



BRUHAT BENGALURU MAHANAGARA PALIKE

Office of the Joint Director of Town Planning (North), N.R. Square, Bengaluru – 02.

No. Ad.Com/MDP/LP/0221/2015-16

Dated: 18-12-2019

26-12-19

OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for the Residential Apartment Building at Property Katha No. 170 (Sy No. 37/1 & 37/3, Bhattarahalli Village, Bidarahalli Hobli, Ward No. 52, Mahadevapura Zone, Bangalore.

Ref: 1) Application for issue of Occupancy Certificate dated: 31-03-2018

2) Approval of Commissioner for issue of Modified Plan Sanction Cum Occupancy Certificate dated: 05-04-2019

3) Modified Plan sanction No. Ad.Com/MDP/LP/0221/2015-16, dated: 11-09-2019.

4) CFO issued by KSPCB vide Consent No. AW - 316214 PCB ID 78664 Dated: 09-12-2019

The modified plan for construction of Residential Apartment Building Comprising of BF+GF+4UF having 99 dwelling units, at Property Katha No. 170 (Sy No. 37/1 & 37/3, Bhattarahalli Village, Bidarahalli Hobli, Ward No. 52, Mahadevapura Zone, Bangalore was sanctioned by this office vide reference (3) and the Commencement Certificate was issued by Mahadevapura Zonal Office on 16-03-2016. KSPCB has issued consent for Operation of Sewage Treatment Plant (STP) vide Ref (4) and Occupancy Certificate is requested for Residential Apartment Building vide ref (1).

The Residential Apartment Building was inspected on 15-02-2019 by the Officers of Building Licence Cell Section for issue of Occupancy Certificate. During inspection, it was observed that, there is deviation in construction with reference to the modified sanctioned plan which is within the limits of regularization as per Bye-laws. The proposal for the issuance of Occupancy Certificate for the Residential Apartment Building was approved by the Commissioner on 05-04-2019 vide Ref No. (2). Demand for payment of Ground Rent, GST, compounding fees, Lake Improvement Fee and Scrutiny Fees of Rs. 17,08,000/- (Rupees Seventeen Lakhs Eight Thousand only), has been paid by the applicant in the form of DD No.009545 Dated. 22-11-2019 drawn on HDFC Ltd., and taken into BBMP account vide receipt No.RE-ifms 331-TP/000473, dated. 16-12-2019. The deviations effected in the building are condoned and regularized. Accordingly this Occupancy Certificate issued.

Hence, Permission is hereby granted to occupy the Residential apartment building comprising of BF+ GF+4UF having 99 dwelling units at Property Katha No. 170 (Sy No. 37/1 & 37/3, Bhattarahalli Village, Bidarahalli Hobli, Ward No. 52, Mahadevapura Zone, Bangalore, with the following details.

Sl. No.	Floor Description	Built Up Area (in Sq.m.)	Uses and other details.
1	Basement Floor	2860.83	104 No's of Car Parking, Ramp, STP, Lifts and Staircases,

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2	Ground Floor	2110.62	19 No of Residential Units, 6 NO.s of Surface Parking, Swimming Pool, Sitouts, Utilities, Corridors, Lifts and Staircases,
3	First Floor	2243.30	20 No's of Residential Units, Sitouts, Utilities, Corridors, Balconies, Lifts and Staircases
4	Second Floor	2243.30	20 No's of Residential Units, Sitouts, Utilities, Corridors, Balconies, Lifts and Staircases
5	Third Floor	2243.30	20 No's of Residential Units, Sitouts, Utilities, Corridors, Balconies, Lifts and Staircases
6	Fourth Floor	2243.30	20 No's of Residential Units, Sitouts, Utilities, Corridors, Balconies, Lifts and Staircases
7	Terrace Floor	57.38	Lift Machine Room, Staircase Head Room, OHT, Solar Panels,
Total		14002.03	99 No's of Residential Units
8	FAR		2.960 < 3.60 (2.25 + 1.35 TDR)
9	Coverage		56.77% > 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 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 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 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 herewith forfeited.
8. 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 segregated wastes in consultation with the BBMP Zonal Health Officer.


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9. 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 produced to the corporation and shall get the renewal of the permission issued.
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. AW-316214 PCB ID 78664 Dated: 09-12-2019 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.
14. 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 License Cell (North)
Bruhat Bengaluru Mahanagara Palike**

To

M/s Garuda Blossom Rep by its Managing Director Sri.
Konduru Srinivasalu, GPA Holder for
Sri. A.Nagesh, Khata Holder,
Property Katha No. 170 (Sy No. 37/1 & 37/3,
Bhattarahalli Village, Bidarahalli Hobli, Ward No. 52,
Mahadevapura Zone, Bangalore.

Copy to

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

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