



## 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/0360/2013-14

Dated: 14-05-2019

### OCCUPANCY CERTIFICATE (Final)

Sub: Issue of Occupancy Certificate (Final) for the Residential Apartment Wing - 1 and 5 Building at Property Katha No. 609, Sy No. 119/1, Channasandra Village, Bidarahalli Hobli, Bangalore East Taluk, Ward No. 83, Mahadevapura Zone, Bengaluru.

Ref: 1) Building Plan sanctioned No. BBMP/Addl.Dir/JDNORTH/LP/0360/2013-14, dated: 09-01-2014.

2) Occupancy Certificate (Partial) issued on 28-09-2018.

3) Application for issue of Occupancy Certificate dated: 19-11-2018.

4) Approval of Commissioner for issue of Occupancy Certificate dated: 29-04-2019.

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The plan for construction of Residential Apartment Building at Property Katha 609, Sy No. 119/1, Channasandra Village, Bidarahalli Hobli, Bangalore East Taluk, Ward No. 83, Mahadevapura Zone, Bengaluru, Wing - 1 to 5 Consisting of BF+GF+4 UF comprising of 165 Units was sanctioned by this office vide reference (1). The Commencement Certificate to this building was issued on dated: 21-01-2015. The Occupancy certificate to wing 2, 3 & 4 was issued by this office vide reference (2) dated: 28-09-2018.

The Residential Apartment Wing - 1 and 5 Building was inspected by the Officers of Town Planning Section on 03-04-2019 for the issue of Occupancy Certificate (Final). The proposal for the issuance of Occupancy Certificate for the Residential Apartment Building was approved by the Commissioner on 29-04-2019. Subsequent to the approval accorded by Commissioner the applicant was endorsed on dated: 09-05-2019 to remit Rs. 10,46,000/- towards Compounding Fine, Ground rent arrears, GST, and Scrutiny Fees. The applicant has paid of Rs. 10,46,000/- in the form of DD No.788069 dated: 15-04-2019 drawn on Bank of Baroda and the same has been taken into BBMP account vide receipt No. RE-ifms 331-TP/000057 dated: 10-05-2019.

Permission is hereby granted to occupy the building for Residential purpose constructed at Property Katha No. 609, Sy No. 119/1, Channasandra Village, Bidarahalli Hobli, Bangalore East Taluk, Ward No. 83, Mahadevapura Zone, Bengaluru, Wing - 1 and 5 Consisting of BF+GF+4 UF comprising of 55 Units with the following details ;

Sl. No.	Floor Descriptions	Built Up Area (in Sq.m.)	Uses and other details.
1	Basement Floor	2627.02	46 No's of Car Parking, Lobbies, Lifts and Staircases, (Figures 17 Nos required for issue of this O.C is being accounted at the time of issue of O.C (Partial).
2	Ground Floor	1429.93	11 No.s of Residential Units, Corridor, Lobbies, Utility, Sitout, Lifts and Staircases.

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3	First Floor	1469.19	11 No.s of Residential Units, Utility, Balcony, Corridor, Lobbies, Lifts, and Staircases
4	Second Floor	1456.63	11 No.s of Residential Units, Utility, Balcony, Corridor, Lobbies, Lifts, and Staircases
5	Third Floor	1456.63	11 No.s of Residential Units, Utility, Balcony, Corridor, Lobbies, Lifts, and Staircases
6	Fourth Floor	1456.63	11 No.s of Residential Units, Utility, Balcony, Corridor, Lobbies, Lifts, and Staircases
7	Terrace Floor	51.56	Lift Machine Room, Head Room, OHT and Solar Panels.
	Total	9942.59	<b>55 Units</b>
8	FAR		2.24 < 2.25
9	Coverage		46.65 % < 50% (Figures mentioned is for wings – 1, 2, 3, 4 & 5)

**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.
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. PCB/293/CNP/13/H-384, dated: 12-07-2018 and Compliance of submissions made in the affidavits filed to this office.
12. This Occupancy Certificate is issued as per High Court Interim orders 35031/2018 (LB-BMP) direction, subject to the condition that the owner / Association should adhere / abide by the Interim Order / Final Order for the High Court in this case regarding payment of the fees and other aspects, which is imposed for issue of O.C (Partial).
13. In case of any false information, misrepresentation of facts, or pending court cases, the Occupancy Certificate (Partial) shall deemed to be cancelled.

On default of the above conditions the Occupancy Certificate (Final) issued will be withdrawn without any prior notice.

Sd/-

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

To  
M/s A.R.K Infra Developers Pvt Ltd., GPA Holder,  
Sri. C.Narayana Reddy and Others, Khata Holder  
609, Sy No. 119/1, Channasandra Village,  
Bidarahalli Hobli, Bangalore East Taluk, Ward No. 83,  
Mahadevapura Zone, Bengaluru.

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.R. Muddappa 14/5/19*  
**Joint Director of Town Planning (North)  
Bruhat Bengaluru Mahanagara Palike**

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