



## BRUHAT BENGALURU MAHANAGARA PALIKE

Office of the Joint Director of Building Licence Cell (North), N.R. Square, Bengaluru – 560 002.  
BBMP/Addl.DIR/JD NORTH/0496/2014-15

Date: 09-10-2019

### OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for the Residential Apartment Building at Property Khata No. 1522, Sy No. 196/11, Municipla No. 121, Varthur Village, Varthur Hobli, Ward No. 149, Mahadevapura Zone, Bengaluru,

Ref: 1) Your application for issue of Occupancy Certificate dated:08-01-2019 & 21-06-2018.

2) Building Modified Plan sanctioned by this office vide No. BBMP/AddlDir/JD NORTH/LP/ 0496/2014-15 Dated: 21-07-2017.

3) CFO issued by KSPCB vide No: AW-314704, PCB ID:80247, dated: 11-9-2019.

4) Approval of Commissioner for issue of Occupancy Certificate dated: 28-02- 2019.

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The building plan for the construction of Residential Apartment Buildings at Property Khata No. 1522, sy No. 196/11, Municipla No. 121, Varthur Village, Varthur Hobli, Ward No. 149, Mahadevapura Zone, Bengaluru, Bangalore, comprising BF+GF+4 UF having 39 Units was sanctioned by this office vide reference (2). Vide Ref (3) KSPCB has issued consent for Operation of Sewage Treatment Plant (STP).

The Residential Apartment building were inspected by the Officers of Town Planning Section on 10-08-2018 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 Building Bye-laws - 2003. The proposal for the issuance of Occupancy Certificate for the Residential Apartment building was approved by the Commissioner on date: 28-02-2019. The compounding fee for the deviated portion, ground rent arrears fee including GST, Lake Improvement Charges and Scrutiny fee of Rs.13,75,000/- (Rs. Thirteen Lakhs Seventy Five Thousnd Only), has been paid by the applicant in the form of DD No: 316918, drawn on Andhra Bank, Ramamurthy Nagara Branch, dated: 13-7-2019 and taken into BBMP account vide receipt No.RE-ifms 331-TP/000202 dated: 26-07-2019. 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. 1522, Sy No. 196/11, Municipla No. 121, Varthur Village, Varthur Hobli, Ward No. 149, Mahadevapura Zone, Bengaluru consisting of BF+GF+4UF having 39 Units. Occupancy Certificate is accorded with the following details.

*Praveen Sug*  
Joint Director of Building Licence Cell (North)  
Bruhat Bengaluru Mahanagara Palike

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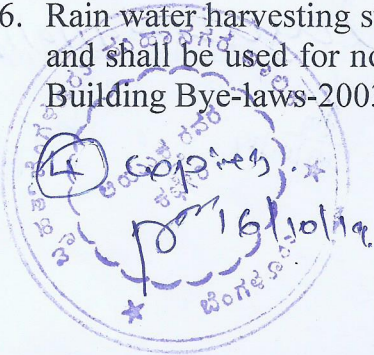


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| Sl. No. | Floor Descriptions | Built Up Area (in Sqm) | Uses and other details.   |
|---------|--------------------|------------------------|---|
| 1       | 2                  | 3                      | 4   |
| 1       | Basement Floor     | 1052.54                | 41 Nos of Car parking, Lifts and Stair cases.   |
| 2       | Ground Floor       | 665.66                 | 02 Nos of Car parking, 07 Nos Residential Units, Sitout, Utility, Corridor, Lift and Stair Cases, RWH, STP. |
| 3       | First Floor        | 732.82                 | 08 Nos of Residential Units, Sitout, Utility, Corridor, Lifts and Stair cases, Balcony.                     |
| 4       | Second Floor       | 732.82                 | 08 Nos of Residential Units, Sitout, Utility, Corridor, Lifts and Stair cases, Balcony.                     |
| 5       | Third Floor        | 732.82                 | 08 Nos of Residential Units, Sitout, Utility, Corridor, Lifts and Stair cases, Balcony.                     |
| 6       | Fourth Floor       | 732.84                 | 08 Nos of Residential Units, Sitout, Utility, Corridor, Lifts and Stair cases, Balcony.                     |
| 7       | Terrace Floor      | 26.65                  | Lift Machine Rooms, Staircase Head Rooms, Solar Panels, OHT.  |
|         | <b>Total</b>       | <b>4676.13</b>         | <b>39 Units</b>   |
|         | FAR                |                        | 2.345 < 2.25  |
|         | Coverage           |                        | 46.98% < 60%  |

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

1. The car parking at Basement Floor and Part of Ground 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 Part of Ground area should be used for car parking purpose only and the additional area if any available in Basement Floor and Part of Ground 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).



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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. This Occupancy Certificate is issued subject to conditions laid out in the Clearance Certificate issued from CFO issued by KSPCB vide No. AW-314704, PCB ID:80247, dated: 11-9-2019 and Compliance of submissions made in the affidavits filed to office.
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 Building Licence Cell (North)  
Bruhat Bengaluru Mahanagara Palike.

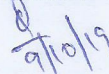
To,  
M/s Mystic Builders and Developers Rep by  
S. Mohan Reddy, Shashi Vardhana Reddy,  
No. 09, 8th Cross, Subba Reddy,  
Swimming Pool Road, Marathahalli,  
Benagaluru- 560 0037.

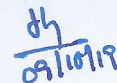
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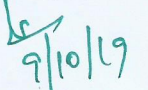
1. JC (Mahadevapura Zone) / EE (Mahadevapura Nagar Zone) / AEE/ ARO (White Field Sub-division) for information and necessary action.
2. Senior Environmental Officer, KSPCB, # 49, Church Street, Bengaluru - 01 for information.
3. Superintendent Engineer, (Electrical), BESCOM, North Division, No. 8, Benson Town, Nandi Durga Road, Bengaluru - 560046.
4. Office copy.

  
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