to remit Rs. 22,65,000/- (Rupees Twenty Two Lakhs Sixty Five Thousand Only), towards Compounding Fine, Scrutiny Fees and Ground Rent for additional construction period. The applicant has paid Fee / Fine in the form of DD No.001538 dated:13-02-2024 drawn on HDFC Bank Ltd., The same has been taken into BBMP account vide receipt No. RE-ifms 331-TP/000125 dated:14-02-2024.

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Hence, Permission is hereby granted to occupy the Residential Apartment Building comprising Block-A & B consisting of BF+ GF + 4UF at Khatha No. 821/17/11 & 17/12, Thanisandra Village, K R Puram Hobli, Ward No.06, Yelahanka Zone, Bengaluru. This Occupancy Certificate is accorded with the following details.

Block A & B Residential Apartment Building:

| Sl. No. | Floor Descriptions | Net Built up Area (in Sqm) | Uses and other details. |
|---------|--------------------|----------------------------|---|
| 1. | Basement Floor | 4681.51 | 174 No's of Car Parking, Electrical Rooms, Communication Room, STP, Lifts & Staircases. |
| 2 | Ground Floor | 3607.42 | 33 No. of Residential Units, Entrance lobby, Corridor, Lifts & Staircases. |
| 3 | First Floor | 3643.41 | 36 No. of Residential Units, Corridor, Lifts & Staircases. |
| 4 | Second Floor | 3643.41 | 36 No. of Residential Units, Corridor, Lifts & Staircases. |
| 5 | Third Floor | 3643.41 | 36 No. of Residential Units, Corridor, Lifts & Staircases. |
| 6 | Fourth Floor | 3643.41 | 36 No. of Residential Units, Corridor, Lifts & Staircases. |
| 8 | Terrace | 151.61 | Lift machine room & Staircase Head room, OHT, |
| | Total | 23014.18 | Total No. of Units = 177 Units |
| 9 | FAR | 2.249 < 2.25 | |
| 10 | Coverage | 45.47% < 50% | |

This Occupancy Certificate is issued subject to the following conditions:

1. The car parking at Basement Floor and Surface 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. 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.

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4. Basement Floor and Surface area should be used for car parking purpose only and the additional area if any available in at Ground Level shall be used exclusively for car parking purpose only.
5. Foot path 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. 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. Since, deviations have been done from the sanctioned plan while constructing the building, the security deposit is here with forfeited.
9. The owner / Association 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.
10. The owner / Association of 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. The certificate should be produced to the corporation and shall get the renewal of the permission issued.
11. The Owner / Association of the 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

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suitable capacity i.e. organic waste converter to be installed at site for its re – use / disposal.

14. The Applicant Should abide to Hon'ble High Court Final orders in WP No.14148/2020 towards the payment of plan sanction fees as per the undertaking submitted to this office Dated:07-12-2020.
15. This Occupancy Certificate is subject to conditions laid out in the Clearance Certificate issued from CFO from KSPCB vide No W-341226 PCB ID-86397 Dated:21-12-2023.
16. The Applicant Should abide to the Compliance of submissions made in the affidavits filed to this office.
17. 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 Gokul's Indwing Developers
Rep by its Partners G.Rama Sesha Reddy
and V.V.Ramana Prasad
#B2, Ammol Plaza, Mallesh Palya Main Road,
New Tippasandra,
Bangalore-560075

Copy to :

1. JC (Yelahanka Zone) / EE (Byatarayanapura Division) / AEE/ ARO (Byatarayanapura-division) for information and necessary action.
2. Senior Environmental Officer, KSPCB, # 49, Church Street, Bengaluru - 01 for information.
3. Office copy.

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

(Signature)

(Signature)
15/2/24

(Signature)
15/2/24