



## 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/0246/2013-14

Date: 07-06-2019

### OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for the Residential Apartment at Property Khata No. 12, Andree Road, Shanthinagar, Ward No: 117(Old Ward No:70), East Zone, Bengaluru.

- Ref: 1) Your application for issue of Occupancy Certificate dated:09-10-2018.  
2) Building Plan Sanctioned No.BBMP/AddlDir/JDNORTH/LP/0246/2013-14 Dated:02-02-2015.  
3) Approval of Commissioner for issue of Occupancy Certificate dated:30-05-2019.

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The building plan for the construction of Residential Apartment at Property Khata No. 12, Andree Road, Shanthinagar, Ward No: 117(Old Ward No:70), East Zone, Bengaluru BF+GF+4 UF for Residential Apartment Building having 25 units was sanctioned by this office vide reference (2). The Commencement Certificate was issued on 17-10-2015 for Residential Apartment Building.

The Residential Apartment building were inspected by the Officers of Town Planning Section on 02-04-2019 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 was approved by the Commissioner on date: 30-05-2019. The compounding fee for the deviated portion, ground rent arrears fee including GST, Lake Improvement Charges and Scrutiny fee of Rs. 21,20,000-00/-. (Rs Twenty One Lakh Twenty thousand Only), has been paid by the applicant in the form DD No: 036293, drawn on Bank of India dated: 04-06-2019 and taken into BBMP account vide receipt No.RE-ifms 331-TP/000103 dated : 06-06-2019. The deviations effected in the building are condoned and regularized accordingly.

Hence, Permission is hereby granted to occupy the Residential apartment building constructed at Property Katha No. 12, Andrew Road, Shanthinagar, Ward No: 117(Old Ward No:70), East Zone, Bengaluru comprising Consisting of BF+GF+4 UF for Residential Apartment Building having 25 units and BF+GF+4 UFloor. 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	1039.75	27 No. of Car Parking, Lifts and Staircases.
2	Ground Floor	693.29	05 Nos of Residential Units, Corridors, Lifts and Stair cases
3	First Floor	772.69	05 Nos of Residential Units, Balcony, Utilities, Corridors, Lifts and Stair cases

B.R. Mudda B. 07/06/19  
Joint Director of Town Planning (North)  
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4	Second Floor	775.60	05 Nos of Residential Units, Balcony, Utilities, Corridors, Lifts and Stair cases
5	Third Floor	771.74	05 Nos of Residential Units, Balcony, Utilities, Corridors, Lifts and Stair cases
6	Fourth Floor	772.62	05 Nos of Residential Units, Balcony, Utilities, Corridors, Lifts and Stair cases
7	Terrace Floor	41.18	Lift Machine Rooms, Staircase Head Rooms, Solar Panels, Domestic Water Tanks
	<b>Total</b>	<b>4866.87</b>	
	<b>Grand Total</b>	<b>4866.87</b>	
	FAR		2.568 > 2.45 but less than 5% of 2.45 i.e. (2.45 x 0.05) + 2.45 = 2.568
	Coverage		49.13% < 60%

**This Occupancy Certificate is issued subject to the following conditions:**

1. The car parking at Basement 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 and Surface area should be used for car parking purpose only and the additional area if any available in Basement 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.

*B.R. Mudda*  
Joint Director of Town Planning (North)  
Bruhat Bangalore Mahanagara Palike  
Bangalore  
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9. The owner / Association of high-rise building shall obtain clearance certificate from the Electrical Inspectorate every two years with due inspection by the department regarding working condition of Electrical installations / Lifts etc. The certificate should be produced to the corporation and shall get the renewal of the permission issued.
10. All the rain water and waste water generated from the usage shall be pumped into the rain water harvesting pits and used for landscaping.
11. Garbage originating from building shall be segregated into organic and inorganic waste and should be processed Scientifically in the recycling processing unit of suitable capacity i.e. organic waste convertor to be installed at site for its re – use / disposal
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 Symbiosys Homes  
Rep by. Chetan kumar M ,GPA Holder  
Sri. Mr. Lakshmi Narayan Rao Khatha Holder,  
#6, Mani Nivas Jain Temple Road,V.V.Puram  
Ward No: 117(Old Ward No:70), Bangalore 560004

Copy to

1. JC / EE (East Zone) / AEE/ ARO (Shanthi nagar Sub-division) for information and necessary action.
2. Office copy

*B.R. Mudda* 07/06/19  
Joint Director of Town Planning (North)  
Bruhat Bengaluru Mahanagara Palike

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