



**BRUHAT BENGALURU MAHANAGARA PALIKE**  
**Office of the Joint Director (Town Planning – North) N.R. Square, Bengaluru – 02.**  
No. BBMP/Addl.Dir/JD NORTH/LP/0004/2019-20 Date: 30/07/24

### **OCCUPANCY CERTIFICATE**

Sub: Issue of Occupancy Certificate for Service Apartment Building at Property Katha No.1871, Survey No. 64/1, 64/2, 64/3 & 64/4, Kaikondrahalli Village, Bellanduru, Ward No. 150, Marathahalli Sub-division, Mahadevapura Zone, Bangalore.

- Ref: 1) Your application for issue of Occupancy Certificate dated: 17-05-2024.  
2) Modified Plan sanctioned by this office vide No. BBMP/Addl.Dir/JD North /0004/2019-20, dated: 10-02-2020.  
3) Approval of Chief Commissioner for issue of Occupancy Certificate dated: 28-06-2024.  
4) Fire Clearance for the Occupancy Certificate vide No.GBC(1)464/2013, Docket No.KSFES/CC/275/2024, Dated:27-06-2024.  
5) Partial Occupancy Certificate issued by this office vide No. BBMP/Addl.Dir/ JDNORTH/LP/0004/2019-20 , dated: 12-01-2023.

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The Modified Plan was sanctioned for the Construction of Tower – 1, Block – A, B, C, & D Consisting of GF+8 UF Tower – 2, Block – E and F Consisting of GF+9 UF, Tower – 3, Block – G, H & J Consisting of GF+9 UF with Common 2 Basement Floors and Commercial Block and service Apartment Consisting of BF+GF+4UF at Property Katha No.1871, Survey No. 64/1, 64/2, 64/3 & 64/4, Kaikondrahalli Village, Bellanduru, Ward No. 150, Marathahalli Sub-division, Mahadevapura Zone, Bangalore by this office vide reference (1). The Commencement Certificate was issued by this office on 23-05-2016. Now the applicant has applied for Occupancy Certificate for Service Apartment Building Constructed above Commercial Block at 3<sup>rd</sup> and 4<sup>th</sup> Floor.

The above floors were inspected by the Officers of Town Planning Section on 06-06-2024 for the issue of Occupancy Certificate. During the inspection it is observed that, the construction has been completed in accordance with the Modified Sanctioned Plan. The proposal for the issuance of Occupancy Certificate for for Service Apartment Constructed above Commercial Block at 3rd and 4th Floor was approved by the Chief Commissioner vide Ref (3). Subsequent to the approval accorded by the Chief Commissioner the applicant was endorsed on dated: 29-06-2024 to remit Rs.22,14,500/-(Rupees Twenty Two Lakhs Fourteen Thousand and Five Hundred Only) towards the issuance of Occupancy Certificate i.e., Ground rent including GST for additional construction period, Compounding Fee for deviated portion & Scrutiny Fees. The applicant has paid the amount in the form of DD No.382478, dated: 08-07-2024 drawn on HDFC Bank, Airport Road Branch, Bengaluru. The same has been taken into BBMP account vide receipt No. RE-ifms 331-TP/000041, dated:09-07-2024. The Deviation effected in the Building are condoned and regularized accordingly and Occupancy Certificate is issued.

This Occupancy Certificate is being issued in Continuation with the earlier Occupancy Certificate which was issued by this office vide reference (5).

*V. S. 30/7/24*  
Joint Director Town Planning (North)  
Bruhat Bengaluru Mahanagara Palike

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*20/7/2024*





Hence, Permission is hereby granted to Occupy Service Apartment Building Constructed above Commercial Block at 3rd and 4th Floor at Property Katha No.1871, Survey No. 64/1, 64/2, 64/3 & 64/4, Kaikondrahalli Village, Bellanduru, Ward No. 150, Marathahalli Sub-division, Mahadevapura Zone, Bengaluru Occupancy Certificate is accorded with the following details.

**Service Apartment Building**

Sl. No.	Floor Description	Built Up Area (in Sqm.)	Uses and other details.
1	Third Floor	1781.67	Living, Rooms, Media Room, Kitchen, Toilet, Utility, Corridor, Staircase Lift, Lobbies and Staircase.
2	Fourth Floor	1781.67	Living, Rooms, Media Room, Kitchen, Toilet, Utility, Corridor, Staircase Lift, Lobbies and Staircase.
	<b>Total</b>	<b>3563.34</b>	<b>10 Units of Service apartment</b>
	FAR		<b>0.115 &lt; 2.25</b>
	Coverage		<b>6.16% &lt; 55%</b>

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

1. The Car parking at Basement Floors, 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.
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 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.

**Joint Director (Town Planning – North)**  
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10. This Occupancy Certificate is subject to conditions laid out in the Clearance Certificate issued from Fire Force Department vide No GBC(1)464/2013, Docket No. KSFES /CC/275/2024, Dated:27-06-2024.
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 for Commercial Building from the date of issue of this Occupancy Certificate as per the Indemnity Bond Dated: 07-06-2024 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 Alekhya Property Developments Pvt Ltd.,  
Rep by Sri. B.M.Jayashankar and B.M.Karunesh  
# 2/4, Langford gardens, Richmond Town, Bangalore-560025

Copy to

1. JC (Mahadevapura Zone) / EE (Mahadevapura Division) / AEE/ ARO (Marathahalli Sub-division) for information and necessary action.
2. Superintendent Engineer, (Electrical), BESCOM, North Division, No. 8, Benson Town, Nandi Durga Road, Bengaluru - 560046.
3. Office copy

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

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