



## **BRUHAT BENGALURU MAHANAGARA PALIKE**

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

**No. PRJ/10649/2021-22**

**Dated: 03-06-2024**

### **OCCUPANCY CERTIFICATE**

- Sub : Issue of Occupancy Certificate for the Residential Apartment Building at Property Katha No.54, Survey No. 83/2 & 82/14, Byrathi Village, Bidarahalli Hobli, Bengaluru East Taluk, Ward No. 54, Mahadevapura Zone, Bengaluru.
- Ref: : 1. Your application for issue of Occupancy Certificate dated: 12-01-2024.  
2. Modified Plan sanctioned by this office Vide No. PRJ/10649/2021-22, Dated:20-07-2022.  
3. Commencement Certificate issued by this office Vide No. No. PRJ/10649/2021-22, Dated:10-02-2023.  
4. Approval of The Chief Commissioner for issue of Occupancy Certificate Dated: 29-05-2024.  
5. CFO issued by No. W-126438, PCB ID: 86810, INW ID: 219644, Dated: 19-02-2024.

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The Modified Plan was sanctioned for the construction of Residential Apartment Building in Block-A Consisting of BF + GF + 4UF including Club House at Property Katha No.54, Survey No. 83/2 & 82/14, Byrathi Village, Bidarahalli Hobli, Bengaluru East Taluk, Ward No. 54, Mahadevapura Zone, Bengaluru by this office vide reference (2). Commencement Certificate was issued vide reference (3) the Applicant has applied for issue of Occupancy Certificate consisting of Block-A for BF + GF + 4UF including Club House vide reference (1). The Karnataka State Pollution Control Board has issued CFO vide ref (5).

Earlier for the said property plan was sanction for the construction of residential apartment building in Block –B consisting of BF+GF+ 4UF with 19 Units by this office vide No: BBMP/Addl.Dir/JD North/0235/16-17 Dated: 16-01-2018 at Property Katha No.54, Survey No. 83/2 & 82/14, Byrathi Village, Bidarahalli Hobli, Bengaluru East Taluk, Ward No. 54, Mahadevapura Zone, Bengaluru. Commencement Certificate was issued for the same. The applicant has already taken Occupancy Certificate vide No: OC/11/2020-21 on Dated: 15-07-2020.

The Residential Apartment Building was inspected by the Officers of Town Planning Section on 15-02-2024 for the issue of Occupancy Certificate . During



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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 Apartment 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: 29-05-2024 to remit Rs. 74,180/- (Rupees Seventy Four Thousand One Hundred and Eighty Rupees Only) towards Compounding fee for the deviated portion and Scrutiny Fees the Applicant has paid Rs.74,180/- and the same has been taken into BBMP account vide receipt No. BBMP/EODB/RC/5685/24-25, dated:29-05-2024. The deviation effected in the building are condoned and regularized accordingly.

Hence, Permission is hereby granted to Occupy the Residential Apartment Building in Block-A Consisting of BF + GF + 4UF including Club House at Property Katha No.54, Survey No. 83/2 & 82/14, Byrathi Village, Bidarahalli Hobli, Bengaluru East Taluk, Ward No. 54, Mahadevapura Zone, Bengaluru, Occupancy Certificate is accorded with the following details.

### **Block- A Residential Apartment Building**

<b>Sl. No.</b>	<b>Floor Description</b>	<b>Built Up Area (in Sqm.)</b>	<b>Uses and other details.</b>
1	Basement Floor	1203.84	22 No.s of Car Parkings, Lobbies, Lifts & Staircases.
1	Ground Floor	544.98	04 No's of Residential Units, Club House, Transformer Yard, RWH, Corridors, Lobbies, Lifts & Staircases.
2	First Floor	572.25	04 No's of Residential Units, Club House, Corridors, Lobbies, Lifts & Staircases.
3	Second Floor	525.45	04 No's of Residential Units, Corridors, Lobbies, Lifts & Staircases.
4	Third Floor	525.45	04 No's of Residential Units, Corridors, Lobbies, Lifts & Staircases.
5	Fourth Floor	525.45	04 No's of Residential Units, Corridors, Lobbies, Lifts & Staircases.
6	Terrace Floor	32.44	Lift Machine Room, Staircase Head Room & Solar Panels
<b>Total</b>		<b>3929.86</b>	<b>20 Residential Units</b>



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	FAR Achieved		<b>0.474 &lt; 1.75</b>
	Coverage Achieved		<b>10.11% &lt; 50%</b>

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

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



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12. The Occupancy certificate vide No OC/11/2020-21 On dated: 15-07-2020 for Block – B stands good.
13. In case of any false information, misrepresentation of facts, or pending court cases, the Occupancy Certificate shall deemed to be cancelled.
14. This Occupancy Certificate is subject to conditions laid out in the Clearance Certificate issued from KSPCB vide No. W-126438, PCB ID: 86810, INW ID: 219644, Dated: 19-02-2024 and Compliance of submissions made in the affidavits filed to this office.

On default of the above conditions the Occupancy Certificate issued will be withdrawn without any prior notice.



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

To,  
Philip Paul Vithayathul and Jacob Koshy  
No.B-202, 2<sup>nd</sup> Floor, Gina Living Waters  
Chelakere Main Road, kalian Nagar,  
Bengaluru

**Copy to**

1. JC (Mahadevapura Zone) / EE (Mahadevapura Division) / AEE/ ARO (Hoodi 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.