



## 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/00476/2014-15

Date: 02-11-2019

*02/11/19*

### OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for the Residential Apartment Building at Property Khata No. 1733, Sy No. 24/1, 24/2, 24/3, 24/4 and 24/5, Thubarahalli Village, Varthur Hobli, Bangalore East Taluk, Ward No. 85, Mahadevapura Zone, Bengaluru.

- Ref:1) Your application for issue of Occupancy Certificate dated:24-06-2017 & 12-09-2019.  
2) Building Plan sanctioned by this office vide No. BBMP/AddlDir/JD NORTH / LP/ 0476/2014-15 Dated: 30-06-2015.  
3) Approval of Commissioner for issue of Occupancy Certificate dated: 14-10-2019  
4) CFO from KSPCB vide No. A-315552 PCB 82726 Dated: 26-10-2019.

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The building plan for the construction of Residential Apartment Buildings at Property Khata No. 1733, Sy No. 24/1, 24/2, 24/3, 24/4 and 24/5, Thubarahalli Village, Varthur Hobli, Bangalore East Taluk, Ward No. 85, Mahadevapura Zone, Bengaluru, comprising BF+GF+4 UF having 95 Units was sanctioned by this office vide reference (2). Commencement Certificate issued for Building on 20-10-2015. KSPCB vide Ref (4) has issued consent for Operation of Sewage Treatment Plant (STP).

The Residential Apartment building were inspected by the Officers of Town Planning Section on 13-09-2019 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: 14-10-2019. The compounding fee for the deviated portion, ground rent arrears fee including GST, Lake Improvement Charges and Scrutiny fee of Rs.36,46,000/- (Rs. Thirty Six Lakhs Forty Six Thousand Only), has been paid by the applicant in the form of DD No: 778162, drawn on State Bank of India, dated: 23-10-2019 and taken into BBMP account vide receipt No.RE-ifms 331-TP/000384 dated: 30-10-2019. 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. 1733, Sy No. 24/1, 24/2, 24/3, 24/4 and 24/5, Thubarahalli Village, Varthur Hobli, Bangalore East Taluk, Ward No. 85, Mahadevapura Zone, Bengaluru consisting of BF+GF+4 UF having 95 Units. 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	2244.58	76 Nos of Car parking, 25 No's of Surface Car Parking, Lifts and Stair cases.

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

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2	Ground Floor	1734.41	19 Nos Residential Units, Sitout, Utility, Corridor, RWH, STP, Lifts and Stair Cases.
3	First Floor	1854.81	19 Nos of Residential Units, Sitout, Utility, Corridor, Balcony, Lifts and Stair cases.
4	Second Floor	1854.81	19 Nos of Residential Units, Sitout, Utility, Corridor, Balcony, Lifts and Stair cases.
5	Third Floor	1854.81	19 Nos of Residential Units, Sitout, Utility, Corridor, Balcony, Lifts and Stair cases.
6	Fourth Floor	1854.81	19 Nos of Residential Units, Sitout, Utility, Corridor, Balcony, Lifts and Stair cases.
7	Terrace Floor	48.00	Lift Machine Rooms, Staircase Head Rooms, Solar Panels, OHT.
	<b>Total</b>	<b>11446.26</b>	<b>95 Units</b>
8	FAR		2.346 > 2.25
9	Coverage		45.72% < 55%

**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.
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 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. This Occupancy Certificate is issued subject to conditions laid out in the Clearance Certificate issued from CFO from KSPCB vide No. A-315552 PCB 82726 Dated: 26-10-2019 and Compliance of submissions made in the affidavits filed to office.
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 Padmavathi Builders and Developers Rep by  
Sri. Shivakumar Reddy and  
Sri.P.Venkatasubba Reddy, GPA Holder  
Smt. Papamma and Others, Khata Holder,  
No. 1733, Sy No. 24/1, 24/2, 24/3, 24/4 and  
24/5, Thubarahalli Village, Varthur Hobli,  
Ward No. 85, Mahadevapura Zone,  
Bengaluru.

Copy to

1. JC (Mahadevapura Zone) / EE (Mahadevapura Nagar Zone) / AEE / ARO (Hoodi 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.

**Joint Director of Building Licence Cell (North)  
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