



## BRUHAT BANGALORE MAHANAGARA PALIKE

Office of the  
Joint Director, Town Planning (South)  
BBMP Head Office, N.R. Square  
Annex-3 Building,  
Bangalore-02. Dated: 23-05-2024.

No. JDTP (S)/ ADTP/ OC/01 /2024-25

### OCCUPANCY CERTIFICATE

**Sub:** Issue of Occupancy Certificate for Residential Apartment Building (Block-A) & Commercial - Office & Hostel Building (Block-B) located at Property No. 6372/81/2, Sy. No. 81/2, Kengeri Village, Kengeri Hobli, Rajarajeshwari Nagara Zone, Ward No. 198, Bangalore.

**Ref:** 1) Application for issue of Occupancy Certificate dt:06-04-2023 And 06-05-2024.  
2) Approval of Chief Commissioner for issue of Occupancy Certificate dt: 09-05-2024.  
3) Modified Plan sanctioned No. BBMP/Addl.Dir/JD South/0008/19-20 dt:07-11-2019.  
4) CFO from KSPCB vide Consent No.AW-336172 PCB ID :138770 dt: 13-02-2023 & Corrigendum - PCB/SEO/BNG-SOUTH/CORRIGENDUM/2022-2023/393, dt:16-02-2023

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A Modified plan was sanctioned for construction of Residential Apartment Building (Block-A) with 161 Dwelling units & Commercial - Office & Hostel Building (Block-B) consisting of 2 Common BF+GF+4UF vide L.P.No.BBMP/Addl.Dir/JD South/0008/19-20 dt: 07-11-2019. The Commencement Certificate has been issued on dt.12-12-2019.

The Residential Apartment Building (Block-A) & Commercial - Office & Hostel Building (Block-B) was Inspected on dated: 13-04-2023 & 05-04-2024 by the Officers of Town Planning 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 (Block-A) & Commercial - Office & Hostel Building (Block-B) was approved by the Chief Commissioner on dt:09-05-2024. Payment of Compounding Fees, Scrutiny Fees works out to Rs. 26,14,500/- (Rs. Twenty-Six Lakhs Fourteen Thousand Five Hundred only), which has been paid by the Applicant vide Receipt No. RE-ifms624-TP/000007 dt:18-05-2024. The deviations effected in the building are condoned and regularized by imposing penalty. Accordingly, this Occupancy Certificate is issued.

o/c  
Received  
23/5/24

o/c

Joint Director Town Planning (South)  
Bruhat Bengaluru Mahanagara Palike  
23/5/24  
PTO

No. JDTP (S)/ ADTP/ OC/07/2024-25

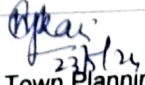
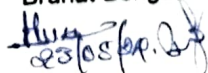
Permission is hereby granted to occupy the Residential Apartment Building (Block-A) with 161 Dwelling units & Commercial - Office & Hostel Building (Block-B) consisting of 2 Common BF+GF+4UF constructed at Property No.6372/81/2, Sy.No.81/2, Kengeri Village, Kengeri Hobli Rajarajeshwari Nagara Zone, Ward No.198, Bangalore. With the following details,

**Residential Building (Block - A)**

Sl. No.	Floor Descriptions	Built up Area (in Sqm)	Remarks
1.	Lower Basement Floor (for Block - A & B)	3340.46	105 No. of Car Parking, Lift lobby, Ramp, Electrical room, DG yard, Transformer yard, Wet & Dry Garbage yard, STP, Lifts & Staircases.
2.	Upper Basement Floor (for Block - A & B)	3383.21	88 No. of Car Parking, Lift lobby, Ramp, Lifts & Staircases.
3.	Ground Floor	2197.22	31 No. of Residential Units, Corridors, Multy purpose hall, Lift lobby, Lifts & Staircases.
4.	First Floor	2307.76	31 No. of Residential Units, Corridors, Gym, Lift lobby, Balconys, Lifts & Staircases.
5.	Second Floor	2352.14	33 No. of Residential Units, Corridors, Balcony's, Lift lobby, Lifts & Staircases.
6.	Third Floor	2350.14	33 No. of Residential Units, Corridors, Balcony's, Lift lobby, Lifts & Staircases.
7.	Fourth Floor	2350.14	33 No. of Residential Units, Corridors, Balcony's, Lift lobby, Lifts & Staircases.
8.	Terrace	65.92	Lift machine room & Staircase Head room, OHT & Solar Pannels.
	Total	<b>18346.99</b>	<b>Total No. of Units = 161 Nos.</b>
9.	FAR	<b>2.16</b>	
10.	Coverage	<b>42.04%</b>	

