

**BRUHAT BENGALURU MAHANAGARA PALIKE**

Office of the Joint Director of Town Planning (North), N.R. Square, Bengaluru – 560 002.  
BBMP/Addl.DIR/JD NORTH/0348/2011-12 Date: 13-08-2019

**OCCUPANCY CERTIFICATE**

Sub: Issue of Occupancy Certificate for the Residential Apartment Building at Property Khata No.10, Kumarakrupa Road, Sampangiramanagar, Old Ward No. 77, New Ward No. 93, Bangalore.

- Ref: 1) Your application for issue of Occupancy Certificate dated: 24-06-2019
- 2) Building Plan sanctioned by this office vide No. BBMP/Addl.Dir/JDNORTH/0348/2011-12, Dated: 03-05-2013.
- 3) Approval of Commissioner for issue of Occupancy Certificate dated:02-08-2019.

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The building plan for the construction of Residential Apartment Buildings at Property Khata No.10, Kumarakrupa Road, Sampangiramanagar, Ward No. 77, New Ward No. 93, Bangalore Bangalore, comprising BF+GF+4 UF having 10 Units was sanctioned by this office vide reference (2). The Commencement Certificate was issued for Building on 13-03-2015.

The Residential Apartment building were inspected by the Officers of Town Planning Section on 09-07-2019 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: 02-08-2019. The compounding fee for the deviated portion, ground rent arrears fee including GST, Lake Improvement Charges and Scrutiny fee of Rs.23,80,000/- (Rs. Twenty Three Lakh Eighty Thousand Only), has been paid by the applicant in the form of DD No: 203110, drawn on Ratnakar Bank Ltd., dated: 08-08-2019 and taken into BBMP account vide receipt No.RE-ifms 331-TP/000239 dated: 13-08-2019. 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.10, Kumarakrupa Road, Sampangiramanagar, Ward No. 77, New Ward No. 93, Bangalore Bangalore consisting of BF+GF+4UF having 10 Units. Occupancy Certificate is accorded with the following details.

*B.R. Mudda R*, 13/8/19  
Joint Director of Town Planning (North)  
Bruhat Bengaluru Mahanagara Palike



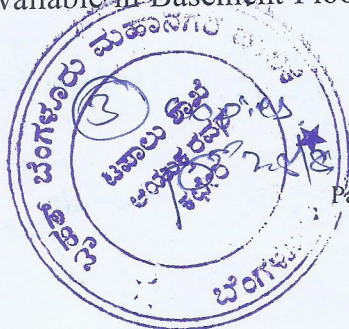


BBMP/Addl.DIR/JD NORTH/0348/2011-12

Sl. No.	Floor Descriptions	Built Up Area (in Sqm)	Uses and other details.
1	2	3	4
1	Basement Floor	690.06	18 Nos of Car parking, Lifts and Stair cases.
2	Ground Floor	492.63	02 Nos Residential Units, Entrance Lobby, Rain Water Harvesting, Lift and Stair Cases.
3	First Floor	600.37	02 Nos of Residential Units, Balcony, Utility, Lifts and Stair cases, Sitout, Lift Lobby.
4	Second Floor	600.37	02 Nos of Residential Units, Balcony, Utility, Lifts and Stair cases, Sitout, Lift, Lobby.
5	Third Floor	600.37	02 Nos of Residential Units, Balcony, Corridor, Utility, Sitout, Lifts and Stair cases.
6	Fourth Floor	496.85	02 Nos of Residential Units, Sitout, Balcony, Lift Lobby, Lifts and Stair cases.
7	Terrace Floor	32.72	Lift Machine Rooms, Staircase, Head Rooms, Solar Panels, OHT.
	<b>Total</b>	<b>3513.37</b>	<b>10 Units</b>
	FAR		2.94 < 3.60
	Coverage		47% < 65%

**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 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 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.



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B.R. Mudda 13/8/19  
Joint Director of Town Planning (North)  
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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. The Owner / Association of the high-rise building shall conduct two mock – drill in the building, one before the onset of summer and another during the summer and ensure complete safety in respect of fire hazards.
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. Total Environment Building System Pvt Ltd., (GPA Holder)  
Smt. A.S.Banu Ali (Katha Holder),  
#.10, Kumarakrupa Road,  
Sampangiramanagar, Old Ward No. 77,  
New Ward No. 93, Bangalore.

**Copy to**

1. JC (East Zone) / EE (Shivaji Nagar Zone) / AEE/ ARO (Vasanth Nagar Sub-division) for information and necessary action.
2. Office Copy.

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*B.R. Mudda* 13/8/19  
Joint Director of Town Planning (North)  
Bruhat Bengaluru Mahanagara Palike

*13/08*

*Smt. A.S. Banu Ali* 13/8

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