



# BRUHAT BENGALURU MAHANAGARA PALIKE

Office of the Joint Director of Building License Cell (North), N.R. Square, Bengaluru – 02.

No. BBMP/Addl.DiR/JDNORTH/LP/0301/2017-18

Dated: 20-02-2020

## OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for the Residential Apartment Building at Property Katha No. 1945/33/5, 6 & 40/1 & 41/3, 4, 5, Amruthahalli Village, Yelahanka Hobli, Ward No. 07, Yelahanka Zone, Bangalore.

- Ref: 1) Application for issue of Occupancy Certificate dated: 03-09-2019  
2) Approval of Commissioner for issue of Occupancy Certificate dated: 24-01-2020  
3) Plan sanction No.BBMP/Addl.DiR/JDNORTH/LP/0301/2017-18 dated: 02-07-2018  
4) CFO issued by KSPCB vide No AW-317095 PCB ID: 84015 dated: 11-02-2020

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The Building Plan was sanctioned for the construction of Residential Apartment Building consisting Block – A & B Consisting of GF+4 UF with Common Basement Floor having 123 Residential Units at Property Katha No. 1945/33/5, 6 & 40/1 & 41/3, 4, 5, Amruthahalli Village, Yelahanka Hobli, Ward No. 07, Yelahanka Zone, Bangalore by this office vide reference (3). The Commencement Certificate was issued on 15-12-2018. KSPCB vide Ref (4) has issued consent for Operation of Sewage Treatment Plant (STP).

The Residential Apartment Building was inspected by the Officers of Building Licence Cell Section on 16-12-2019 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: 24-01-2020 vide Ref (3). The compounding fees for the deviated portion, ground rent arrears including GST, Scrutiny fee and Lake Improvement Charges of Rs. 17,10,000/- (Rupees Seventeen Lakhs Ten Thousand only), has been paid by the applicant in the form of DD No 238718 drawn on Yes Bank Ltd., dated: 12-02-2020 and taken into BBMP account vide receipt No.RE-ifms 331-TP/000589 dated: 14-02-2020 The deviations effected in the building are condoned and regularized accordingly.

Hence, Permission is hereby granted to occupy the Residential Apartment building comprising of Block – A & B Consisting of GF+4 UF with Common Basement Floor having 123 Residential Units at Property Katha No. 1945/33/5, 6 & 40/1 & 41/3, 4, 5, Amruthahalli Village, Yelahanka Hobli, Ward No. 07, Yelahanka Zone, with the following details.

### Block – A & B

Sl. No.	Floor Description	Built Up Area (in Sq.m.)	Uses and other details.
1	Basement Floor	4860.65	136 No's of Car Parking, STP, Communication Room, Lifts and Staircases

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2	Ground Floor	2785.23	25 No.s of Residential Units, 3 Electrical Rooms, Club House, Swimming Pool, Shower and Change Room, Sitout, Utility, Lifts and Staircases
3	First Floor	2864.78	25 No.s of Residential Units, Balcony, Utility, Lifts and Staircases,
4	Second Floor	2876.95	25 No.s of Residential Units, Club House, Balcony, Utility, Lifts and Staircases,
5	Third Floor	2754.83	25 No.s of Residential Units, Balcony, Utility, Lifts and Staircases,
6	Fourth Floor	2510.22	23 No.s of Residential Units, Balcony, Utility, Lifts and Staircases,
7	Terrace Floor	67.59	Lift Machine Room, Staircase Head Room and Solar Panel.
<b>Total</b>		<b>18720.25</b>	<b>123 Units</b>
8	FAR		2.293 > 2.25
9	Coverage		45.939% <50%

**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.
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. 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.
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.

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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 No. AW-317095 PCB ID: 84015 dated: 11-02-2020 and Compliance of submissions made in the affidavits filed to this office.
13. In case of any false information, misrepresentation of facts, or pending court cases, the Occupancy Certificate 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. Rajashekara Reddy,  
# 40/1, Near Lakshmi Narayana Temple,  
Amruthahalli, Bangalore – 560 092.

**Copy to**

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

*Munish 20/02/2020*  
**Joint Director of Building License Cell (North)**  
**Bruhat Bengaluru Mahanagara Palike**

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