**Commercial - Office & Hostel Building (Block-B)**

Sl. No.	Floor Descriptions	Built up Area (in Sqm)	Remarks
1.	Ground Floor	306.57	Office Space, Reception Space, Pantry, Lobby, Lifts & Staircases.
2.	First Floor	306.38	Office Space, Reception, Corridor, Toilets, Lobby, Lifts & Staircases.
3.	Second Floor	306.68	Office Space, Reception, Corridor, Toilets, Lobby, Lifts & Staircases.
4.	Third Floor	306.68	Hostel Rooms, Kitchen & Dining, Toilets, Corridor, Lifts & Staircases.
5.	Fourth Floor	306.68	Hostel Rooms, Kitchen & Dining, Toilets, Corridor, Lifts & Staircases.
6.	Terrace	28.16	Lift machine room & Staircase Head room, OHT & Solar Pannels.
	Total	<b>1561.15</b>	
7.	FAR	<b>0.29</b>	
8.	Coverage	<b>5.86%</b>	
	Total Built up area (Block A & B)	<b>19908.14</b>	
	FAR	<b>2.45 &lt; 2.50</b>	
	Coverage	<b>47.90% &lt; 50%</b>	

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

1. The car parking at 2 Common Basement (Block A & B) Floors 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. The owner / applicant 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. 2 Common Basement Floors (Block A & B) area reserved for parking should be used for parking purpose only as per as built plan.
5. Footpath 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 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 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 SWM Department.
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.
10. If in case Audit objection arises, the applicant should abide to pay the difference fee amount.
11. Garbage originating from building shall be segregated into organic & in-organic waste & should be processed in the re-cycling unit of suitable capacity i.e., organic waste convertor to be installed at site for its reused / disposal.
12. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws-31) of Building bye-laws 2003 shall be ensured.
13. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
14. The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-law 2016.
15. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
16. This Occupancy Certificate is subject to conditions laid out in the Clearance Certificate issued from KSPCB vide No.AW – 336172 PCB ID :138770 dt:13-02-2023 & Corrigendum – PCB/SEO/BNG-SOUTH/CORRIGENDUM/2022-2023/393, dt:16-02-2023.

Joint Director Town Planning (South)  
Bruhat Bengaluru Mahanagara Palike

*[Signature]*

*[Signature]*  
23/02/24

*[Signature]*  
PTO



No. JDTP (S)/ ADTP/ OC/07 /2024-25

17. The Applicant / Owner / Developer shall plant one tree for a) sites measuring 180 Sqm upto 240 Sqm b) minimum of two trees for sites measuring with more than 240 Sqm. c) One tree for every 240 Sq.m of FAR area as part thereof in case of Apartment / group housing / multi dwelling unit/development plan.
18. In case of any false information, misrepresentation of facts, or any complaints with regard to violation, any deviation carried out after issue of Occupancy Certificate, 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/-

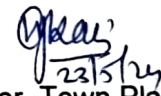
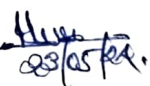
Joint Director, Town Planning (South)  
Bruhat Bangalore MahanagaraPalike

To  
M/s. Vaastu Properties.  
Represented by Sri. Shivana gouda patil & others.  
Property No. 6372/81/2, Sy. No. 81/2, Kengeri Village,  
Uttarahalli Road, Kengeri Hobli,  
Ward No. 198, Bangalore-560060.

**Copy to:**

1. JC (Rajarajeshwari Nagara Zone) / EE (Kengeri Division) / AEE/ ARO (Kengeri Sub-division) for information and necessary action.
2. Senior Environmental Officer, KSPCB, # 49, Church Street, Bengaluru - 01 for information.
3. Superintendent Engineer, (Electrical), BESCO, South Division, No. 8, Bengaluru - 560046.
4. Office copy.

  
30/05/24

  
23/5/24  
Joint Director, Town Planning (South)  
Bruhat Bangalore MahanagaraPalike  
  
23/05