



BRUHAT BENGALURU MAHANAGARA PALIKE

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

No. BBMP/Addl.DIR/JD NORTH/0040/2014-15

Dated: ೨೪ - ೦೯ - ೨೦೨೧

PRJ/4381/2020-21 (LP No. 1026/20-21)

OCCUPANCY CERTIFICATE (PARTIAL)

Sub: Issue of Occupancy Certificate (Partial) for the Residential Apartment Building at Property Khata No. 28/7, PID No. 100-521-599, Sy No. 24/5, Chikkamaranahalli Village, Kasaba hobli, Ward No. 18, East Zone, Bengaluru.

- Ref: 1) Your application for issue of Occupancy Certificate (Partial) dated: 22-07-2021
2) Modified Plan sanctioned by this office vide No. PRJ/4381/2020-21 (LP No. 1026/20-21) Dated: 31-05-2021
3) Approval of Chief Commissioner for issue of Occupancy Certificate (Partial) dated: 03-08-2021.
4) Fire Clearance for the Occupancy Certificate vide No. GBC(1)/174/2014, dated: 05-10-2019
5) CFO issued by KSPCB vide No. KSPCB/RSE/BNG-CITY/Addendum/2021-22/85, dated: 07-08-2021

The Modified Plan was sanctioned for the construction of Residential Apartment Building consisting of 2BF+GF+13 UF totally comprising of 50 Units at Property Khata No. 28/7, PID No. 100-521-599, Sy No. 24/5, Chikkamaranahalli Village, Kasaba hobli, Ward No. 18, East Zone, Bengaluru by this office vide reference (2). Now the Applicant has applied for issue of Occupancy Certificate (Partial) consisting for 2BF+GF+12 UF comprising of 47 Units. The Commencement Certificate was issued on 29-05-2015. The Fire and Emergency Services Department has issued Clearance Certificate to Occupy Building vide Ref. No. (4).KSPCB vide Ref (5) has issued consent for Operation of Sewage Treatment Plant (STP).

The Residential Apartment Building was inspected by the Officers of Town Planning Section on 27-07-2021 for the issue of Occupancy Certificate (Partial), it is observed that, the construction has been completed in accordance with the Modified Sanctioned Plan. The proposal for the issuance of Occupancy Certificate (Partial) for Residential Apartment Building was approved by the Chief Commissioner vide Ref (3). Subsequent to the approval accorded by Chief Commissioner the applicant was endorsed on dated: 04-08-2021 to remit Compounding fees for the deviated portion and Scrutiny fee, of Rs. 2,56,000/- (Rupees Two lakhs Fifty Six Thousand only), has been paid by the Applicant in the form of DD No 015485 drawn on Axis Bank Ltd., dated: 23-09-2021 and taken into BBMP account vide receipt No.RE-ifms331-TP/000087 dated: 24-09-2021 The Deviations effected in the Building are condoned and Regularized accordingly.

Hence, Permission is hereby granted to occupy Residential Apartment Building consisting of 2BF+GF+12UF totally comprising of 47 Units at Property Khata No 28/7, PID No. 100-521-599, Sy No. 24/5, Chikkamaranahalli Village, Kasaba hobli, Ward No. 18, East Zone, Bengaluru. Occupancy Certificate (Partial) is accorded with the following details.

Sl. No.	Floor Description	Built Up Area (in Sqm.)	Uses and other details.
1	Second Basement Floor	2075.10	45 No.s of Car Parking, Pump Room, STP, Ramp, Lobby, Lift and Staircase.
2	First Basement Floor	2075.10	28 No.s of Car Parking, Two Wheeler Parking, Ramp, Lobby, Lift and Staircase.

