



## BRUHAT BENGALURU MAHANAGARA PALIKE

Office of the Joint Director (Town Planning – North) N.R. Square, Bengaluru – 02  
No. BBMP/Addl.DIR/JD NORTH/LP/0026/2019-20

Dated: 10-04-24

### OCCUPANCY CERTIFICATE

- Sub : Issue of Occupancy Certificate for the Residential Apartment Building at Property Khatha No. 2027, Sy No. 114/5, Municipal No. 320, Gunjuru Village, Whitefield Sub-division, Ward No. 149, Mahadevapura Zone, Bengaluru.
- Ref: : 1. Your application for issue of Occupancy Certificate dated: 27-03-2023.  
2. Plan sanctioned by this office Vide No. BBMP/Addl. Dir/JD North/LP/0026/19-20 Dated: 10-03-2020  
3. Commencement Certificate issued by this office Vide No. BBMP/Addl. Dir/JD North/0026/19-20, Dated: 05-08-2021  
4. Approval of The Chief Commissioner for issue of Occupancy Certificate Dated: 18-01-2024  
5. CFO issued by KSPCB Vide No. AW-336952 PCB ID 80265 INW ID 175369, Date: 17-03-2023.

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The Plan was sanctioned for the construction of Residential Apartment Building Consisting of BF+GF+4UF, Property Khatha No. 2027, Sy No. 114/5, Municipal No. 320, Gunjuru Village, Whitefield Sub-division, Ward No. 149, Mahadevapura Zone, Bengaluru by this office vide reference (2). Commencement Certificate was issued vide reference (3) Now the Applicant has applied for issue of Occupancy Certificate consisting of BF+GF+4UF vide reference (1). KSPCB Consent for Operation of Sewage Treatment Plant (STP) has issued vide reference (5).

The Residential Building was inspected by the Officers of Town Planning Section on 14-12-2023 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 Building was approved by the Chief Commissioner vide ref (4). Subsequent to the approval accorded by the Chief Commissioner the applicant was endorsed on dated: 02-04-2024 to remit Rs. 27,83,600/- (Rupees Twenty Seven Lakhs Eighty Three Thousand Six Hundred Only) towards Compounding fee for the deviated portion Ground rent arrears, GST and Scrutiny Fee and Rs. 30,23,323/- (Rupees Thirty Lakhs Twenty Three Thousand Three Hundred and Twenty Three Only) towards balance fee Payable at the time of Plan Sanction and also Rs. 26,40,000/- (Rupees Twenty Six Lakhs Forty Thousand Only) towards Labour Cess. As per the Hon'ble High Court interim stay order dated 16.02.2024 The applicant has paid of Rs. 17,96,960/- (Rupees Seventeen Lakhs Ninety Six Thousand Nine Hundred and Sixty Only), and Labour Cess of Rs. 26,40,000/- (Rupees Twenty Six Lakhs Forty Thousand Only) through the mode of Online vide UTR: HDFCR52024040395020021 on Dated: 03-04-2024.

Hence, Permission is hereby granted to Occupy Residential Apartment Building Consisting of BF+GF+4UF, Property Khatha No. 2027, Sy No. 114/5, Municipal No. 320, Gunjuru Village, Whitefield Sub-division, Ward No. 149, Mahadevapura Zone, Bengaluru Occupancy Certificate is accorded with the following details.

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## Residential Apartment Building

Sl. No.	Floor Description	Built Up Area (in Sqm.)	Uses and other details.
1	Basement Floor	4211.72	117 No.s of Car Parking, STP, Lobbies, Lifts & Staircases.
2	Ground Floor	2540.25	13 No.s of Car Parking, 14 No.s of Residential Units and Club House, Toilets, Transformer Yard, Electric Panel Room, OWC, Lobbies, Lifts & Staircases.
3	First Floor	2548.06	23 No's of Residential Units, Corridors, Lobbies, Lifts & Staircases.
4	Second Floor	2548.06	23 No's of Residential Units, Corridors, Lobbies, Lifts & Staircases.
5	Third Floor	2548.06	23 No's of Residential Units, Corridors, Lobbies, Lifts & Staircases.
6	Fourth Floor	2548.06	23 No's of Residential Units, Corridors, Lobbies, Lifts & Staircases.
7	Terrace Floor	184.58	Lift Machine Room, Staircase Head Room and Solar Panels
<b>Total</b>		<b>17128.79</b>	<b>106 Residential Units</b>
	FAR Achieved		<b>2.303 &gt; 2.25</b>
	Coverage Achieved		<b>48.30% &lt; 50%</b>

### **This Occupancy Certificate is issued subject to the following conditions:**

1. The car parking at Basement Floor & Part of Ground 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 and Part of Ground Floor area should be used for car parking purpose only and the additional area if any available in Basement Floor and Part of Ground 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).
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.

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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 by KSPCB Vide No. AW-336952/PCB ID 80265/ INW ID 175369, Date: 17-03-2023 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 Demand for payment of fees as per the Interim order of the Hon'ble High Court vide W.P. No. 4186/2023 (LB-BMP) dated: 16-02-2024 is subject to condition for remittance of such cost in future, based on the outcome of the final order of the Hon'ble High Court.
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. P H Venkataramanappa (Katha Holder)  
M/s SVR Builders & Developers Rep by  
Sri. N Ravindra Kumar Reddy  
# 2027 Sy No. 114/5, Municipal No. 320,  
Gunjuru Village, Ward No. 149,  
Bengaluru-560087

**Copy to**

1. JC ( Mahadevapura 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. Superintendent Engineer (West), BESCO, Kalyananagar, Banasawadi, Bengaluru - 560043.
4. Office copy.

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

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