



# BRUHAT BENGALURU MAHANAGARA PALIKE

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

No. ADTP/MDP/77/2010-11

Date: 04-07-2024

## OCCUPANCY CERTIFICATE (PARTIAL)

Sub: Issue of Occupancy Certificate for the Residential Villa Building in Blocks- 1to 17 at Property Katha No. 227, Bhoganahalli Village Sy No. 89/1P, 89/2P, 112/1P, 112/2 and Doddakanalli Village Sy. No. 94/4P, 94/6(P), 96/2(P), 97/P, 98/1A(P), 98/1B(P), 98/2(P), 99(P) & 100(P), Varthur Hobli, Bangalore East Taluk, Ward No. 150, Mahadevapura Zone, Bangalore

- Ref: 1) Your application for issue of Occupancy Certificate dated: 28-05-2020  
2) Plan sanctioned by this office vide No. BBMP/ADTP/MDP/LP/77/2010-11, dated:10-08-2010  
3) Approval of Commissioner for issue of Occupancy Certificate (Partial) dated: 22-02-2021  
4) CFO issued by KSPCB vide No.PCB/287/CNP/09/H 435, dated: 09-08-2017

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The Plan was sanctioned for the construction of Residential Building at Property Katha No. 227, Bhoganahalli Village Sy No. 89/1P, 89/2P, 112/1P, 112/2 and Doddakanalli Village Sy. No. 94/4P, 94/6(P), 96/2(P), 97/P, 98/1A(P), 98/1B(P), 98/2(P), 99(P) & 100(P), Varthur Hobli, Bangalore East Taluk, Ward No. 150, Mahadevapura Zone, Bangalore comprising of 216 Residential Development Building in Block -1 to 17 consisting of GF+1UF was Sanctioned by Mahadevapura Zonal office Vide reference no (2). And Occupancy Certificate (Partial) issued for Block-1 to 9 and 11 to 17 for 164 Villas on 23-08-2017. Now the Applicant has applied for issue of Occupancy Certificate in Blocks - 3, 4, 6, 11, 12, 13, 14, 15, 16 & 17 consisting of GF+1UF inclusive of Part of BF in 26 Villas (Villa No.s 614, 619, 625, 627, 638, 642, 644, 655, 660, 661, 662, 672, 673, 674, 676, 677, 678, 684, 687, 688, 693, 694, 695, 745, 746 & 792). KSPCB has issued consent for Operation of Sewage Treatment Plant (STP vide Ref (4).

The Residential Building was inspected by the Officers of Town Planning Section on 09-12-2020 for the issue of Occupancy Certificate (Partial) . 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 in Block - 3, 4, 6, 11, 12, 13, 14, 15, 16, 17 was approved by the Commissioner vide ref (3). Subsequent to the approval accorded by Commissioner the applicant was endorsed on dated:04-03-2021 to remit Rs.2,73,40,000/- (Rupees Two Crores Seventy Three Lakhs Forty Thousand only) towards Compounding fee for the deviated portion Ground rent arrears, GST, Scrutiny Fees. The applicant has paid of Rs. 2,08,23,819/- (Rupees Two Crores Eight Lakhs Twenty Three Thousand Eight Hundred and Nineteen only), as per the Hon'ble High Court Interim order vide W.P. No. 14450/2022(LB-BMP) dated:27-07-2022 in the form of DD No.793437 dated: 07-06-2023 drawn on HDFC Bank and the same has been taken into BBMP account vide receipt No. RE-ifms 331-TP/000029 dated:15-06-2023.The deviations effected in the building are condoned and regularized accordingly.

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Hence, Permission is hereby granted to Occupy Residential Building comprising of Block - 3, 4, 6, 11, 12, 13, 14, 15, 16, 17 consisting of GF+1UF inclusive of Part of BF in 26 Villas at Property Katha No. 227, Sy No. 89/1P, 89/2P, 112/1P, 112/2, 94/4P & 94/6(P), 96/2(P), 97/P, 98/1A(P), 98/1B(P), 98/2(P), 99(P) & 100 P of Bhoganahalli Village, Varthur Hobli, Bangalore East Taluk, Ward No. 150, Mahadevapura Zone, Bangalore. Occupancy Certificate is accorded with the following details.

**Villa Blocks- 3, 4, 6, 11, 12, 13, 14, 15, 16, 17 (26 Villas)**

(Villa No.s 614, 619, 625, 627, 638, 642, 644, 655, 660, 661, 662, 672, 673, 674, 676, 677, 678, 684, 687, 688, 693, 694, 695, 745, 746 & 792)

| Sl. No.      | Floor Description      | Built Up Area (in Sqm.) | Uses and other details.   |
|--------------|------------------------|-------------------------|---|
| 1            | Part of Basement Floor | 974.42                  | Home Theatre in Villas No.614, 625, 644, 655, 660, 662, 672, 673, 676, 677, 684, 694 & 792  |
| 2            | Ground Floor           | 4975.46                 | 57 No.s Car Parking and 26 Residential Villas, Block-03 (1 Units) Block-04 (1 Unit), Block-06 (1 Units) Block-11 (3 Units), Block-12 (1 Unit) Block-13 (3 Units), Block-14 (3 Units) Block-15 (3 Units), Block-16 (5 Units) Block-17 (5 Units). |
| 3            | First Floor            | 4185.93                 |   |
| 7            | Terrace Floor          | 480.32                  |   |
| <b>Total</b> |                        | <b>10616.13</b>         | (Already Issued 164 + 26)<br>Total = 190 Units  |
| 8            | FAR                    |                         | 0.50 (Already OC issued) + 0.087 (Now OC proposed) = <b>0.587 &lt; 2.25</b>   |
| 9            | Coverage               |                         | 26.14 % (Already OC issued) + 4.38% (Now OC proposed) = <b>30.52% &lt; 55%</b>  |

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

1. The car parking at 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. Part of Ground Floor area should be used for car parking purpose only and the additional area if any available in Part of Ground Floor area shall be used exclusively for car parking purpose only.
5. Footpath and roadside 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).

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04/07/2014

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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 rainwater 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 from KSPCB vide No. PCB/287/CNP/09/H 435, dated: 09-08-2017 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. 14450/2022 (LB-BMP) dated: 27-07-2022 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. The Remaining Blocks should be completed as per the Modified Sanctioned Plan & Occupancy Certificate should be obtained after Completion.
15. 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 Akarsh Residence Pvt Ltd.,  
# 2/4, Langford Gardens,  
Richmond Town  
Bengaluru - 560 025

**Copy to**

1. JC (Mahadevapura Zone) / EE (Mahadevapura Division) / AEE/ ARO (Marathahalli 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)  
Bruhat Bengaluru Mahanagara Palike

*m/k/h*

*4/12/24*

*m/ee/rojo*