

**BRUHAT BENGALURU MAHANAGARA PALIKE**

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

No. BBMP/Addl.Dir/JD North/0038/2018-19  
PRJ/3671/2020-21

Dated: 07/02/24

**OCCUPANCY CERTIFICATE**

Sub: Issue of Occupancy Certificate for Residential Apartment Building at Property Khatha No. 2904, Sy No. 167, Municipal No. 74 (Old Sy No. 42), Pattanduru Agrahara Village, K.R.Puram Hobli, Ward No. 83, Mahadevapura Zone, Bangalore.

- Ref: 1) Your application for issue of Occupancy Certificate dated 15-09-2022
- 2) Modified Plan sanctioned by this office vide LP No. BBMP/Addl.Dir/JD North/ 1038/18-19 PRJ/3671/2020-21 dated:20-05-2021.
- 3) Approval of Chief Commissioner for issue of Occupancy Certificate Dt:05-12-2022
- 4) Fire Clearance for the Occupancy Certificate vide No: KSFES/GBC(1)/021, Docket No. KSFES/CC/485/2022 dated: 17-12-2022
- 5) CFO issued by KSPCB vide No. W-121219 PCB ID: 75151, dated: 14-10-2022

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The Modified Plan was sanctioned for the construction of Residential Apartment Building Consisting of BF+GF+11 UF comprising of 84 Units at Property Khatha No. 2904, Sy No. 167, Municipal No. 74 (Old Sy No. 42), Pattanduru Agrahara Village, K.R.Puram Hobli, Ward No. 83, Mahadevapura Zone, Bangalore. by this office vide reference (2). The Commencement Certificate was issued on 20-02-2020. 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 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 02-09-2022 for the issue of Occupancy Certificate. During inspection, it is observed that, there is deviation in construction with refer0ence 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: 13-12-2022 to remit Rs. 21,67,000 (Rupees Twenty One Lakhs Sixty Seven Thousand only) towards Compounding fee for the deviated portion Ground rent arrears, GST and Scrutiny fees and also Rs. 22,36,766/- (Rupees Twenty Two Lakhs Thirty Six Thousand Seven Hundred and Six only) towards Plan Sanction Arrears fee. The Applicant has paid Rs.21,67,000/- in the form of DD No.022006 dated:18-03-2023 drawn on HDFC Bank which was taken into BBMP Account vide Report No:RE-IFMS-331-TP/000157 Dated:20-03-2023. And the Applicant has also paid Rs.22,36,766/- in the form of DD No.022007 Dated:18-03-2023 drawn on HDFC Bank which was taken into BBMP Account vide Receipt no:RE-IFMS-331-TP/000161 Dated:23-03-2023.

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Bruhat Bengaluru Mahanagara Palike

*[Handwritten signatures and dates: 7/2/24]*



Hence, Permission is hereby granted to Occupy the Residential Apartment Building Consisting of BF+GF+11 UF comprising of 84 Units at Property Khatha No. 2904, Sy No. 167, Municipal No. 74 (Old Sy No. 42), Pattanduru Agrahara Village, K.R.Puram Hobli, Ward No. 83, Mahadevapura Zone, Bangalore Occupancy Certificate is accorded with the following details.

**Residential Apartment Building:**

Sl. No.	Floor Description	Built Up Area (in Sqm.)	Uses and other details.
1	Basement Floor	3133.37	109 No.s of Car Parking, Maintenance Room, Pump Room, Fire Pump Room, Plant Room, STP, Lobbies, Lifts and Staircases
2	Ground Floor	1049.33	07 Nos. of Ground Floor covered Car Parking, Swimming Pool, Club House & Multi Purpose Hall, Electrical Room, Communication Room, Organic Waste Converter, Transformer Yard, Association Room, RWH, Lobbies, Lifts and Staircases
3	First Floor	878.50	08 Nos of Residential Units, Corridors, Lobbies, Lifts and Staircases
4	Second Floor	900.80	08 Nos of Residential Units, Corridors, Lobbies, Lifts and Staircases
5	Third Floor	896.94	08 Nos of Residential Units, Corridors, Lobbies, Lifts and Staircases
6	Fourth Floor	900.80	08 Nos of Residential Units, Corridors, Lobbies, Lifts and Staircases
7	Fifth Floor	896.94	08 Nos of Residential Units, Corridors, Lobbies, Lifts and Staircases
8	Sixth Floor	900.80	08 Nos of Residential Units, Corridors, Lobbies, Lifts and Staircases
9	Seventh Floor	896.94	08 Nos of Residential Units, Corridors, Lobbies, Lifts and Staircases
10	Eighth Floor	900.80	08 Nos of Residential Units, Corridors, Lobbies, Lifts and Staircases
11	Ninth Floor	896.94	08 Nos of Residential Units, Corridors, Lobbies, Lifts and Staircases
12	Tenth Floor	900.80	08 Nos of Residential Units, Corridors, Lobbies, Lifts and Staircases
13	Eleventh Floor	493.43	04 Nos of Residential Units, Corridors, Lobbies, Lifts and Staircases
14	Terrace Floor	72.77	Lift Machine Rooms, Staircase Head Rooms, OHT Solar Panels
	<b>Total</b>	<b>13719.16</b>	84 Units.
	<b>FAR</b>		<b>2.292 &gt; 2.25</b>
	<b>Coverage</b>		<b>26.73% &lt; 55%</b>

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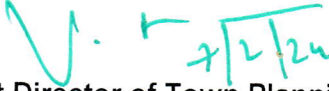
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**This Occupancy Certificate is issued subject to the following conditions:**

1. The car parking at Basement Floor 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. 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 area and Part Ground Floor area should be used for car parking purpose only and the additional area if any available in at Basement 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. The area reserved for Lake & Nala Buffer, Park & Open Spaces and Proposed Road as per the approved Development Plan and sanctioned plan by this office should not be deviated for other purpose and should not be encroached.
8. Since, deviations have been done from the sanctioned plan while constructing the building, the security deposit is here with forfeited.
9. 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.
10. 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.
11. 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.
12. 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.

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

  
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13. 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.
14. All the rain water and waste water generated from the usage shall be pumped into the rain water harvesting pits and used for landscaping.
15. 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.
16. This Occupancy Certificate is subject to conditions laid out in the Clearance Certificate issued from Fire Force Department vide No KSFES/GBC(1)/021, Docket No KSFES/CC/485/2022 dated:17-12-2022 and CFO from KSPCB vide No W-121219 PCB ID: 75151, dated: 14-10-2022 and 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,

M/s Ankura Developers, Rep by its Managing Partner  
Sri. P.Balasubramanyam and Sri. Dungal Chand  
# 2904, Sy No. 167, Municipal No. 74 (Old Sy No. 42),  
Pattanduru Agrahara Village, K.R.Puram Hobli, Ward No. 83,  
Mahadevapura Zone, Bangalore

Copy to :

1. JC (Mahadevapura Zone) / EE (Mahadevapura Division) / AEE/ ARO (Whitefield 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.

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

*P. Balasubramanyam*

*7/2/24*

*H. K. T.*