



BRUHAT BENGALURU MAHANAGARA PALIKE

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

No. JDTP/LP/11/2003-04

Dated: 06-04-2022

MODIFIED OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for Residential Apartment Building at Khata No. 16, Palace Road, Vasanthnagar Sub-Division, Bangalore.

- Ref: 1) Your application for issue of Additions and Alterations Cum Occupancy Certificate dated: 06-11-2021
- 2) Occupancy Certificate issued by this office vide LP No. JDTP/LP/11/2003-04, dated: 28-01-2006
- 3) Approval from Chief Commissioner dated: 30-03-2022
- 4) Renewal Fire Clearance for the Occupancy Certificate vide No. KSFES/CC/491/2021, dated: 17-02-2022

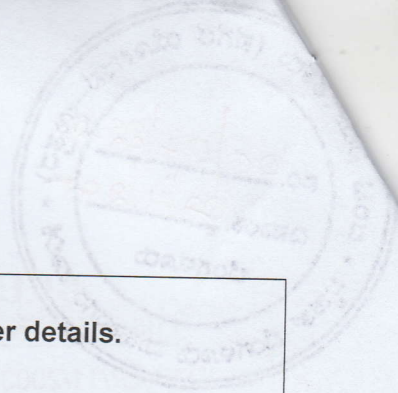
The Plan for the construction of Residential Apartment building consisting of BF+GF+8UF totally comprising of 10 Residential units at Khata No. 16, Palace Road, Vasanthnagar Sub-Division, Bangalore, was sanctioned by this office vide No. JDTP/LP/11/2003-04 dated: 15-11-2003 and Occupancy Certificate was issued on dated: 28-01-2006 vide ref (2).

Further, Brigade Coronet Apartment Owners Association has submitted an application vide ref (1) for Additions and Alterations Cum Occupancy Certificate by adding additional 01 unit in Part of Ground Floor in the existing Occupancy Certificate issued Residential Apartment building issued vide ref (2). The Fire and Emergency Services Department has Renewed the Clearance Certificate to Building vide ref (4).

The Residential Apartment Building was inspected by the Officers of Town Planning Section for the issue of Additions and Alterations Cum Occupancy Certificate. During inspection, it is observed that, the construction of addition and alteration work in the Ground Floor has been carried out and completed without obtaining the Authorized permission which is within the allowable limits of Revised Master Plan - 2015 Zoning Regulations and Building Bye-laws - 2003. The proposal was approved by the Chief Commissioner on 30-03-2022. Subsequent to the Approval accorded by Chief Commissioner, for the portion of building proposed for Addition and Alteration cum Occupancy Certificate the applicant was endorsed on dated:31-03-2022 to remit Licence Fee, Ground Rent Arrears, GST, Scrutiny fee, Security Deposit, Penalty for constructing without obtaining the Authorized sanction and for occupying the said portion of the building and etc works out to Rs. 7,05,000/- (Rupees Seven Lakhs Five Thousand only) and has been paid by the Applicant in the form of DD No 009071 dated: 31-03-2022 drawn on HDFC Bank , and taken into BBMP account vide receipt No.RE-ifms331-TP/000001 dated: 06-04-2022 and the applicant has paid the labour cess of Rs. 40,000/- to Labour Department vide Receipt No. HO/68/2022 dated: 31-03-2022. The Deviations effected in the Building are condoned and Regularized accordingly.

Hence, Permission is hereby accorded for Additions and Alterations Cum Occupancy Certificate for existing Residential Apartment Building Consisting of BF+GF+8 UF totally comprising of 11 Units at Property Khata No. 16, Palace Road, Vasanthnagar Sub-Division, Bangalore. The floor wise details are as under.

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Sl. No.	Floor Description	Built Up Area (in Sqm.)	Uses and other details.
1	Basement Floor	449.62	08 No.s of Car Parking, Generator Room, Pump Room, Lifts and Staircases
2	Ground Floor	418.91	01 Residential Unit, 02 NO.s of Covered Parking and 12 No.s of Surface Parking, Electrical Room, Drivers Toilets, Lobby, Lifts and Staircases
3	First Floor	451.33	02 No.s of Residential units, Corridor, Lobby, Lifts and Staircases
4	Second Floor	457.05	01 No. of Residential unit, Corridor, Lobby, Lifts and Staircases
5	Third Floor	459.05	02 No.s of Residential units, Corridor, Lobby, Lifts and Staircases
6	Fourth Floor	372.05	01 No. of Residential unit, Corridor, Lobby, Lifts and Staircases
7	Fifth Floor	369.13	01 No. of Residential unit, Corridor, Lobby, Lifts and Staircases
8	Sixth Floor	369.90	01 No. of Residential unit, Corridor, Lobby, Lifts and Staircases
9	Seventh Floor	381.64	01 No. of Residential unit, Corridor, Lobby, Lifts and Staircases
10	Eighth Floor	368.07	01 No. of Residential unit, Corridor, Lobby, Lifts and Staircases
11	Terrace Floor	43.37	Lift Machine Room, Staircase Head Room, OHT, Solar Panel,
	Total	4140.12	11 No.s of Residential Units
12	FAR		1.665 < 2.25
13	Coverage		23% < 65%

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

1. The car parking at Basement Floor, Part of Ground 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.
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. Basement Floor, Part of Ground Floor and Surface area should be used for car parking purpose only and the additional area if any available in Basement Floor, Part of Ground Floor and Surface 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.
15. This Occupancy Certificate is subject to conditions laid out in the Renewal Fire Clearance for the Occupancy Certificate vide No. KSFES/CC/491/2021 and Compliance of submissions made in the affidavits filed to this office
16. This Modified Occupancy Certificate supersedes the earlier Occupancy Certificate issued by this office vide ref (2).

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17. 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 Modified Occupancy Certificate issued will be withdrawn without any prior notice.

Sd/-

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

To,

M/S Brigade Coronet Apartment Owners Association
16, Palace Road,
Vasanthnagar,
Bangalore – 560 052.

Copy to

1. JC (East Zone) / EE (Shivajinagar Division) / AEE/ ARO (Vasanthnagar Sub-division) for information and necessary action.
2. Director General of Police, Fire and Emergency Services, # 1, Annaswamy Modaliar Road, Bengaluru – 560 042 for information.
3. Superintendent Engineer, (Electrical), BESCO, North Division, No. 8, Benson Town, Nandi Durga Road, Bengaluru - 560046.
4. Office copy.

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

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Recd
S. N. Sampath
05/04/2022