



BRUHAT BENGALURU MAHANAGARA PALIKE

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

No. BBMP/Addl.Dir/JDNORTH/0015/2020-21

Dated: 30-09-2024

OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for the Residential Apartment & Club House Building at Property Katha No. 526/30/1A & 13/198, Survey No.30/1A13, Sheegehalli Village, K.R Puram Hobli, Bengaluru East Taluk, Ward No. 53, Bengaluru.

- Ref: :
1. Your application for issue of Occupancy Certificate dated: 03-08-2024.
 2. Plan sanctioned by this office Vide No. BBMP/Addl.Dir/JDNORTH/0015/2020-21, Dated:09-06-2021.
 3. Commencement Certificate issued by this office Vide No. BBMP/Addl.Dir/JDNORTH/0015/2020-21, Dated:20-12-2021
 4. Approval of The Chief Commissioner, BBMP for issue of Occupancy Certificate Dated:05-09-2024.
 5. Fire Clearance for issue of Occupancy Certificate vide no. KSFES/GBC(1)/294, Docket No:KSFES/CC/724/2023, dated: 21-12-2023.
 6. CFO issued by KSPCB vide No. AW-338909, PCB ID: 98690, INW ID: 206057 dated: 07-08-2023

The Plan was sanctioned for the construction of Residential Apartment & Club House Building Consisting of BF + GF + 10UF including Club House at Property Katha No. 526/30/1A & 13/198, Survey No.30/1A13, Sheegehalli Village, K.R Puram Hobli, Bengaluru East Taluk, Ward No. 53, Bengaluru by this office vide reference (2) and Commencement Certificate was issued vide reference (3). Now the Applicant has applied for issue of Occupancy Certificate for Residential Apartment & Club House Building consisting of BF + GF + 10UF including Club House vide reference (1).

The Residential Apartment & Club House Building was inspected by the Officers of Town Planning Section on 09-08-2024 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 & Club House 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:12-09-2024 to remit Rs. 24,31,500/- (Twenty Four Lakhs Thirty One 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 DD No. 227972, dated:20-09-2024 drawn on Federal Bank Ltd., Bengaluru. The same has been taken into BBMP account vide receipt No. RE-ifms 331-TP/000074, dated:24-09-2024 and Labour Cess of Rs. 47,47,000/- (Rupees Forty Seven Lakhs Forty Seven Thousand Only) through the mode of Online vide No: FDRLR520240920008028463 Federal Bank on Dated: 20-09-2024.

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Hence, Permission is hereby granted to Occupy Residential Apartment & Club House Building Constructed at Property Katha No. 526/30/1A & 13/198, Survey No.30/1A13, Sheeghalli Village, K.R Puram Hobli, Bengaluru East Taluk, Ward No. 53, Bengaluru & Occupancy Certificate is accorded with the following details.

Residential Apartment & Club House Building

Sl. No.	Floor Description	Built Up Area (in Sqm.)	Uses and other details.
1.	Basement Floor	5899.41	186 no. of Car parking, Two Wheeler Parking, STP Tank, Lobbies, Lifts & Staircases.
2.	Ground Floor	3542.35	62 no. of Car parking, Electrical Rooms, Transformer Yard, RWH, Club House Corridor, Lobbies, Lifts & Staircases.
3.	First Floor	2460.62	16 no. of Residential units, Swimming Pool, Corridor, Lobbies, Lifts & Staircases.
4.	Second Floor	2122.50	18 no. of Residential units, Corridor, Lobbies, Lifts & Staircases.
5.	Third Floor	2122.50	18 no. of Residential units, Corridor, Lobbies, Lifts & Staircases.
6.	Fourth Floor	2122.50	18 no. of Residential units, Corridor, Lobbies, Lifts & Staircases.
7.	Fifth Floor	2122.50	18 no. of Residential units, Corridor, Lobbies, Lifts & Staircases.
8.	Sixth Floor	2122.50	18 no. of Residential units, Corridor, Lobbies, Lifts & Staircases.
9.	Seventh Floor	2122.50	18 no. of Residential units, Corridor, Lobbies, Lifts & Staircases.
10.	Eight Floor	2122.50	18 no. of Residential units, Corridor, Lobbies, Lifts & Staircases.
11.	Ninth Floor	2122.50	18 no. of Residential units, Corridor, Lobbies, Lifts & Staircases.
12.	Tenth Floor	1568.58	12 no. of Residential units, Open Terrace, Corridor, Lobbies, Lifts & Staircases.
13.	Terrace Floor	116.97	Head rooms, Open Terrace, Over head tanks, Solar Panels, Corridor, Lobbies, Lifts & Staircases.
Total		30567.93	Total 172 residential units
14.	FAR	19868.90	2.13 < 2.25
15.	Coverage	3542.35	39.09 % < 50%


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This Occupancy Certificate is issued subject to the following conditions:

1. The car parking at Basement Floors & Surface 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. Basement Floor and Surface area should be used for car parking purpose only and the additional area if any available in One 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 No. KSFES/GBC(1)/294, Docket No: KSFES /CC/724/2023, dated: 21-12-2023 and CFO issued by KSPCB vide No. AW-338909, PCB ID: 98690, INW ID: 206057, dated: 07-08-2023 and Compliance of submissions made in the affidavits filed to this office.
12. The Demand for payment of remaining Plan sanction fee as per the Interim order of the Hon'ble High Court interim order vide W.P.no 3016/2021, Dated: 12-02-2021 is subject to condition for remittance of such cost in future, based on the outcome of the final order of the Hon'ble High Court.

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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 be 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,

Khata Holder Sri.B.N. Chandrashekar rep by its GPA Holder
M/s. Vaishno Builders rep by its Partner Sri. Srikanth,
Dommaraju & Sri.Bhanu Prakash Muppireddy,
Property Katha No. 526/30/1A & 13/198,
Survey No.30/1A13, Sheegehalli Village,
K.R Puram Hobli, Bengaluru East Taluk,
Ward No. 53, Bengaluru.

Copy to

1. JC (Mahadevapura Zone) / EE (K.R Puram Division) / AEE/ ARO (K.R Puram Sub-division) for information and necessary action.
2. State Fire and emergency Service, No.1, Annaswamy Modaliar Road, Bangalore-560042 for information
3. Senior Environmental Officer, KSPCB, # 49, Church Street, Bengaluru - 01 for information.
4. Chief Engineer, BWSSB, Kaveri Bhavan, K.G Road, Bengaluru for information.
5. Superintendent Engineer (West), BESCOM, Kalyananagar, Banasawadi, Bengaluru – 560043 for information.
6. Office copy.

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