



# BRUHAT BENGALURU MAHANAGARA PALIKE

Office of the Joint Director (Town Planning – North) N.R. Square, Bengaluru – 02  
No. BBMP/Addl.Dir/JDNORTH/0598/2013-14

Dated:20-09-2024.

## OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for the Residential Apartment Building, Constructed at Property Katha No: 637/637/94/1B, Sy No. 94/1B, Ward No. 150, Doddakannalli Village, Marattahalli Sub-Division, Varthur Hobli, Mahadevapura Zone, Bengaluru.

- Ref: 1) Your application for issue of Occupancy Certificate, Dated: 11-07-2022.  
2) Plan Sanctioned by this Office Vide LP No: BBMP/Addl.Dir/JD North/LP/0598/2013-14 Dated: 13-08-2014  
3) Approval of Chief Commissioner for issue of Occupancy Certificate, Dated: 06-02-2023.  
4) Consent for Operation for the Occupancy Certificate vide No. AW-119936, PCB ID-13172 Dated:18-05-2022.

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The Plan was sanctioned for the construction of Residential Apartment Building Consisting of BF+GF+4UF at Property Katha No: 637/637/94/1B, Sy No. 94/1B, Ward No. 150, Doddakannalli Village, Marattahalli Sub Division, Varthur Hobli, Mahadevapura Zone, Bengaluru by this office vide reference (2). Now the Applicant has applied for issue of Occupancy Certificate for Residential Apartment Building consisting of BF+GF+4UF vide reference (1). The Karnataka State Pollution Control Board has issued Consent for Operation of STP vide reference (4)

The Residential Apartment Building was inspected by the Officers of Town Planning Section on 19-11-2022 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 (3). Subsequent to the approval accorded by the Chief Commissioner the applicant was endorsed on dated:13-02-2023 to remit Rs.18,25,000/- towards the issuance of Occupancy Certificate. But the applicant has not paid the amount within a period of 45 days. Hence as per section 3.12 of Building Bye Law-2003 revised fee notice was issued with respect to new guidance value with revised rates on 01-06-2024 to remit Rs.27,46,500 (Rupees Twenty Seven Lakh Forty Six Thousand & Five Hundred only) 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. 002385, dated: 11-06-2024 drawn on Axis Bank, Marathahalli, Bengaluru. The same has been taken into BBMP account vide receipt No. RE-ifms 331-TP/000036, dated: 15-06-2024. The Deviation effected in the Building are condoned and regularized accordingly and Occupancy Certificate is issued.

Joint Director (Town Planning – North)  
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*[Handwritten signatures and dates: 20/9/24]*





Hence, Permission is hereby granted to Occupy Residential Apartment Building Consisting of BF+GF+4UF at Property Katha No: 637/637/94/1B, Sy No. 94/1B, Ward No. 150, Doddakannalli Village, Marattahalli Sub Division, Varthur Hobli, Mahadevapura 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	1315.40	33 no.s of Car Parking, two wheeler parking, Lifts, Pumps, Ramp & Staircases
2.	Ground Floor	870.89	06 no.s of Residential Units, Transformer, OWC, STP, RWH pits, Corridor, Lifts and Staircases.
3.	First Floor	899.81	06 no.s of Residential Units, Corridor, Lifts and Staircases.
4.	Second Floor	899.81	06 no.s of Residential Units, Corridor, Lifts and Staircases.
5.	Third Floor	899.81	06 no.s of Residential Units, Corridor, Lifts and Staircases.
6.	Fourth Floor	899.81	06 no.s of Residential Units, Corridor, Lifts and Staircases.
7.	Terrace Floor	39.82	Lift Machine Room, Staircase Head Room & solar Panels
<b>Total</b>		<b>5825.35</b>	<b>Total 30 residential units</b>
8.	<b>FAR</b>		<b>2.13 &lt; 2.25</b>
9.	<b>Coverage</b>		<b>46.05% &lt; 55%</b>

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

1. The Car parking at Basement Floor 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 roadside 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.

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8. All the rainwater 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.
10. This Occupancy Certificate is subject to conditions laid out in the CFO Certificate issued from The Karnataka State Pollution Control Board Vide No. AW-119936, PCB ID-13172 Dated: 18-05-2022.
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.

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,  
LENDEE PROJECTS  
Builders and Developers  
Sri. Muni Reddy Katha Holder,  
Sri. Gopi, GPA Holder  
Sy. 94/1B, Doddakannalli Village,  
Near Adarsh Ecospace, Varthur Hobli,  
Bengaluru East Taluk, Bengaluru – 560035.

**Copy to**

1. JC ( Mahadevapura Zone) / EE (Mahadevapura Division) / AEE/ ARO (Marattahalli- 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.

V. L —  
Joint Director (Town Planning – North)  
Bruhat Bengaluru Mahanagara Palike

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