



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/0190/2016-17

Dated: 16-05-2019

OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for the Residential Apartment Building at Property Katha No. 591, Sy. No. 14/2, 14/6, 14/7, 14/8, Municipal No. 31, Gunjuru Village, Varthur Hobli, Bangalore East Taluk, Ward No. 149, Mahadevapura Zone, Bengaluru.

- Ref: 1) Application for issue of Occupancy Certificate dated: 31-01-2019.
2) Approval of Commissioner for issue of Occupancy Certificate dated: 29-03-2019
3) Building Plan sanctioned No. BBMP/Addl.Dir/JDNORTH/LP/0190/2016-17, dated: 10-07-2017.
4) CFO issued by KSPCB vide No.43W-312684 PCB ID 78644/106, dated: 15-05-19.
5) BWSSB NOC vide No. BWSSB/EIC/CE(M)/ACE(M)-IV/DCE(M)-II/TA(M)-III/ 9633/ 2018-19 Dated: 29-03-2019.

The plan for construction of Residential Apartment Building at Property Katha No. 591, Sy. No. 14/2, 14/6, 14/7, 14/8, Municipal No. 31, Gunjuru Village, Varthur Hobli, Bangalore East Taluk, Ward No. 149, Mahadevapura Zone, Bengaluru, Consisting of BF+GF+4 UF Floor for Residential Apartment Building use was sanctioned by this office vide reference (3). The Commencement Certificate to this building was issued for the building on dated: 16-02-2018.

The Residential Apartment building was inspected on dated: 21-02-2019 by the Officers of Town Planning Section for 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: 29-03-2019. The compounding fees for the deviated portion, ground rent arrears including GST and Scrutiny fee of Rs. 28,52,000/- (Rs. Twenty Eight Lakh Fifty Two Thousand only), has been paid by the applicant in the form of DD No: 514970, drawn on ICICI Bank, dated: 08-04-2019 and taken into BBMP account vide receipt No.RE-ifms 331-TP/000017 dated : 10-04-2019. The deviations effected in the building are condoned and regularized accordingly.

Permission is hereby granted to occupy the building for purpose constructed at Property Katha No. 591, Sy. No. 14/2, 14/6, 14/7, 14/8, Municipal No. 31, Gunjuru Village, Varthur Hobli, Bangalore East Taluk, Ward No. 149, Mahadevapura Zone, Bengaluru, Consisting of BF+GF+4 UF comprising of 130 Units. Occupancy Certificate is accorded with the following details.

Sl. No.	Floor Descriptions	Built Up Area (in Sq.m.)	Uses and other details.
1	Basement Floor	4032.99	133 No.s of Car Parking, STP below, Lifts and Staircases, Driveway.
2	Ground Floor	2549.51	25 No.s of Multidwelling Units, 1 No's Multi purpose Hall, 10 No.s of Car Parking, Lobby, Lifts and Staircases. Transformer Yard.

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3	First Floor	2648.02	26 No.s of Multidwelling Units, Lobby, Lifts and Staircases.
4	Second Floor	2648.02	26 No.s of Multidwelling Units, Lobby, Lifts and Staircases.
5	Third Floor	2648.02	26 No.s of Multidwelling Units, Lobby, Lifts and Staircases.
6	Fourth Floor	2549.51	26 No.s of Multidwelling Units, Lobby, Lifts and Staircases.
7	Terrace Floor	96.65	Lift Machine Room, Head Room, OHT and Solar Panels.
	Total	17172.72	130 Units
8	FAR		2.36 > 2.25
9	Coverage		47.55% < 50 %

This Occupancy Certificate is issued subject to the following conditions:

1. The car parking at Basement Floor area and Surface 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 area and Surface 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 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.
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

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11. This Occupancy Certificate is subject to conditions laid out in the CFO from KSPCB vide No. 43W-312684 PCB ID 78644/106, dated: 15-05-19 & BWSSB NOC vide No. BWSSB/EIC/CE(M)/ACE(M)-IV/DCE(M)-II/TA(M)-III/ 9633/2018-19 Dated: 29-03-2019 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
Sri.Vamshi Krishna Duggineni and Others Khata Holder,
M/s. Mythri Developers, GPA Holder,
312, Vascon Pristina, Doddakannahalli Village,
Sarjapura Main Road, Bengaluru- 560 035.

Copy to

1. JC (Mahadevapura) / EE (K.R.Puram) / 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.R. Mudda R. 12/5/19
**Joint Director of Town Planning (North)
Bruhat Bengaluru Mahanagara Palike**

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