



## 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/0046/2017-18

Dated: 25-02-2020.

### OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for the Residential Apartment Building at Property Katha No. 50, Old No. 51/92/2, (Sy No. 92/2 and 92/3), Hoodi Village, K R Puram Hobli, Ward No. 82, Mahadevapura Zone, Bengaluru.

- Ref: 1) Application for issue of Occupancy Certificate dated: 28-11-2019.  
2) Approval of Commissioner for issue of Occupancy Certificate dated: 13-02-2020.  
3) Plan sanction No.BBMP/Addl.DiR/JDNORTH/LP/0046/2017-18 dated: 20-11-2017.  
4) CFO issued by KSPCB vide No W-316614, PCB ID. 82981 dated: 07-01-2020.

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The Building Plan was sanctioned for the construction of Residential Apartment Building consisting 2BF+GF+4UF having 277 Residential Units at Property Katha No. 50, Old No. 51/92/2, (Sy No. 92/2 and 92/3), Hoodi Village, K R Puram Hobli, Ward No. 82, Mahadevapura Zone Bengaluru by this office vide reference (3). The Commencement Certificate was issued on 24-11-2018. 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 27-12-2019 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: 13-02-2020 vide Ref (2). The compounding fees for the deviated portion and Scrutiny fee Charges of Rs. 33,20,000/- (Rupees Thirty Three Lakhs Twenty Thousand only), has been paid by the applicant in the form of DD No 821653, 821652, 821651, 821650 drawn on Bank of Baroda, MG Road Branch dated: 19-02-2020 and taken into BBMP account vide receipt No.RE-ifms 331-TP/000608 dated: 20-02-2020 The deviations effected in the building are condoned and regularized accordingly.

Hence, Permission is hereby granted to occupy the Residential Apartment building Consisting of 2BF+GF+4 UF having 277 Residential Units at Property Katha No. 50, Old No. 51/92/2, (Sy No. 92/2 and 92/3), Hoodi Village, K R Puram Hobli, Ward No. 82, Mahadevapura Zone, Bengaluru, with the following details.

Sl. No.	Floor Description	Built Up Area (in Sq.m.)	Uses and other details.
1	Lower Basement Floor	7098.96	112 No's of Car Parking, STP, Staircases, Lifts and Lobbies,
2	Upper Basement Floor	12033.50	239 No's of Car Parking, Communication Room, Pump Room, DG Room, Drivers Room and Toilets, Filtration UG sump Room, Treated Water Sump and Maintenance Room, Staircases, Lifts and Lobbies,

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*[Handwritten signatures and dates]*  
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3	Ground Floor	6138.48	53 No.s of Residential Units, Electrical Rooms, Club House, Swimming Pool, Toilets and Change Rooms, Sitouts, Utilities, Staircases, Lifts and Lobbies,
4	First Floor	5783.25	53 No.s of Residential Units, Balconies, Utilities, Staircases, Lifts and Lobbies,
5	Second Floor	5993.29	57 No.s of Residential Units, Balconies, Utilities, Staircases, Lifts and Lobbies,
6	Third Floor	5956.69	57 No.s of Residential Units, Balconies, Utilities, Staircases, Lifts and Lobbies,
7	Fourth Floor	5956.69	57 No.s of Residential Units, Balconies, Utilities, Staircases, Lifts and Lobbies,
8	Terrace Floor	234.74	Lift Machine Rooms, Staircase Head Rooms and Solar Panels and OHT
<b>Total</b>		<b>49195.60</b>	<b>277 Units</b>
9	FAR		1.774 > 1.75
10	Coverage		37.70% <50%

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

1. The car parking at Two 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. Two 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. W-316614, PCB ID: 82981 dated: 07-01-2020 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 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 Casa Grande Garden City, Builders Pvt Ltd., Khata Holder  
Rep by its Director Sri. Guha Lakshmanan,  
Salma Big House, # 34/1, 3rd Floor,  
Meanee Avenue Road, Ulsoor Road,  
Near Ulsoor Lake,  
Bengaluru – 560 042.

Copy to ✓

- 1) JC (Mahadevapura Zone) / EE (Mahadevapura Diviion) / AEE/ ARO (Hoodi 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

*Murugesu B*  
25/02/2020  
**Joint Director of Building License Cell (North)  
Bruhat Bengaluru Mahanagara Palike**  
*25/2/2020* *25/2/2020* *25/2*