



**BRUHAT BENGALURU MAHANAGARA PALIKE**

Office of the Joint Director of Town Planning (North), N.R. Square, Bengaluru – 560 002.

No. JDTP/LP/21/2008-09

Dated: 24-01-2022

**OCCUPANCY CERTIFICATE (FINAL)**

Sub: Issue of Occupancy Certificate for Wing – C & D Residential Apartment Building and Club House Building at Property Katha No. 21, 1<sup>st</sup> Main Road, Manorayanapalya, R.T.Nagar, Bengaluru.

- Ref: 1) Application for issue of Partial Occupancy Certificate dated: 06-06-2019  
2) Building Modified Plan sanctioned No. JDTP/LP/21/2008-09, dated : 3-03-2012  
3) Approval of Chief Commissioner for issue of Occupancy Certificate dated: 03-08-2021  
4) Partial Occupancy Certificate issued for Wing – A and B Residential Apartment and Commercial Building on 24-07-2017  
5) Renewal Fire Clearance for the Occupancy Certificate vide No: GBC(1)/462/2007, Docket No. KSFES/CC/706/2020 dated: 19-04-2021  
6) CFO issued by KSPCB vide No. PCB/84/CNP/08/H-443, dated: 14-09-2016

\*\*\*\*\*

The Modified plan for construction of Residential Apartment and Commercial Building at Property Katha No. 21, 1<sup>st</sup> Main Road, Manorayanapalya, R.T.Nagar, Bengaluru, Consisting of BF+GF+7 UF comprising of 157 Units for Residential Apartment and Commercial Building was sanctioned by this office vide reference (2). The Commencement Certificate to this building was issued on dated: 30-03-2012. The Occupancy Certificate (Partial) for Wing – A & B Consisting of BF+GF+7 UF comprising of 69 Units and Commercial Building was issued by this office vide Ref (4). Now the Applicant has requested to issue Occupancy Certificate for the remaining Wing – C & D Residential Apartment Building consting of GF+7 UF comprising of 88 Units and Club House Consisting of GF+1 UF vide reference (1). The Fire and Emergency Services department vide Ref No. (5) has issued Clearence Certificate to Occupy the Building. KSPCB vide Ref (6) has issued consent for Operation of STP.

The Wing – C & D Residential Apartment and Club House Building was inspected by the Officers of Town Planning Section on 06-04-2021 for the issue of Occupancy Certificate. During inspection, it is observed that, there is deviation in construction with reference to the Modified 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 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, Ground Rent Arrears, GST and Scrutiny fee of Rs. 69,90,000/-. (Rupees Sixty Nine Lakhs Ninty Thousand only), has been paid by the Applicant in the form of DD No.015634 drawn on Axis Bank Ltd., dated: 29-12-2021 and taken into BBMP account vide receipt No.RE-ifms331-TP/000113 dated: 29-12-2021. The Deviations effected in the Building are condoned and Regularized accordingly.

Hence, Permission is hereby granted to occupy Residential Apartment Building consisting of GF+7 UF comprising of 88 Units and Club House Consisting of GF+1 UF at Property Katha No. 21, 1<sup>st</sup> Main Road, Manorayanapalya, R.T.Nagar, Bengaluru Occupancy Certificate is accorded with the following details.

*[Handwritten Signature]*  
Joint Director of Town Planning (North)  
Bruhat Bengaluru MahanagaraPalike  
24/01/2022  
21/1/22  
21/1/22



### Wing – C And D Residential Apartment Building

Sl. No.	Floor Descriptions	Built Up Area (in Sqm)	Uses and other details.
1	Ground Floor	876.33	07 No.s of Dwelling Units, Corridor, Lobby, Lift and Staircase
2	First Floor	1264.67	10 No.s of Dwelling Units, Corridor, Lobby, Lift and Staircase
3	Second Floor	1284.11	12 No.s of Dwelling Units, Corridor, Lobby, Lift and Staircase
4	Third Floor	1284.11	12 No.s of Dwelling Units, Corridor, Lobby, Lift and Staircase
5	Fourth Floor	1284.11	12 No.s of Dwelling Units, Corridor, Lobby, Lift and Staircase
6	Fifth Floor	1284.11	12 No.s of Dwelling Units, Corridor, Lobby, Lift and Staircase
7	Sixth Floor	1284.11	12 No.s of Dwelling Units, Corridor, Lobby, Lift and Staircase
8	Seventh Floor	1208.59	11 No.s of Dwelling Units, Corridor, Lobby, Lift and Staircase
9	Terrace	99.90	OHT, Lift Machine Room and Staircase Head Room.
<b>TOTAL - I</b>		<b>9870.04</b>	<b>88 Units</b>

### Club House Building

Sl. No.	Floor Descriptions	Built Up Area (in Sqm)	Uses and other details.
1	Ground Floor	414.89	Reception, Waiting Lounge, Gym, Table Tennis, Carram Room, Billiards, Library, Toilets, Lobby, Lift and Staircase
2	First Floor	415.78	Party Hall, Metting Room, Aerobics Room, Work Area, Kitchen, Toilet, Lobby, Lift and Staircase
<b>TOTAL - II</b>		<b>830.67</b>	
<b>GRAND TOTAL – 1 &amp; II</b>		<b>10700.71</b>	
<b>FAR</b>			<b>1.765 &lt; 1.75</b>
<b>Coverage</b>			<b>28.27% &lt; 50%</b>

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 the owner. BBMP will not be responsible for any kind of damage, losses, risks etc., arising out of the same.

Joint Director of Town Planning (North)  
Bruhat Bengaluru Mahanagara Palike

20/1/22

20/1/22

21/1/22



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.
4. Basement Floor and Surface area should be used for car parking purpose only and the additional area if any available Basement Floor and Surface 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 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.

Joint Director of Town Planning (North)  
Bruhat Bengaluru Mahanagara Palike

20/1/22

21/1/22

24/01/2022  
21/1/22



15. This Occupancy Certificate is subject to conditions laid out in the Clearance Certificate issued from Fire Force Department vide No. : GBC(1)/462/2007, Docket No. KSFES/CC/706/2020 dated: 19-04-2021 and CFO from KSPCB vide No PCB/84/CNP/08/H-443, dated: 14-09-2016 and Compliance of submissions made in the affidavits filed to this office
16. 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 Town Planning (North)  
Bruhat Bengaluru Mahanagara Palike**

To  
M/s Siroya Properties & Holdings,  
# 21, 1st Main Road, Manorayanapalya,  
R.T.Nagar, Bengaluru – 560 032

**Copy to**

1. JC (East) / EE (Hebbala) / AEE/ ARO (J.C.Nagar 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), BESCO, North Division, No. 8, Benson Town, Nandi Durga Road, Bengaluru - 560046.
5. Office copy

*Murugesu* 24/01/2022  
**Joint Director of Town Planning (North)  
Bruhat Bengaluru Mahanagara Palike**

*SP*  
20/1/22

*B*  
21/1/22

*LC*  
21/1/22