



BRUHAT BENGALURU MAHANAGARA PALIKE

Office of the Joint Director (Town Planning – North) N.R. Square, Bengaluru – 02
No. BBMP/Addl.DIR/JD NORTH/LP/0079/2019-20

Dated: 12/04/24

OCCUPANCY CERTIFICATE

- Sub : Issue of Occupancy Certificate for the Residential Apartment and Commercial Building at Property Katha No: 356, Sy No.12, Sannathammanahalli Village, K.R Puram Hobli, ward No.52, Mahadevapura Zone, Bengaluru.
- Ref: : 1. Your application for issue of Occupancy Certificate dated: 30-01-2024
2. Modified Plan sanctioned by this office Vide No. BBMP/Addl. Dir/JD North/LP/0079/19-20, Dated: 13-04-2022
3. Approval of The Chief Commissioner for issue of Occupancy Certificate Dated: 27-03-2024
4. CFO issued by KSPCB Vide No. AW-334444 PCB ID 98346, Date: 18-11-2022.

The Modified Plan was sanctioned for the construction of Residential Apartment and Commercial Building Consisting of BF+GF+4UF at Property Katha No: 356, Sy No.12, Sannathammanahalli Village, K.R Puram Hobli, ward No.52, Mahadevapura Zone, Bengaluru by this office vide reference (2). Now the Applicant has applied for issue of Occupancy Certificate for the Residential Apartment and Commercial Building consisting of BF+GF+4UF vide reference (1). KSPCB Consent for Operation of Sewage Treatment Plant (STP) has issued vide reference (4).

The Residential Apartment and Commercial Building was inspected by the Officers of Town Planning Section on 01-03-2024 for the issue of Occupancy Certificate. During inspection, it is observed that, there is deviation in construction with reference to the Sanctioned Modified 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 and Commercial Building was approved by the Chief Commissioner vide ref (3). Subsequent to the approval accorded by the Chief Commissioner the applicant was endorsed on dated: 02-04-2024 to remit Rs. 20,59,900/- (Rupees Twenty Lakhs Fifty Nine Thousand Nine Hundred Only) towards Compounding fee for the deviated portion and Scrutiny Fee. Accordingly, Rs. 20,59,900/- has been paid by the applicant in the form of DD No. 008822, dated: 03-04-2024 drawn on Axis Bank, T.C Palya Branch, Bengaluru. The same has been taken into BBMP account vide receipt No. RE-ifms 331-TP/000001 dated: 04-04-2024.

Hence, Permission is hereby granted to Occupy Residential Apartment and Commercial Building Consisting of BF+GF+4UF at Property Katha No: 356, Sy No.12, Sannathammanahalli Village, K.R Puram Hobli, ward No.52, Mahadevapura Zone, Bengaluru Occupancy Certificate is accorded with the following details.

Residential Apartment & Commercial Building:

Sl. No	Floor Description	Built Up Area (in Sqm.)	Uses and other details.
1	Basement Floor	5467.48	195 No.s of Car Parking, Lobbies, Lifts & Staircases.

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2	Ground Floor	3331.18	4 No.s of Surface Parking, 23 No.s of Residential Units, Commercial Space, Reception / Waiting Lounge, Corridors, Toilets, Electric Panel Room, Lobbies, Lifts, Staircases, Transformer Yard and OWC.
3	First Floor	3520.62	23 No's of Residential Units, Commercial Space, Corridors, Lobbies, Lifts & Staircases.
4	Second Floor	3452.30	32 No's of Residential Units, Corridors, Lobbies, Lifts & Staircases.
5	Third Floor	3452.30	32 No's of Residential Units, Corridors, Lobbies, Lifts & Staircases.
6	Fourth Floor	3452.30	32 No's of Residential Units, Corridors, Lobbies, Lifts & Staircases.
7	Terrace Floor	168.56	Lift Machine Room, Staircase Head Room and Solar Panels
Total		22844.74	142 Residential Units & Commercial
	FAR Achieved		2.55 > 2.50 (0.05 Difference) Deviation 2%
	Coverage Achieved		51.43% > 50% (1.43% Difference) Deviation 2.86%

This Occupancy Certificate is issued subject to the following conditions:

1. The Car parking at Basement Floor & Surface Car Parking 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 Surface Car Parking 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 Modified Sanctioned Plan while constructing the building; the security deposit is here with forfeited.
8. Owner shall make his own arrangements to dispose of 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.

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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-334444 PCB ID 98346, Date: 18-11-2022 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. 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 Kingston Ventures India Private Limited
Represented by Jyotheeswar.A
28, 7th Cross, 8th Phase, 2nd Block
EWS Layout, JP Nagar, Bengaluru

Copy to

1. JC (Mahadevapura Zone) / EE (K R puram Division) / AEE/ ARO (K R puram 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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