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3	Ground Floor	748.98	02 No. of Car Parking, 01 Number of Residential Unit, Swimming Pool, Shallow Pool, Association Room, Electrical Room, Transformer Yard, OWC, Lobbies, Lifts and Staircase
4	First Floor	647.33	03 No.s of Residential Units, Balconies, Utilities, Lobbies, Lifts and Staircases
5	Second Floor	746.66	03 No.s of Residential Units, (A,B & D) , Balconies, Utilities, Lobbies, Lifts and Staircases
6	Third Floor	934.23	04 No.s of Residential Units, Balconies, Utilities, Lobbies, Lifts and Staircases
7	Fourth Floor	938.96	04 No.s of Residential Units, Balconies, Utilities, Lobbies, Lifts and Staircases
8	Fifth Floor	934.23	04 No.s of Residential Units, Balconies, Utilities, Lobbies, Lifts and Staircases
9	Sixth Floor	934.23	04 No.s of Residential Units, Balconies, Utilities, Lobbies, Lifts and Staircases
10	Seventh Floor	938.96	04 No.s of Residential Units, Balconies, Utilities, Lobbies, Lifts and Staircases
11	Eighth Floor	934.23	04 No.s of Residential Units, Balconies, Utilities, Lobbies, Lifts and Staircases
12	Ninth Floor	934.23	04 No.s of Residential Units, Balconies, Utilities, Lobbies, Lifts and Staircases
13	Tenth Floor	938.96	04 No.s of Residential Units, Balconies, Utilities, Lobbies, Lifts and Staircases
14	Eleventh Floor	934.23	04 No.s of Residential Units, Balconies, Utilities, Lobbies, Lifts and Staircases
15	Twelveth Floor	934.23	04 No.s of Residential Units, Balconies, Utilities, Lobbies, Lifts and Staircases
16	Terrace Floor	181.75	Lift Machine Room and Staircase Head Room, Solar Panel (Platform), OHT
Total		15831.41	47 No's of Residential Units
17	FAR		3.70 < 4.00 (2.50 + 1.50 TDR)
18	Coverage		26.82% < 55%

This Occupancy Certificate is issued subject to the following conditions:

1. The car parking at Two Basement Floors and Part of Ground Floor area shall have adequate safety measures. It shall be done entirely at the risk and cost of the 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 from BBMP. In the event of the applicant violating, the BBMP has the right to demolish the deviated / altered / additional portion without any prior notice.

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4. Two Basement Floors and Part of Ground Floor area should be used for car parking purpose only and the additional area if any available in Two Basement Floors and Part of Ground Floor 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 here with 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 Zonal Health Officer.
9. The owner / Association of high-rise building shall obtain clearance certificate from Fire Force Department every two years with due inspection by the department regarding working condition of Fire Safety Measures installed. The certificate should be produced to the corporation and shall get the renewal of the permission issued once in two years.
10. The Owner / Association of the high-rise building shall get the building inspected by empanelled agencies of the Fire Force Department to ensure that the fire equipments installed are in good and workable condition, and an affidavit to that effect shall be submitted to the corporation and Fire Force Department every year.
11. The owner / Association of high-rise 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.
12. The Owner / Association of the high-rise building shall conduct two mock – drill in the building, one before the onset of summer and another during the summer and ensure complete safety in respect of fire hazards.
13. All the rain water and waste water generated from the usage shall be pumped into the rain water harvesting pits and used for landscaping.
14. Garbage originating from building shall be segregated into organic and inorganic waste and should be processed Scientifically in the recycling processing unit of suitable capacity i.e. organic waste convertor to be installed at site for its re – use / disposal.
15. This Occupancy Certificate is subject to conditions laid out in the Clearance Certificate issued from Fire Force Department vide No. GBC(1)/174/2014, dated: 05-10-2019 and CFO from KSPCB vide No. KSPCB/RSE/BNG-CITY/Addendum/2021-22/85, dated: 07-08-2021 and Compliance of submissions made in the affidavits filed to this office
16. The Developers should publicize mortgaged property details in the proposed site.
17. The Developers should not take any advance enter in to any kind of agreements with anybody, towards the sale of Flats which is mortgaged to BBMP.

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18. The Applicant / Developer should submit the Utilisation Certificate from BDA for the additional FAR area utilized in Modified Sanctioned Plan and release the mortgaged portion of building & Final Occupancy Certificate should be obtained from BBMP for the remaining portion of the building.
19. 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 (Partial) issued will be withdrawn without any prior notice.

Sd/-

**Joint Director (Town Planning – North)
Bruhat Bengaluru Mahanagara Palike**

To,

Sri. Balaraman K.
559, RMV Extension 2nd Stage,
Dollars Colony, New BEL Road,
Bangalore.

Copy to

1. JC (East Zone) / EE (Hebbala Division) / AEE/ ARO (Hebbala Sub-division) for information and necessary action.
2. Senior Environmental Officer, KSPCB, # 49, Church Street, Bengaluru - 01 for information.
3. Director General of Police, Fire and Emergency Services, # 1, Annaswamy Modaliar Road, Bengaluru – 560 042 for information.
4. Superintendent Engineer, (Electrical), BESCOM, North Division, No. 8, Benson Town, Nandi Durga Road, Bengaluru - 560046.
5. Office copy.

Muruges B
24/09/2021
Joint Director (Town Planning – North)
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(A) Copies,

one for 02/10/21