



## 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/0459/2013-14

Dated: 03-07-2019

### OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for the Residential Apartment Building at Property Katha No. 802, Sy No. 68/5, Gunjuru Village, Varthuru Hobli, Bangalore East Taluk, Ward No. 149, Mahadevapura Zone, Bengaluru.

- Ref: 1) Building Plan sanctioned No. BBMP/ Addl.Dir/ JDNORTH/ LP/ 0459/ 2013-14 dated: 07-06-2014  
2) Application for issue of Occupancy Certificate dated: 23-09-2018  
3) CFO issued by KSPCB vide No. AW-313482 PCB ID 74529, dated: 01-07-2019 .  
4) Approval of Commissioner for issue of Occupancy Certificate dated: 27-11-2018  
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The plan for construction of Residential Apartment Building at Property Katha No. 802, Sy No. 68/5, Gunjuru Village, Varthuru Hobli, Bangalore East Taluk, Ward No. 149, Mahadevapura Zone, Bengaluru, Consisting of BF+GF+4 UF comprising of 58 Units was sanctioned by this office vide reference (1). The Commencement Certificate to this building was issued for the building on dated: 20-10-2016. KSPCB vide Ref (3) has issued consent for Operation of STP

The Residential Apartment Building was inspected by the Officers of Town Planning Section on 20-09-2018 and 02-11-2018 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 Bye-laws. The proposal for the issuance of Occupancy Certificate for the Residential Apartment Building was approved by the Commissioner on dated: 27-11-2018. The compounding fees, Ground Rent Arrear with GST, Lake Improvement Charges and Scrutiny fees of Rs. 17,68,000/ (Rs. Seventeen Lakhs Sixty Eight Thousand only), has been paid by the applicant in the form of DD No. 012696 dated: 13-03-2019 drawn on HDFC Bank, and taken into BBMP account vide receipt No.RE-ifms331-TP/000649 dated: 26-03-2019. The deviations effected by the applicant are regularized accordingly.

Permission is hereby granted to occupy the building for Residential purpose constructed at Property Katha No. 802, Sy No. 68/5, Gunjuru Village, Varthuru Hobli, Bangalore East Taluk, Ward No. 149, Mahadevapura Zone, Bengaluru, Consisting of BF+GF+4 UF comprising of 58 Units with the following details ;

Sl. No.	Floor Descriptions	Built Up Area (in Sq.m.)	Uses and other details.
1	Basement Floor	2441.62	60 No.s of Car Parking, Store, Electrical Panel Room, STP, Lobby, Lift and Staircase,
2	Ground Floor	1678.74	10 No. of Residential Units, 3 No.s Car Parking, 01 No. Surface Car Parking, Gym Room, Party Hall, Utility, Sitout, Corridor, Lobby, Lift and Staircase
3	First Floor	1683.26	12 No.s of Residential Units, Utility, Balcony, Corridor, Sitout, Lobby, Lift and Staircase

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4	Second Floor	1683.26	12 No.s of Residential Units, Utility, Balcony, Corridor, Sitout, Lobby, Lift and Staircase
5	Third Floor	1683.26	12 No.s of Residential Units, Utility, Balcony, Corridor, Sitout, Lobby, Lift and Staircase
6	Fourth Floor	1683.26	12 No.s of Residential Units, Utility, Balcony, Corridor, Sitout, Lobby, Lift and Staircase
7	Terrace Floor	45.66	Lift Machine Room, Staircase Head Room, OHT and Solar Panels.
	Total	10899.06	<b>56 Units</b>
8	FAR		2.53 > 2.50
9	Coverage		45.40% < 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 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, 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 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.

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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. This Occupancy Certificate is subject to conditions laid out in the CFO from KSPCB vide No. AW-313482 PCB ID 74529, dated: 01-07-2019 and Compliance of submissions made in the affidavits filed to this office
12. The Owner / Developers should abide to the outcome of the final orders of Hon'ble Supreme Court / High Court towards payment of fee for not reserving 10% Park and Open Spaces in the plot.
13. 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 Incor Infra Projects Pvt Ltd., Rep by its  
Authorized Signatory Sri. V.Narasimha Reddy, GPA Holder,  
Sri. G.M.Ramareddy S/o Sri. V.Muniswamy Reddy, Khata Holder,  
# 802, Sy No. 68/5, Gunjuru Village, Varthuru Hobli,  
Bangalore East Taluk, Ward No. 149,  
Mahadevapura Zone, Bengaluru

**Copy to**

1. JC / EE (Mahadevapura Zone) / 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* 03/7/19  
**Joint Director of Town Planning (North)  
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*Received By*

*T. Marudhu*

*Dated 19/07/2019*

*ph no: 9398580855  
7259897798*

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