



BRUHAT BENGALURU MAHANAGARA PALIKE

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

No. PRJ/5953/21-22

Dated: 28.08.2024

OCCUPANCY CERTIFICATE

Sub : Issue of Occupancy Certificate for the Residential Apartment Building at Property Katha No. 1583/3/7, 3/8A, 3/8B and 3/8C (SP), Thindlu Village, Yelahanka Hobli, Bengaluru North Taluk, Ward No. 09, Bengaluru.

- Ref: : 1. Your application for issue of Occupancy Certificate dated: 03-07-2024.
2. Modified Plan sanctioned by this office Vide No.PRJ/5953/21-22, Dated:01-02-2022.
3. Commencement Certificate issued by this office Vide Vide No.PRJ/5953/21-22, Dated:15-12-2022.
4. Approval of The Chief Commissioner, BBMP for issue of Occupancy Certificate Dated:20-08-2024.
5. Fire Clearance for issue of Occupancy Certificate vide no. KSFES/GBC(1)/346, Docket No:KSFES/CC/452/2024, dated: 18-07-2024.

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The Modified Plan was sanctioned for the construction of Residential Apartment Building Consisting of Common 2BF + GF + 14UF Consisting of 252 Dwelling Units and GF + 3UF Club House Building at Property Katha No. 1583/3/7, 3/8A, 3/8B and 3/8C (SP), Thindlu Village, Yelahanka Hobli, Bengaluru North Taluk, Ward No. 09, 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 Common 2BF + GF + 14UF & GF + 3UF Club House vide reference (1).

The Residential Apartment Building was inspected by the Officers of Town Planning Section on 16-07-2024 for the issue of Occupancy Certificate. During inspection, it is observed that, there are deviations in construction with reference to the Sanctioned Plan which are 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:20-08-2024 to remit Rs. 28,50,500/- (Twenty Eight Lakhs Fifty Thousand Five hundred 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 Net Banking vide Transaction ID No:113426924371, dated:21-08-2024. The same has been taken into BBMP account vide receipt No. BBMP/EoDB/RC/16248/24-25, Dated: 21-08-2024. The area of site included to the existing road is relinquished to BBMP Vide Document No.KCH-1-5186-2019-20, Date:10-01-2020



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and Document No.GNR-1-04488-2024-25, Date:26-08-2024 at Ganganagar Sub register Office, Bengaluru.

Hence, Permission is hereby granted to Occupy Residential Apartment Building Constructed at Property Katha No. 1583/3/7, 3/8A, 3/8B and 3/8C (SP), Thindlu Village, Yelahanka Hobli, Bengaluru North Taluk, Ward No. 09, 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.	Lower Basement Floor	5480.06	119 no. of Car parking, Pump Room Collection Sump, RWH & Treated Water Sump, STP Tank, Lobbies, Lifts & Staircases
2.	Uper Basement Floor	5637.26	117 no. of Car parking, Pump Room Collection Sump, Service Area, BG Panel Room, CWC Room, Lobbies, Lifts & Staircases
3.	Ground Floor	3067.79	57 no. of Car parking & 10 no. of Surface Car parking, Multi purpose Hall, Stage Area, Womens Health Club, Mens Health Club, Swimming Pool, Change Room, Entrance Lobby, Electrical Rooms, Store Rooms, Fire Command Room, Steam Room, Pantry, Organic Converter, Transformer Yard, RWH, Corridor, Lobbies, Lifts & Staircases
4.	First Floor	2785.65	18 no. of Residential units, Gym, Yoga, Open theatre, Indoor Games, Table Tennis, Corridor, Lobbies, Lifts & Staircases
5.	Second Floor	2802.76	18 no. of Residential units, Guest Rooms, Badminton Court, Sitouts, Corridor, Lobbies, Lifts & Staircases
6.	Third Floor	2347.89	18 no. of Residential units, Corridor, Lobbies, Lifts & Staircases & Open Terrace.
7.	Fourth Floor	2322.83	18 no. of Residential units, Corridor, Lobbies, Lifts & Staircases & Open Terrace.
8.	Fifth Floor	2323.18	18 no. of Residential units, Corridor, Lobbies, Lifts & Staircases & Open Terrace.
9.	Sixth Floor	2322.83	18 no. of Residential units, Corridor, Lobbies, Lifts & Staircases & Open Terrace.
10.	Seventh Floor	2322.83	18 no. of Residential units, Corridor, Lobbies, Lifts & Staircases & Open Terrace.



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11.	Eight Floor	2322.83	18 no. of Residential units, Corridor, Lobbies, Lifts & Staircases & Open Terrace.
12.	Ninth Floor	2322.83	18 no. of Residential units, Corridor, Lobbies, Lifts & Staircases & Open Terrace.
13.	Tenth Floor	2322.83	18 no. of Residential units, Corridor, Lobbies, Lifts & Staircases & Open Terrace.
14.	Eleventh Floor	2322.83	18 no. of Residential units, Corridor, Lobbies, Lifts & Staircases & Open Terrace.
15.	Twelfth Floor	2322.83	18 no. of Residential units, Corridor, Lobbies, Lifts & Staircases & Open Terrace.
16.	Thirteenth Floor	2322.83	18 no. of Residential units, Corridor, Lobby, Lifts & Staircases
17.	Fourteenth Floor	2322.83	18 no. of Residential units, Corridor, Lobby, Lifts & Staircases
18.	Terrace Floor	153.89	Headrooms, Lobby, Lifts, Staircases , Overhead tanks & Solar Panels.
Total		47826.78	Total 252 residential units
19.	FAR	32378.03	2.936 < 3.60 (2.25+[2.25X0.60=1.35TDR]=3.60)
20.	Coverage	3067.80	28.97 % < 50%

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. This Occupancy Certificate is subject to conditions laid out in the Clearance Certificate issued from Fire Force Department vide KSFES/GBC(1)/346, Docket No:KSFES/CC/452/2024, dated: 18-07-2024.
12. 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: 02-07-2024 submitted to this office.
13. The Applicant / Developer should abide by the condition imposed during Occupancy Certificate.
14. 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.



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

To,
M/s. Sumadhura Infracon Pvt Ltd., Represented by
Chairman cum Managing Director G.Madhusudhan GPA Holder
for N.Prakash and others (Katha Holder)
No.108/2, Millenia Building, 1st Main, MSR Layout, Munnekollala Village,
Marathahalli outer Ring Road, Bengaluru-560037.

Copy to

1. JC (Yelahanka Zone) / EE (Vidyaranyapura Division) / AEE/ ARO (Vidyaranyapura 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.