



# BRUHAT BENGALURU MAHANAGARA PALIKE

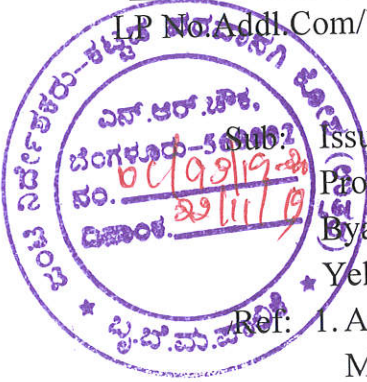
Office of the Joint Director of Building Licence Cell (North), N.R. Square, Bengaluru – 560 002.

LP No/Addl.Com/YLK/0400/2015-16

Date: 14-11-2019.

*22/11/19*

## OCCUPANCY CERTIFICATE



Issue of Occupancy Certificate for the Residential Apartment Building at Property Khata No. 357/4/3, Sy No. 4/3, Ward No. 05, Srirampura Village, Byatarayanapura Subdivision, Yelahanka Zone, Bengaluru North Taluk, Yelahanka Zone, Bengaluru.

- Ref:
1. Application for issue of Modified plan cum Occupancy Certificate cum Modified Plan dated: 24-07-2019.
  2. Approval of Commissioner for issue of Occupancy Certificate cum Modified Plan dated: 27-09-2019.
  3. Plan sanction No. Addl.Com/YLK/0400/2015-16, Dated: 04-11-2015.
  4. KSPCB issued CFO No. CTE-315738, PCB ID 80556, Dated. 07-11-2019.

\*\*\*\*\*

The Building plan for the construction of Residential Apartment at Khata No. 357/4/3, Ward No. 05, Sy No. 4/3 of Srirampura Village, Byatarayanapura Sub-division, Yelahanka Zone, Bengaluru North Taluk, Bengaluru comprising BF+GF+3UF having 39 units was sanctioned by Assistant Director (Town Planning) Yelahanka zonal office vide reference (3). The KSPCB has issued consent for Operation of Sewage Treatment Plant (STP) vide ref No. (4).

The Residential Apartment building was inspected by the Officers of Town Planning Section on 16-08-2019 for the issue of Occupancy Certificate. During inspection, it is observed that, The building consisting of BF+GF+4UF was completed and there are deviation in construction with reference to the sanctioned plan which are within the limits of regularization as per Building Bye-laws - 2003. The proposal for the issuance of Occupancy Certificate cum Modified plan for the Residential Apartment building was approved by the Commissioner on date: 27-09-2019. The compounding fee for the deviated portion and construction of fourth floor un-authorisedly, ground rent arrears including GST, Scrutiny fee, Security Deposit, Fee for issue of Modified Plan, Commencement Certificate Charges and Lake Improvement Charges of Rs. 20,54,000/- (Rs. Twenty Lakhs Fifty Four Only), has been paid by the applicant in the form of DD No: 234384, drawn on Karur Vysya Bank Ltd., Rajajingara Bengaluru Branch, dated: 17-10-2019 and taken into BBMP account vide receipt No.RE-ifms 331-TP/000370 dated: 18-10-2019 and "As Built Modified plan for the building" is issued accordingly and Labour Cess of Rs. 1,91,000/- has been paid to the Labour welfare board vide

Joint Director of Building License Cell (North)  
Bruhat Bengaluru Mahanagara Palike

1 of 4

*22/11/19*  
*14/11/19*  
*18/11/19*



UTR NEFT/RTGS Transaction No. 290190029518453, Dated. 17-10-2019. 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. 357/4/3, Ward No. 05, Sy No. 4/3 of Srirampura Village, Byatarayanapura Subdivision, Yelahanka Zone, Bengaluru North Taluk, Bengaluru. Comprising BF+GF+4UF having 45 Units. This Occupancy Certificate is accorded with the following details:-

Sl. No.	Floor Descriptions	Built Up Area (in Sqm)	Uses and other details.
1	2		4
1	Basement Floor	1796.64	55 No's of Car Parking, Ramp, Lobby, Lift and Staircase,
2	Ground Floor	1352.66	10 No of Residential Units, Lobby, Multi purpose hall, RWH, Transformer Yard, Lobby, Lift and Staircase,
3	First Floor	1420.45	10 No's of Residential Units, Balcony, Multi purpose hall, Lobby, Lift and Staircase
4	Second Floor	1420.45	10 No's of Residential Units, Balcony, Lobby, Lift and Staircase,
5	Third Floor	1420.45	10 No's of Residential Units (5 Normal units and 5 Duplex units), Balcony, Lobby, Lift and Staircase,
6	Fourth Floor	1420.11	5 No's of Residential Units, Balcony, Lobby, Lift and Staircase,
7	Terrace Floor	13.00	Lift Machine Room, Staircase Head Room, OHT, Solar Panels,
	<b>Total</b>	<b>8843.76</b>	<b>45 Units</b>
	FAR		2.32 > 2.25
	Coverage		49.63% < 55%

**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 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.

Joint Director of Building License Cell (North)  
Bruhat Bengaluru Mahanagara Palike

2 of 4

J.  
14/11/19

14/11/19

18/11/19





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 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.
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. The owner / Residents Welfare Association of building shall obtain clearance certificate from the Electrical Inspectorate every two years with due inspection by the department regarding working condition of Electrical installations / Lifts etc. The certificate should be dispatched to the corporation.
8. Since, deviations have been done from the sanctioned plan while constructing the building, the security deposit is herewith forfeited.
9. Owner shall make his own arrangements to dispose of the debris/garbage after segregating it into organic and in-organic waste generated from the building. Suitable arrangements shall be made by the owner himself to transport and dump these seggregated wastes in consultation with the BBMP Zonal Health Officer.
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 in the recycling processing unit of suitable capacity i.e. organic waste convertor to be installed at site for its re – use / disposal.
12. This Occupancy Certificate is subject to conditions laid out in the CFO issued by KSPCB vide Consent No. CTE-315738, PCB ID 80556, Dated. 07-11-2019 and Compliance of submissions made in the affidavits filed to this office.
13. The Owner / Residents Welfare Association shall maintain the STP, lift and other common facilities in safe and good working condition. The consent issued by the Statutory authorities shall be got renewed within the validity period. Conditions imposed by the statutory authorities shall be duly complied.

*Murugesu B* 22/11/19  
Joint Director of Building License Cell (North)  
Bruhat Bengaluru Mahanagara Palike

3 of 4

*J* 4/11/19

*[Signature]* 14/11/19

*[Signature]* 18/11/19



14. In case of any false information, misrepresentation of facts, or pending court cases, the Occupancy Certificate and Modified Plan cum As Built Plan shall be 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 License Cell (North)  
Bruhat Bengaluru Mahanagara Palike

To,

Sri. C.N.Ravikiran S/o Late|| C.M.Nagaraj  
8<sup>th</sup> Main, 'E' Block,  
2<sup>nd</sup> Stage, Rajajinagara  
Bengaluru - 560010

Copy to

1. JC (Yelahanka Zone) / EE (Byatarayanapura Division / AEE/ ARO (Byatarayanapura 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 License Cell (North)  
Bruhat Bengaluru Mahanagara Palike

J. H. H. H.

14/11/19

18/11/19