



BRUHAT BENGALURU MAHANAGARA PALIKE

Office of the Joint Director (Town Planning – North) N.R. Square, Bengaluru – 02
No. BBMP/Addl.Dir/JD North/0010/2020-21

Dated: 25/7/24

OCCUPANCY CERTIFICATE

Sub : Issue of Occupancy Certificate for the Commercial and Residential Apartment Building at Property Katha No.1628, Sy No.5/2, Mandalakunte Village, Yelahanka Hobli, ward No.04, Yelahanka Zone, Bengaluru.

- Ref: : 1. Your application for issue of Occupancy Certificate dated: 05-02-2024.
 2. Plan sanctioned by this office Vide No. BBMP/Addl.Dir/JD North/0010/2020-21 , Dated: 21-11-2020
 3. Commencement Certificate issued by this office Vide No. BBMP/Addl.Dir/JD North/0010/2020-21, Dated:06-08-2021.
 4. Approval of The Chief Commissioner for issue of Occupancy Certificate Dated: 19-07-2024.

The Plan was sanctioned for the construction of Commercial and Residential Apartment Building in Consisting of BF + GF + 13UF at Property Katha No.1628, Sy No.5/2, Mandalakunte Village, Yelahanka Hobli, ward No.04, Yelahanka Zone, 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 BF + GF + 13UF vide reference (1).

The Commercial & Residential Apartment Building was inspected by the Officers of Town Planning Section on 15-06-2024 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 Commercial & 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: 22-07-2024 to remit Rs. 40,31,000/- (Fourty Lakhs Thirty One Thousand Rupees Only) towards the issuance of Occupancy Certificate i.e., Ground rent including GST for additional construction period, Compounding Fee for deviated portion & Scrutiny Fees and the same has been paid by the applicant in the form of DD No. 507505, dated:22-07-2024 drawn on ICICI Bank, , Bengaluru. The same has been taken into BBMP account vide receipt No. RE-ifms 331-TP/000049, dated: 24-07-2024.

Hence, Permission is hereby granted to Occupy the BF + GF + 13UF consisting of Commercial Building of GF+ 2UF and Residential Apartment Building of 3UF to 13UF at Property Katha No.1628, Sy No.5/2, Mandalakunte Village, Yelahanka Hobli, ward No.04, Yelahanka Zone, Bengaluru.Occupancy Certificate is accorded with the following details.

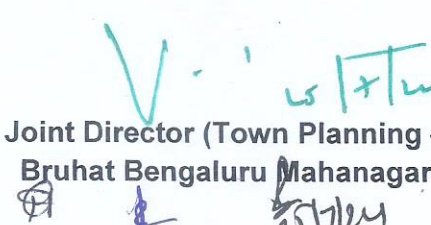
V. L. Srinivas
 25/7/24

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Commercial and Residential Apartment Building

Sl. No.	Floor Description	Built Up Area (in Sqm.)	Uses and other details.
1.	Basement Floor	3012.58	112 No's of Car Parking, Fire Sump & UG Sump, pump room, STP, Residential Electrical Panel room, Commercial Electrical Panel room, Communication room, Lobbies, Lifts & Staircases
2.	Ground Floor	1511.20	49 No's Surface Car Parking, Commercial Retail space, Entrance Lobbies, Residential Lobby, Commercial Lobby, Toilets, Lifts & Staircases
3.	First Floor	1511.20	Commercial Retail space, Lobbies, Toilets, Lifts & Staircases
4.	Second Floor	1060.53	Gym, Billiards, Club House, Office Space, Office Room, Lobbies, Kids Pool, Toilets, Swimming Pool, Indore Games, Lifts & Staircases
5.	Third Floor	893.88	07 Residential Units, Corridor, Lift Lobby and staircases.
6.	Fourth Floor	893.88	07 Residential Units, Corridor, Lift Lobby and staircases.
7.	Fifth Floor	893.88	07 Residential Units, Corridor, Lift Lobby and staircases.
8.	Sixth Floor	893.88	07 Residential Units, Corridor, Lift Lobby and staircases.
9.	Seventh Floor	893.88	07 Residential Units, Corridor, Lift Lobby and staircases.
10.	Eight Floor	893.88	07 Residential Units, Corridor, Lift Lobby and staircases.
11.	Ninth Floor	893.88	07 Residential Units, Corridor, Lift Lobby and staircases.
12.	Tenth Floor	893.88	07 Residential Units, Corridor, Lift Lobby and staircases.
13.	Eleventh Floor	893.88	07 Residential Units, Corridor, Lift Lobby and staircases.
14.	Twelfth Floor	893.88	07 Residential Units, Corridor, Lift Lobby and staircases.
15.	Thirteenth Floor	893.88	07 Residential Units, Corridor, Lift Lobby and staircases.
16.	Terrace Floor	37.72	Staircase Headrooms, Lift lobbies and Overhead tanks & Solar Panels.
Total		16965.90	Total Commercial and 77 residential units
17.	FAR		2.87 < 3.00
18.	Coverage		33.18% < 50%


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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.
12. In case of any false information, misrepresentation of facts, or pending court cases, the Occupancy Certificate shall deemed to be cancelled.

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13. This Occupancy Certificate is subject to conditions laid out in the Clearance Certificate issued from Fire Force Department vide No. KSFES/CC/857/2023, Dated: 12-02-2024 and CFO issued by KSPCB vide No. CFO issued by KSPCB vide No. AW-342119, PCB ID 84974, Dated: 26-02-2024 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.

Sd/-

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

To,

**Sri.Perikal M.Mallappa, Khata Holder
M/s NCC Urban Infrastructure Ltd.,
Rep by its Director Sri.JSR Raju,
GPA Holder, NCC Urban Windosr,
3rd Floor, New Airport Road,
Opp. to Jakkur Aerodrome,
Bangalore-560064.**

Copy to

1. JC (Yelahanka Zone) / EE (Yelahanka Division) / AEE/ ARO (Yelahanka Satellite Town 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**

V. S. 1/2/24
[Signature] 25/2/24