



BRUHAT BENGALURU MAHANAGARA PALIKE

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

BBMP/Addl.DIR/JD NORTH/0160/2013-14

Date: 31-07-2019

OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for the Residential Apartment Building at Property Khata No. 1140, Sy No. 88/1B, Panatturu Village, Whitefield Sub-division, Ward No. 149, Mahadevapura Zone, Bangalore

Ref: 1) Your application for issue of Occupancy Certificate dated: 15-02-2017.

2) Building Plan sanctioned by this office vide No. BBMP/AddlDir/JD NORTH/LP/0160/2013-14 Dated: 06-02-2014

3) Approval of Commissioner for issue of Occupancy Certificate dated:04-07-2019.

The building plan for the construction of Residential Apartment Buildings at Property Khata No. 1140, Sy No. 88/1B, Panatturu Village, Whitefield Sub-division, Ward No. 149, Mahadevapura Zone, Bangalore, comprising BF+GF+4 UF having 45 Units was sanctioned by this office vide reference (2). The Commencement Certificate was issued for Building on 26-06-2014.

The Residential Apartment building were inspected by the Officers of Town Planning Section on 08-03-2019 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 building was approved by the Commissioner on date: 04-07-2019. The compounding fee for the deviated portion, ground rent arrears fee including GST, Lake Improvement Charges and Scrutiny fee of Rs.12,39,000/- (Rs. Twelve Lakhs Thirty Nine Thousand Only), has been paid by the applicant in the form of 1) Rs. 4,13,000/- DD No: 074274, drawn on Bharath Co Op Bank Ltd., Indiranagara Branch, dated: 29-07-2019, 2) Rs. 4,13,000/- DD No: 514763, drawn on State Bank of Inida., dated: 29-07-2019 & 3) Rs. 4,13,000/- DD No: 011966, drawn on HDFC Bank Ltd, Marathahalli Junction Branch., dated: 29-07-2019 Total Amount Rs. 12,39,000/- and taken into BBMP account vide receipt No.RE-ifms 331-TP/000221 dated: 31-07-2019. The deviations effected in the building are condoned and regularized accordingly.

Hence, Permission is hereby granted to occupy the Residential Apartment Building at Property Khata No. 1140, Sy No. 88/1B, Panatturu Village, Whitefield Sub-division, Ward No. 149, Mahadevapura Zone, Bangalore consisting of BF+GF+4UF having 45 Units.

B.R. Mudda R 31/7/19
Joint Director of Town Planning (North)
Bruhat Bengaluru Mahanagara Palike



BBMP/Addl.DIR/JD NORTH/0160/2013-14

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	1333.96	48 Nos of Car parking, Lobby, Lifts and Stair cases.
2	Ground Floor	968.52	2 Nos of Surface Car Parking, 9 Nos of Residential Units, Transformer Yard, Organic Converter, RWH, Sitout, Utility, Lobby Lift and Stair Cases.
3	First Floor	968.52	9 Nos of Residential Units, Sitout, Utility, Lobby Lift and Stair Cases.
4	Second Floor	968.52	9 Nos of Residential Units, Sitout, Utility, Lobby Lift and Stair Cases.
5	Third Floor	968.52	9 Nos of Residential Units, Sitout, Utility, Lobby Lift and Stair Cases.
6	Fourth Floor	968.52	9 Nos of Residential Units, Sitout, Utility, Lobby Lift and Stair Cases.
7	Terrace Floor	41.19	Lift Machine Rooms, Staircase Head Rooms, Solar Panels, OHT.
	Total	6217.76	45 Units
	FAR		2.511 > 2.45
	Coverage		50.38% < 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 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.

B.R. Mudda R 31/7/19
Joint Director of Town Planning (North)
Bruhat Bengaluru Mahanagara Palike

M 31/7/19

H 31/07/19

H 31/7



BBMP/Addl.DIR/JD NORTH/0160/2013-14

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 Scientifically 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,
M/s MVR Excel Stone Developers Rep
by its Partner Sri. M.Venkat Reddy and Others,
1140, Sy No. 88/1B, Panatturu Village, Whitefield Sub-division,
Mahadevapura Zone, Bangalore

Copy to

1. JC (Mahadevapura Zone) / EE (Mahadevapura Divion) / AEE/ ARO (White Field Sub-division) for information and necessary action.
2. Office Copy.

B.K. Mudda 31/7/19
Joint Director of Town Planning (North)
Bruhat Bengaluru Mahanagara Palike
V 31/7/19 *31/07/19* *31/7/19*

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