



BRUHAT BENGALURU MAHANAGARA PALIKE

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

No. Addl.Com/EST/LP/0643/2016-17

Date: 30-05-2019

OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for the Residential Apartment Building at Khata No. 50/2, Byrasandra Main Road, Garakamantha Palya, Ward No. 58, C.V.Raman Nagar, Bengaluru.

- Ref: 1) Your application for issue of Occupancy Certificate dated: 28-03-2019
2) CFO issued by KSPCB for the Occupancy Certificate vide No. W-312738 PCB ID: 78489, dated: 18-05-2019.
3) Approval of Commissioner for issue of Occupancy Certificate dated: 21-05-2019
4) Modified Building Plan Sanctioned No. Addl.Com/EST/LP/0643/2016-17 Dated. 14-09-2018

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The building plan for the construction of Residential Apartment Building at Property Khata No. 50/2, Byrasandra Main Road, Garakamantha Palya, Ward No. 58, C.V.Raman Nagar, Bengaluru. consisting of BF+GF+4UF with 102 units was sanctioned by this office vide reference (3). The KSPCB vide Ref (2) has issued consent for Operation of Sewage Treatment Plant (STP).

The Residential Apartment building was inspected by the Officers of Town Planning Section 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:21-05-2019. The compounding fees for the deviated portion, CC Fees, Scrutiny Fee and ground rent arrears of Rs.38,88,000/-. (Rs Thirty Eight Lakhs Eighty Eight Thousand Only) has been paid by the applicant in the form of DD, and taken into BBMP account vide receipt No.RE-ifms 331-TP/000091 dated 30-05-2019.

Hence, Permission is hereby granted to occupy the building for Residential purpose constructed at Property Khata No. 50/2, Byrasandra Main Road, Garakamantha Palya, Ward No. 58, C.V.Raman Nagar, Bengaluru. consisting of BF+GF+4UF with 102 units Occupancy Certificate is accorded with the following details.

Sl. No.	Floor Descriptions	Built Up Area (in Sqm)	Uses and other details.
1	2	3	4
1	Basement Floor	2864.44	91 No.s of Car Parking, Electrical Pannel Room, Drive Way, Lobby, Lift and Staircase
2	Ground Floor	2166.99	18 No.s of Residential Unit, 12 No.s of Car Parking, 11 No.s of Surface Car Parking, Electrical D.G.Room, Transformer Yard, RWH, Lobby, Lift and Staircase

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3	First Floor	2281.52	21 No's of Residential Unit, Lobby, Lift and Staircase
4	Second Floor	2281.52	21 No's of Residential Unit, Lobby, Lift and Staircase
5	Third Floor	2281.52	21 No's of Residential Unit, Lobby, Lift and Staircase
6	Fourth Floor	2281.52	21 No's of Residential Unit, Lobby, Lift and Staircase
7	Terrace Floor	49.66	Lift Machine Room, Solar, OHT, Staircase Head Room
	Total	14207.17	102 Units
8	FAR		2.341 > 2.25
9	Coverage		54.92% < 55%

This Occupancy Certificate is issued subject to the following conditions:

1. The car parking at Basement Floor, Ground Floor and 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, Ground Floor and Surface area should be used for car parking purpose only and the additional area if any available in Basement Floor, Ground Floor and Surface 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 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 Compliance of submissions made in the affidavits filed to this office.
12. This Occupancy Certificate is subject to conditions laid out in the Consent for Operation issued by KSPCB vide No. W-312738 PCB ID: 78489, dated: 18-05-2019 and Compliance of submissions made in the affidavits filed to this office.
13. 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 of Town Planning (North)
Bruhat Bengaluru Mahanagara Palike

To
M/s. Satyadeva Builders Rep by its Managing
Partner Sri.Y.Chinna Bramaiah & Others,
50/2, Byrasandra Main Road, Byarasandra,
New Thippasandra Post,
Bangalore- 560 075.

Copy to

1. JC (East) / EE (C.V.Raman Nagar) / AEE/ ARO (C.V.Raman Nagar Sub-division) for information and necessary action.
2. Office copy

B.R. Muddappa 30/5/19
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