



BRUHAT BENGALURU MAHANAGARA PALIKE

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

No. BBMP/Addl.Dir/JDNORTH/52/2014-15

Dated: 03/05/24

OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for the Residential Apartment Building Constructed at Property Khata No. 217/92/5A, 5B, Kogilu Village, Yelahanka Hobli, Bengaluru North Taluk, Ward No. 05, Yelahanka Zone, Bengaluru.

- Ref: 1) Your application for issue of Occupancy Certificate, Dated: 03-10-2023
2) Modified Plan Sanctioned by this Office Vide LP No: BBMP/Addl.Dir/JD North/LP/0052/2014-15 Dated: 07-12-2016
3) Approval of Chief Commissioner for issue of Occupancy Certificate, Dated: 27-03-2024 & 25-04-2024
4) Fire Clearance for the Occupancy Certificate vide No. KSFES/CC/064/2023 Dated 07/07/2023.

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The Modified Plan was sanctioned for the construction of Residential Apartment Building Consisting of Partial BF+GF+13UF at Property Khata No. 217/92/5A,5B Kogilu Village, Yelahanka Hobli, Bengaluru North Taluk, Ward No. 05, Yelahanka Zone, Bengaluru by this office vide reference (2). Commencement Certificate was issued on 20-04-2017. Now the Applicant has applied for issue of Occupancy Certificate for Residential Apartment Building consisting of BF+GF+13UF vide reference (1). The Fire and Emergency Services Department has issued Fire Clearance Certificate to Occupy Building vide reference (4).

The Residential Apartment Building was inspected by the Officers of Town Planning Section on 07-03-2024 for the issue of Occupancy Certificate. During inspection, it is observed that, there is deviation in construction with reference to the Modified 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 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. 99,31,000/- (Rupees Ninety Nine Lakhs Thirty One Thousand Only) towards the issuance of Occupancy Certificate i.e., Ground rent including GST for additional construction period, Compounding Fee for deviated portion, License Fee & Scrutiny Fees and the same has been paid by the applicant in the form of DD No. 018003, dated: 08-04-2024 drawn on HDFC Bank, Infantry Road Branch, Bengaluru. The same has been taken into BBMP account vide receipt No. RE-ifms 331-TP/000003, dated: 10-04-2024

Hence, Permission is hereby granted to Occupy Residential Apartment Building Consisting of Partial BF+GF+13UF Constructed at Property Khata No. 217/92/5A, 5B Kogilu Village, Yelahanka Hobli, Bengaluru North Taluk, Ward No. 05, Yelahanka 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	281.59	Fire-Pumproom, Communication Rooms, Entrance Lobby & Staircases
2.	Ground Floor	2886.06	263 no.s of Car Parking, STP, Electrical rooms, Lobby, Lifts and Staircases
3.	First Floor	1547.75	13 no.s of Residential units, Corridor Lobby, Lifts and Staircases
4.	Second Floor	2139.67	18 Residential units, Corridor Lobby, Lifts and Staircases
5.	Third Floor	2139.67	18 Residential units, Lift lobbies, Lifts and Staircases
6.	Fourth Floor	2139.67	18 Residential units, Lift lobbies, Lifts and Staircases
7.	Fifth Floor	2139.67	18 Residential units, Lift lobbies, Lifts and Staircases
8.	Sixth Floor	2139.67	18 Residential units, Lift lobbies, Lifts and Staircases
9.	Seventh Floor	2139.67	18 Residential units, Lift lobbies, Lifts and Staircases
10.	Eighth Floor	2139.67	18 Residential units, Lift lobbies, Lifts and Staircases
11.	Ninth Floor	2139.67	18 Residential units, Lift lobbies, Lifts and Staircases
12.	Tenth Floor	2139.67	18 Residential units, Lift lobbies, Lifts and Staircases
13.	Eleventh Floor	2139.67	18 Residential units,, Lift lobbies, Lifts and Staircases
14.	Twelfth Floor	2139.67	18 Residential units, Lift lobbies, Lifts and Staircases
15.	Thirteenth Floor	1890.55	13 Residential units, Clubhouse, Corridor Lift Lobby, Lifts and Staircases
16.	Terrace Floor	468.92	Swimming pool, Staircase Headrooms & Overhead tanks
Total		30611.23	Total 224 residential units
17.	FAR		2.50 < 2.525
18.	Coverage		27.25% < 50%

This Occupancy Certificate is issued subject to the following conditions:

1. The car parking at Ground Floor & 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 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. Footpath and road side drain in front of the building should be maintained in good condition.

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5. 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).
6. Since, deviations have been done from the Modified Sanction plan while constructing the building; the security deposit is here with forfeited.
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. All the rain water and waste water generated from the usage shall be pumped into the rain water harvesting pits and used for landscaping.
9. 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.
10. This Occupancy Certificate is subject to conditions laid out in the Clearance Certificate issued from Fire Force Department vide No KSFES/CC/0064/2023 dated 07/07/2023.
11. The Applicant should submit Consent for Operation obtained from Karnataka State Pollution Control Board within 6 months or when Karnataka State Pollution Control Board start issuing Consent for Operation whichever is earlier from the date of issue of this Occupancy Certificate as per the Indemnity Bond Dated: 04-04-2024 submitted 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 Mittal Universal Construction LLP,
GPA Holder for Sri Srinivas Murthy (Khata Holder)
16, Ground Floor, Pranava Park
Infantry Road, Bengaluru-560001

Copy to

1. JC (Yelahanka Zone) / EE (Yelahanka Division) / AEE/ ARO (Byatarayanapura) 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)
Bruhat Bengaluru Mahanagara Palike**

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