



BRUHAT BENGALURU MAHANAGARA PALIKE

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

No. BBMP/Addl.Dir/JD North/0293/2017-18

Date: 04/01/24

OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for Residential Apartment Building constructed at Property Khata No. 08/08/, Sy No.42, Ramamurthy Nagara, Ward No.25, Horamavu Sub Division, Mahadevapura Zone, Bengaluru.

- Ref: 1) Your application for issue of Occupancy Certificate dated: 03-06-2022.
2) Building Plan sanctioned by this office vide LP No. BBMP/Addl.Dir/JD North/0293/2017-18 dated:04-07-2018.
3) Approval of Chief Commissioner for issue of Occupancy Certificate D:24-04-2023.
4) CFO issued by KSPCB vide No. AW-329797 PCB ID: 106721 dated: 17-02-2022.

The Plan was sanctioned for the construction of Residential Apartment Building Consisting of BF+GF+4 UF comprising of 88 Units and Club House at Property Khata No. 08/08/, Sy No.42, Ramamurthy Nagara, Ward No.25, Horamavu Sub Division, Mahadevapura Zone Bangalore by this office vide reference (2). The Commencement Certificate was issued on 19-07-2019. The KSPCB vide Ref (4) has issued consent for Operation of Sewage Treatment Plant (STP).

The Proposal submitted by the applicant vide ref (1) for the issue of Occupancy Certificate for Residential Apartment Building was inspected by the Officers of Town Planning Section on 09-03-2023. During inspection, it is observed that there is additional 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:01-12-2023 to remit Rs. 29,99,000/- (Rupees Twenty Nine Lakhs Ninety Nine Thousand only) towards Compounding, Ground rent arrears, GST and Scrutiny Fees. The applicant has paid in the form of DD No. 765686 dated: 21-12-2023 drawn on Federal Bank Ltd., The same has been taken into BBMP account vide receipt No. RE-ifms 331-TP/000098 dated: 22-12-2023.

Hence, Permission is hereby granted to Occupy Residential Apartment Building Consisting of BF+GF+4 UF comprising of 88 Units and Club House at Property Khata No. 08/08/, Sy No.42, Ramamurthy Nagara, Ward No.25, Horamavu Sub Division, Mahadevapura Zone, Bangalore. Occupancy Certificate is accorded with the following details.

Sl. No.	Floor Description	Built Up Area (in Sqm.)	Uses and other details.
1	Basement Floor	4293.57	130 No.s Car Parking, Electrical room, STP, Lobbies, Lifts & Staircases.
2	Ground Floor	2927.04	16 Nos of Coverd Car parking, 16 Residential Units Multi Purpose Hall, Pantry, Gym, Store Room, Corridor, Lobbies, Toilets, Lifts and Staircases.
3	First Floor	2366.80	18 Residential Units, Party Hall, Toilets, Corridors, Lobbies, Lifts and Staircases.

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4	Second Floor	2366.80	18 Residential Units, Library Room, Gym Room, Corridors, Lobbies, Lifts and Staircases.
5	Third Floor	2366.80	18 Residential Units, Indoor Game Rooms, Yoga Room, Corridors, Lobbies, Lifts and Staircases.
6	Fourth Floor	2366.80	18 Residential Units, Indoor Game Rooms, Gym Rooms, Corridors, Lobbies, Lifts and Staircases.
7	Terrace Floors	119.00	Lift Machine Rooms, Staircase Head Rooms, OHT & Solar Panels
	Total	18368.54	88 No's Residential Units and Club House
	FAR	2.340 > 2.25	
	Coverage	52.22% > 50%	

This Occupancy Certificate is issued subject to the following conditions:

1. The car parking at Basement Floors, 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. 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 Part of Ground Floor Area should be used for car parking purpose only and the additional area if any available in at Basement Floor and Part of Ground Floor Area shall be used exclusively for car parking purpose only.
5. Foot path 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. 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.
8. Since, deviations have been done from the sanctioned plan while constructing the building, the security deposit is here with forfeited.
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.

V. N. [Signature]
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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 CFO from KSPCB vide No AW-329797 PCB ID: 106721 dated: 17-02-2022
16. Compliance of submissions made in the affidavits filed to this office
17. 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,

Smt.M.Munibasamma and Others (Katha Holder)
M/s.Sai Dev/eloper, Rep by its Sri.Shidhar K (GPA Holder)
Property No.08/08, Sy No.42,
Ramamurthy Nagara, Wrad No.25,
Horamavu Subdivision, Mahadevapura Zone,
Bengaluru

Copy to

1. JC (Mahadevpaura Zone) / EE (K R Puram Division) / AEE/ ARO (Hooramavu Sub-division) for information and necessary action.
2. Senior Environmental Officer, KSPCB, # 49, Church Street, Bengaluru - 01 for information.
3. Office copy.

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

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