



BRUHAT BENGALURU MAHANAGARA PALIKE

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

No. BBMP/Addl.Dir/JD North/0406/2015-16

Date: 22/09/22

OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for Residential Apartment Building at Property Katha No. 6 (Old PID No. 70-3-6), Eagle Street, Shanthinagar, Ward No. 117, East Zone, Bengaluru.

- Ref: 1) Your application for issue of Occupancy Certificate dated: 02-03-2022
- 2) Plan sanctioned by this office vide No. BBMP/Addl.Dir/JD NORTH/ LP/ 0406/ 2015-16 dated: 02-11-2018
- 3) Approval of Chief Commissioner for issue of Occupancy Certificate dated: 30-08-2022
- 4) Fire Clearance for the Occupancy Certificate vide No: GBC(1)/399/2015, Docket No. KSFES/CC/082/2022, dated: 03-03-2022
- 5) CFO issued by KSPCB vide No. AW-120342 PCB ID: 131857 dated: 29-06-2022

The Plan was sanctioned for the Construction of Residential Apartment Building consisting of 2BF+GF+7 UF comprising of 16 Units at Property Khatha No. 6 (Old PID No. 70-3-6), Eagle Street, Shanthinagar, Ward No. 117, East Zone, Bengaluru by this office vide reference (2). The Commencement Certificate was issued on 12-06-2019. 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 11-03-2022 for the issue of Occupancy Certificate 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 Chief Commissioner vide ref (3). Subsequent to the Approval accorded by Chief Commissioner the applicant was endorsed on dated: 02-09-2022 to remit Compounding fees for the deviated portion, Ground Rent Arrears, GST and Scrutiny fee of Rs. 9,96,000/- (Rupees Nine Lakhs Ninty Six Thousand only) and has been paid by the Applicant in the form of DD No.004680 dated: 06-09-2022 drawn on Bank of Baroda, and taken into BBMP account vide receipt No.RE-ifms331-TP/000071 dated: 16-09-2022. 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+7 UF comprising of 16 Units at Property Khatha No. 6 (Old PID No. 70-3-6), Eagle Street, Shanthinagar, Ward No. 117, East Zone, Bengaluru. Occupancy Certificate is accorded with the following details.

Sl. No.	Floor Description	Built Up Area (in Sqm.)	Uses and other details.
1	2 nd Basement Floor	364.05	18 No.s of Car Parking, DG Yard, STP, Water Sump, Lobbies, Lifts and Staircases

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2	1 st Basement Floor	364.05	14 No.s of Car Parking, Lobbies, Lifts and Staircases
3	Ground Floor	360.64	6 No.s of Car Parking, Transformer yard, STP, Lobbies, Lifts and Staircases.
4	First Floor	369.22	02 No.s of Residential Units, Corridor, Balcony, Lobbies, Lifts and Staircases.
5	Second Floor	427.45	03 No.s of Residential Units, Corridor, Balcony, Lobbies, Lifts and Staircases.
6	Third Floor	427.45	02 No.s of Residential Units, Corridor, Balcony, Lobbies, Lifts and Staircases.
7	Fourth Floor	427.45	02 No.s of Residential Units, Corridor, Balcony, Lobbies, Lifts and Staircases.
8	Fifth Floor	427.45	03 No.s of Residential Units, Corridor, Balcony, Lobbies, Lifts and Staircases.
9	Sixth Floor	427.45	02 No.s of Residential Units, Corridor, Balcony, Lobbies, Lifts and Staircases.
10	Seventh Floor	427.45	02 No.s of Residential Units, Corridor, Balcony, Lobbies, Lifts and Staircases.
11	Terrace Floor	59.30	Lift Machine Room, Staircase Head Room, OHT and Solar Panel,
	Total	4079.16	16 Units
12	FAR		2.29 > 2.25
13	Coverage		28.88% < 60%

This Occupancy Certificate is issued subject to the following conditions:

1. The car parking at Two Basement Floor and 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.
4. Two Basement Floor and Ground Floor area should be used for car parking purpose only and the additional area if any available in, Two Basement Floor and Ground 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

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owner himself to transport and dump these segregated wastes in consultation with the BBMP Zonal Health Officer., and an affidavit to that effect shall be submitted to the corporation and Fire Force Department every year.

9. 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.
10. 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.
11. All the rain water and waste water generated from the usage shall be pumped into the rain water harvesting pits and used for landscaping.
12. 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.
13. The Remaining Building should be completed as per the Modified Sanctioned Plan & Occupancy Certificate should be obtained after Completion.
14. This Occupancy Certificate is subject to conditions laid out in the Clearance from Fire Force Department vide No. GBC(1)/399/2015, Docket No KSFES/CC/082/2022, dated: 03-03-2022 CFO from KSPCB vide No. AW-120342 PCB ID: 131857 dated: 29-06-2022 and Compliance of submissions made in the affidavits filed to this office.
15. 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 (Town Planning – North)
Bruhat Bengaluru Mahanagara Palike**

To,

Sri. M.A.Jacob (Raju) and Sri. M.A.Thomas (Ravi)
Bearys Group, # 21,
Wood Street, Bengaluru – 560 035.

Copy to

1. JC (East Zone) / EE (Shanthi Nagara Division) / AEE/ ARO (Shanthi Nagara 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

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