



BRUHAT BENGALURU MAHANAGARA PALIKE

Office of the Joint Director (Town Planning – North) N.R. Square, Bengaluru – 02
No. BBMP/Addl.DIR/JD NORTH/LP/0027/2019-20

Dated: 17/05/24

OCCUPANCY CERTIFICATE

Sub Issue of Occupancy Certificate for the Residential Apartment Building at Property Katha No.916, Survey No. 45/4 & 45/2, Municipal No. 237, Gunjuru Village, Ward No. 149, Mahadevapura Zone, Bengaluru East Taluk, Bengaluru.

- Ref: : 1. Your application for issue of Occupancy Certificate dated: 26-02-2024.
2. Plan sanctioned by this office Vide No. BBMP/Addl. Dir/JD North/LP/0027/19-20, Dated:24-03-2021.
3. Commencement Certificate issued by this office Vide No. BBMP/Addl. Dir/JD North/0027/19-20, Dated:21-03-2022.
4. Approval of The Chief Commissioner for issue of Occupancy Certificate Dated: 09-05-2024.

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The Plan was sanctioned for the construction of Residential Apartment Building Consisting of Block A & B Consisting of GF + 4UF including Club House at Property Katha No.916, Survey No. 45/4 & 45/2, Municipal No. 237, Gunjuru Village, Ward No. 149, Mahadevapura Zone, Bengaluru East Taluk, 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 Block A & B Consisting of GF + 4UF including Club House vide reference (1).

The Residential Apartment Building was inspected by the Officers of Town Planning Section on 20-04-2024 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: 13-05-2024 to remit Rs. 31,92,500/- (Rupees Thirty One Lakhs Ninty TwoThousand Five Hundred Only) towards Compounding fee for the deviated portion, Ground rent arrears, GST and Scrutiny Fee, The Applicant has paid Rs.31,92,500/- in the form of DD No. 001480, dated: 14-05-2024 drawn on Axis Bank Ltd., Bengaluru. The same has been taken into BBMP account vide receipt No. RE-ifms 331-TP/000020 dated:15-05-2024 As per Hon'ble High Court Order vide W.P No. 14748/2020 (LB-BMP), dated 15.12.2020, the Balance Labour Cess Amount Payable Rs. 34,41,000/- at the time of Plan sanction has been paid vide receipt No. UTR: INB/RTGS/UTIBR62024051552272401 /KARNATAKA/CANARA BANK on Dated: 15-05-2024.

Hence, Permission is hereby granted to Occupy Residential Apartment Building Consisting of Block A & B Consisting of GF + 4UF including Club House at Property Katha No.916, Survey No. 45/4 & 45/2, Municipal No. 237, Gunjuru Village, Ward No. 149, Mahadevapura Zone, Bengaluru East Taluk, Bengaluru. Occupancy Certificate is accorded with the following details.

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Block A & B Residential Apartment Building

Sl. No.	Floor Description	Built Up Area (in Sqm.)	Uses and other details.
1	Ground Floor	4341.48	172 No.s of Car Parking and 5 No.s of Surface Parking and Club House, Swimming Pool, STP, Toilets, Transformer Yard, OWC, Lobbies, Lifts & Staircases.
2	First Floor	4472.57	40 No's of Residential Units, Corridors, Lobbies, Lifts & Staircases.
3	Second Floor	4509.52	40 No's of Residential Units, Corridors, Lobbies, Lifts & Staircases.
4	Third Floor	4509.52	40 No's of Residential Units, Corridors, Lobbies, Lifts & Staircases.
5	Fourth Floor	4509.52	40 No's of Residential Units, Corridors, Lobbies, Lifts & Staircases.
6	Terrace Floor	154.07	Lift Machine Room, Staircase Head Room, OHT & Solar Panels
Total		22496.68	160 Residential Units
	FAR Achieved		2.06 < 2.25
	Coverage Achieved		50.19% > 50%

This Occupancy Certificate is issued subject to the following conditions:

1. The car parking at Ground 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 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. Ground Floor and surface area should be used for car parking purpose only and the additional area if any available in Ground Floor and surface 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.

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- 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. The Applicant / Developer should abide by the condition imposed during Occupancy Certificate.
 12. 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: 14-05-2024 submitted to this office.
 13. The Demand for payment of fees as per the Interim order of the Hon'ble High Court vide W.P. No. 14748/2020 (LB-BMP) dated:15-12-2020 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,

Katha Holders M/s Mohan Builders

Rep by its Partners

- 1) Sri Ravullapalli Mohan Kumar, 2) Godvguluri Venkateshwaralu and
- 3) G.A. Sanjay, Sy.No.45/2 and 45/4, Gunjur Palya Road,
Gunjur Village, Varthur Hobli, Bagalore-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.

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