



BRUHAT BENGALURU MAHANAGARA PALIKE

Office of the Joint Director of Town Planning (North), N.R. Square, Bengaluru – 560 002.

No. BBMP/Addl.DIR/JD NORTH/LP/0259/2015-16

Dated: 23-04-2019

OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for the Block – B, Including Club House and Residential Apartment Building at Property Katha No. 1791, Sy No. 147/2, 148/1, Pattanduru Agrahara Village, ECC Road, K.R.Puram Hobli, Whitefied Sub-division, Ward No. 83, Mahadevapura Zone, Bengaluru.

- Ref: 1) Application for issue of Occupancy Certificate dated: 27-02-2019.
2) Approval of Commissioner for issue of Occupancy Certificate dated: 05-04-2019.
3) Building Plan sanctioned No. BBMP/Addl.Dir/JDNORTH/LP/0259/2015-16, dated: 24-06-2016
4) Modified Building Plan sanctioned No. BBMP/Addl.Dir/JDNORTH/LP/0259/2015-16, dated: 13-02-2019
5) Occupancy Certificate issued for Block – A on dated: 18-09-2018
6) CFO from KSPCB vide No. PCB/283/CNP/15/H-610, dated: 23-08-2018.

The plan for construction of Block – B Including Club House and Residential Apartment Building at Property Khata No. 1791, Sy No. 147/2, 148/1, Pattanduru Agrahara Village, ECC Road, K.R.Puram HObli, Whitefied Sub-division, Ward No. 83, Mahadevapura Zone, Bengaluru. Consisting of BF+GF+4 UF comprising of 255 Units was sanctioned by this office vide reference (3). The Commencement Certificate to this building was issued for the building on dated: 17-09-2016. Occupancy Certificate issued for Block – A Consisting of BF+ GF+ 4 UF comprising of 255 Units. And Modified Plan for Block – B Consisting of BF+GF+4 UF comprising of 40 Units was sanctioned by this office vide reference (4). Now Occupancy Certificate issued for Block – B Consisting of BF+GF+4 UF comprising 40 Units.

The Block – B Including Club House and Residential Apartment Building was inspected by the Officers of Town Planning Section on 13-03-2019 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 Commissioner on date: 05-04-2019. The compounding fees for the deviated portion and Scrutiny fee of Rs. 15,12,000/- (Rs Fifteen Lakh Twelve Thousand only), has been paid by the applicant in the form of DD No: 087604 drawn on Axis Bank Ltd., Marathahalli Branch, dated: 12-04-2019 and taken into BBMP account vide receipt No.RE-ifms 331-TP/000022 dated 12-04-2019. The deviations effected in the building are condoned and regularized accordingly.

Permission is hereby granted to occupy the building for Residential purpose constructed at Property Katha No. 1791, Sy No. 147/2, 148/1, Pattanduru Agrahara Village, ECC Road, K.R.Puram HObli, Whitefied Sub-division, Ward No. 83, Mahadevapura Zone, Bengaluru, Consisting of BF+GF+4 UF comprising of Block – B Including Club House and 40 Units with the following details ;

B.R. Mudda R 23/4/19
Joint Director of Town Planning (North)
Bruhat Bengaluru Mahanagara Palike

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**Block- B**

Sl. No.	Floor Descriptions	Built Up Area (in Sq.m.)	Uses and other details.
1	Basement Floor	1316.15	27 No.s of Car Parking + 27 No.s of Car parking (included in Block – A)= 54 No.s of Car Parking,
2	Ground Floor	1414.41	08 No.s of Residential Units and Multi Purpose Hall, Pantry, Corridor, Sitout, Lobbies, Utility, Lifts and Staircases.
3	First Floor	1446.59	08 No.s of Residential Units and Indore Games, Gym, Table Tennis , Corridor, Sitout, Lobbies, Utility, Lifts and Staircases.
4	Second Floor	1341.52	08 No.s of Residential Units, Badminton, Court, Library, Work Station, Utility, Corridor, Sitout, Lobbies, Lifts and Staircases.
5	Third Floor	1133.09	08 No.s of Residential Units, Utility, Corridor, Sitout, Lobbies, Lifts and Staircases.
6	Fourth Floor	1100.56	08 No.s of Residential Units, Utility, Corridor, Sitout, Lobbies, Lifts and Staircases.
7	Terrace Floor	42.48	Lift Machine Room, Staircase Head Room, OHT and Solar Panels.
	Total	7794.54	40 Units
8	FAR		$2.130 < 2.80 (1.75 + (1.75 \times 0.6)) = 1.05 \text{ TDR}$
9	Coverage		52.48% < 50%

This Occupancy Certificate is issued subject to the following conditions:

1. The car parking at Basement Floor area shall have adequate safety measures. It shall be done entirely at the risk and cost of 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 of BBMP. In the event of the applicant violating, the BBMP has the right to demolish the deviated / altered / added portion without any prior notice.
4. Basement Floor 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 herewith forfeited.

B.K. Muddu 23/4/19
Joint Director of Town Planning (North)
Bruhat Bengaluru Mahanagara Palike

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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 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 CFO from KSPCB vide No. PCB/283/CNP/15/H-610, dated: 23-08-2018 and Compliance of submissions made in the affidavits filed to this office.
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.

Sd/-

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

To
M/s Sumadhura Infracon Pvt Ltd.,
Rep by its Chairman Cum Managing Director Sri. G.MADHU SUDHAN
43, 2nd Floor, CKB Plaza,
Varthur Main Road, Marathahalli,
Bengaluru – 560 037.

Copy to

1. JC (Mahadevapura) / EE (Mahadevapura) / AEE/ ARO (Whitefield Sub-division) for information and necessary action.
2. Senior Environmental Officer, KSPCB, # 49, Church Street, Bengaluru - 01 for information
3. Office Copy

B.K. Mudda 23/11/19
Joint Director of Town Planning (North)
Bruhat Bengaluru Mahanagara Palike

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M.S.
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