



## **BRUHAT BENGALURU MAHANAGARA PALIKE**

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

**No. PRJ/11306/21-22**

**Dated: 13.08.2024**

### **OCCUPANCY CERTIFICATE**

- Sub : Issue of Occupancy Certificate for the Residential Apartment Building at Property Katha No.1143/55,56, Sy No.55 & 56, Amruthahalli Village, Yelahanka Hobli, ward No.07, Yelahanka Zone, Bengaluru.
- Ref: : 1. Your application for issue of Occupancy Certificate dated: 05-07-2024.  
2. Plan sanctioned by this office Vide No.PRJ/11306/21-22, Dated: 30-07-2022  
3. Commencement Certificate issued by this office Vide No.PRJ/11306/21-22, Dated:14-12-2022.  
4. Approval of The Chief Commissioner for issue of Occupancy Certificate Dated:08-08-2024.  
5. Fire Clearance for issue of Occupancy Certificate vide no. GBC(1)/66/2022, Docket No: KSFES/CC/245/2024 Dated: 14-06-2024.  
6. CFO issued by KSPCB vide no.AW-343902, PCB ID-132086 INW ID-212956 Dated:26-06-2024.

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The Plan was sanctioned for the construction of Residential Apartment Building Consisting of BF + GF + 13UF & GF + 2UF Club House Building at Property Katha No.1143/55,56, Sy No.55 & 56, Amruthahalli Village, Yelahanka Hobli, ward No.07, 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 for Residential Apartment Building consisting of BF + GF + 13UF & GF + 2UF Club House vide reference (1).

The Residential Apartment Building was inspected by the Officers of Town Planning Section on 08-07-2024 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 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: 08-08-2024 to remit Rs. 48,62,200/- (Fourty Eight Lakhs Sixty Two Thousand Two hundred Rupees Only) towards the issuance of Occupancy Certificate i.e., Compounding Fine for deviated portion & Scrutiny Fees and the same has been paid by the applicant in the form of Net Banking vide Transaction ID No:113410158904, dated:08-08-2024. The same has been taken into BBMP account vide receipt No. BBMP/EoDB/RC/14803/24-25, Dated: 08-08-2024.



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Hence, Permission is hereby granted to Occupy Residential Apartment Building Constructed at Property Katha No.1143/55,56, Sy No.55 & 56, Amruthahalli Village, Yelahanka Hobli, ward No.07, Yelahanka Zone, Bengaluru & Occupancy Certificate is accorded with the following details.

**Residential Apartment Building**

Sl. No.	Floor Description	Built Up Area (in Sqm.)	Uses and other details.
1.	Basement Floor	13403.36	411 no. of Car parking, STP,WTP, Pump Room, Fire Water Sump, Lobby Lifts & Staircase
2.	Ground Floor	3791.27	27 no. of Residential units, Electrical Rooms, Multipurpose Hall, Rest rooms & Swimming pool, Transformer yard, Corridor, Lobby, Lifts & Staircases
3.	First Floor	3370.26	27 no. of Residential units, Indoor Game Rooms, Mini-theatre, Lounge, Play area, Corridor, Lobby, Lifts & Staircases
4.	Second Floor	3507.97	27 no. of Residential units, Indoor Game Rooms, Badminton Court, Corridor, Lobby, Lifts & Staircases
5.	Third Floor	3061.21	27 no. of Residential units, Corridor, Lobby, Lifts & Staircases
6.	Fourth Floor	3215.68	27 no. of Residential units, Corridor, Lobby, Lifts & Staircases
7.	Fifth Floor	3061.21	27 no. of Residential units, Corridor, Lobby, Lifts & Staircases
8.	Sixth Floor	3061.21	27 no. of Residential units, Corridor, Lobby, Lifts & Staircases
9.	Seventh Floor	3204.88	27 no. of Residential units, Corridor, Lobby, Lifts & Staircases
10.	Eight Floor	3193.62	27 no. of Residential units, Corridor, Lobby, Lifts & Staircases
11.	Ninth Floor	3061.21	27 no. of Residential units, Corridor, Lobby, Lifts & Staircases
12.	Tenth Floor	3128.11	27 no. of Residential units, Corridor, Lobby, Lifts & Staircases
13.	Eleventh Floor	2441.98	21 no. of Residential units, Corridor, Lobby, Lifts & Staircases



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14.	Twelfth Floor	2441.98	21 no. of Residential units, Corridor, Lobby, Lifts & Staircases
15.	Thirteenth Floor	2441.98	21 no. of Residential units, Corridor, Lobby, Lifts & Staircases
16.	Terrace Floor	214.33	Staircase Headrooms, Lifts, Lobby and Overhead tanks & Solar Panels.
<b>Total</b>		<b>56600.26</b>	<b>Total 360 residential units</b>
17.	<b>FAR</b>	<b>39885.30</b>	<b>2.29 &lt; 2.25</b>
18.	<b>Coverage</b>	<b>3791.27</b>	<b>21.78 % &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.



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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.
13. This Occupancy Certificate is subject to conditions laid out in the Clearance Certificate issued from Fire Force Department vide No. KSFES/CC/245/2024, Dated: 14-06-2024 and CFO issued by KSPCB vide No. CFO issued by KSPCB vide No. AW-343902, PCB ID 132086, Dated: 26-06-2024 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,  
M/s Trendsquares Constructions  
Rep by Managing Partner R. Lakshmi Prasanna  
SY.NO.55 &56, Near Lakshminarayana Temple  
Amruthalli Sahakar Nagara post  
Bangalore-560092

**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), BESCO, Kalyananagar, Banasawadi, Bengaluru – 560043.
4. Office copy.