

  
**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/0116/2014-15

Dated: 16-05-2019

**OCCUPANCY CERTIFICATE**

Sub: Issue of Occupancy Certificate for the Residential Apartment Building at Property Khata No. 859, Sy No. 9/5, Gunjuru Village, Varthur Hobli, Bangalore East Taluk, Ward No. 149, Mahadevapura Zone, Bangalore.

- Ref: 1) Application for issue of Occupancy Certificate dated: 24-01-2018 & 08-03-2019.  
2) Approval of Commissioner for issue of Occupancy Certificate dated: 08-04-2019.  
3) Building Plan sanctioned No.BBMP/Addl.Dir/JDNORTH/LP/0116/2014-15, dated: 20-01-2015.

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The plan for construction of Residential Apartment Building at Property Khata No. 859, Sy No. 9/5, Gunjuru Village, Varthur Hobli, Bangalore East Taluk, Ward No. 149, Mahadevapura Zone, Bangalore, Consisting of BF+GF+4 UF comprising of 60 Units was sanctioned by this office vide reference (3). The Commencement Certificate to this building was issued for the building on dated: 17-12-2015.

The Residential Apartment building was inspected on dated: 13-03-2019 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 modified plan which is within the limits of regularization as per Bye-laws. The proposal for the issuance of Occupancy Certificate for the Residential Apartment Building was approved by the Commissioner on dated: 08-04-2019. The compounding fees, Lake Improvement Charges for the ground rent arrears with GST and Scrutiny fees of Rs. 25,17,000/- (Rs. Twenty Five Lakhs Seventeen Thousand only), has been paid by the applicant in the form of DD No. 505714 drawn on ICICI Bank Ltd, dated: 16-05-2019 and taken into BBMP account vide receipt No.RE-ifms331-TP/000059 dated : 16-05-2019. The deviations effected by the applicant are regularized accordingly.

Permission is hereby granted to occupy the building for Residential purpose constructed at Property Khata No. 859, Sy No. 9/5, Gunjuru Village, Varthur Hobli, Bangalore East Taluk, Ward No. 149, Mahadevapura Zone, Bangalore, Consisting of BF+GF+4 UF comprising of 60 Units with the following details ;

Sl. No.	Floor Descriptions	Built Up Area (in Sq.m.)	Uses and other details.
1	Basement Floor	1964.26	66 No.s of Car Parking, STP, Lobby, Lifts and Staircases.

*B.R. Mudda* 20/5/19  
Joint Director of Town Planning (North)  
Bruhat Bengaluru Mahanagara Palike

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2	Ground Floor	1110.88	12 No.s of Residential Units, Transformer Yard, Organic converter, Corridor, RWH, Utility, Sitout, Lobby, Lifts and Staircases.
3	First Floor	1138.32	12 No.s of Residential Units, Utility, Balcony, Sitout, Corridor, Lobby, Lifts, and Staircases.
4	Second Floor	1188.32	12 No.s of Residential Units, Utility, Balcony, Sitout, Corridor, Lobby, Lifts and Staircases.
5	Third Floor	1188.32	12 No.s of Residential Units, Utility, Balcony, Sitout, Corridor, Lobby, Lifts and Staircases.
6	Fourth Floor	1188.32	12 No.s of Residential Units, Utility, Balcony, Sitout, Corridor, Lobby, Lifts and Staircases.
7	Terrace Floor	58.29	Lift Machine Room, Lifts & Staircases Head Room, OHT and Solar Panels.
	Total	<b>7886.71</b>	<b>60 Units</b>
8	FAR		2.095 < 2.25
9	Coverage		41.426% < 55%

**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.

*B.R. Mudda* 20/5/19  
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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. 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. N.Giriraj S/o K.Narayana Reddy,  
# 859, Sy No. 9/5, Gunjuru Village,  
Varthur Hobli, Bangalore East Taluk,  
Ward No. 149, Mahadevapura Zone,  
Bangalore

Copy to

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

*B.R. Muddab* 20/5/19  
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