



BRUHAT BENGALURU MAHANAGARA PALIKE

Office of the Joint Director (Town Planning – North) N.R. Square, Bengaluru – 02
No. BBMP/Addl.DIR/JD NORTH/LP/0020/2019-20

Dated: 08/02/24

OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for the Residential Apartment Building constructed At Property No. 601/551, Sy No. 109/2, Nagondanahalli Village, Ward No. 84, Whitefield Sub-division, Mahadevapura Zone, Bangalore.

Ref: 1) Your application for issue of Occupancy Certificate, Dated: 28-12-2022.

2) Plan Sanctioned by this Office Vide LP No: BBMP/Addl.Dir/JD North /LP /0020/ 2019-20, Dated: 08-09-2020..

3) Approval of Chief Commissioner for issue of Occupancy Certificate, Dated: 31-01-2024

4) CFO issued by KSPCB vide No. AW-334612, PCB ID: 78456, INW ID: 172530 dated: 29-11-2022.

The Plan was sanctioned for the construction of Residential Apartment Building consisting of BF+GF+ 4UF, at Property No. 601/551, Sy No. 109/2, Nagondanahalli Village, Ward No. 84, Whitefield Sub-division, Mahadevapura Zone, Bangalore. by this office vide reference (2). The Commencement Certificate was issued on 23-07-2021. Now the Applicant has applied for issue of Occupancy Certificate for the Residential Apartment Building Consisting of BF+GF+4UF vide reference (1). The KSPCB consent for Operation of Sewage Treatment Plant (STP) was issued vide reference (4).

The Residential Apartment Building was inspected by the Officers of Town Planning Section on 22-12-2023 for the issue of Occupancy Certificate. During the course of inspection it is observed that, there is deviation in construction with reference to the Sanctioned Plan which is within the regularization limits as per the Building Bye-laws 2003. The proposal for the issuance of Occupancy Certificate for Residential Apartment Building was approved by the Chief Commissioner vide reference (3). Subsequent to the approval accorded by the Chief Commissioner, the applicant was endorsed on dated: 01-02-2024 to remit Rs. 19,01,000/- (Rupees Nineteen Lakhs One Thousand Only) towards Ground rent including GST, for additional construction period, Compounding Fee for deviated portion, Scrutiny Fee, Penalty for Occupying the Residential Units without obtaining Occupancy Certificate. Accordingly, Rs. 19,01,000/- has been paid by the applicant in the form of DD No. 155675 dated: 02-02-2024 drawn on Canara Bank, Specialised SME Branch, White Field, Bengaluru. The same has been taken into BBMP account vide receipt No. RE-ifms 331-TP/000121 dated: 06-02-2024.

Hence, Permission is hereby granted to Occupy the Residential Apartment Building consisting of BF+GF+4UF, constructed at Property No. 601/551, Sy No. 109/2, Nagondanahalli Village, Ward No. 84, Whitefield Sub-division, Mahadevapura Zone, Bangalore.., Occupancy Certificate is accorded with the following details.

V. K. S. H. T. U.
Joint Director (Town Planning – North)
Bruhat Bengaluru Mahanagara Palike

[Signature]

[Signature]

[Signature]



9. The Applicant / owner 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.
10. The Applicant / owner 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.
11. The Applicant / owner 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.
12. All the rain water and waste water generated from the usage shall be pumped into the rain water harvesting pits and used for landscaping.
13. 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.
14. This Occupancy Certificate is subject to conditions laid out in the CFO issued KSPCB vide No. AW-334612, PCB ID: 78456, INW ID: 172530 dated: 29-11-2022 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 (Partial) issued will be withdrawn without any prior notice

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

To,

M/s Sree Sai Builders and Developers Rep by
its Managing Partner Sri C.Prabhakar Reddy
Sri S. Gangadharaiah
Property Khata No. 601/551, Sy no. 109/2,
Nagondanahalli Village, Ward No. 84. White Field
Sub Division, Mahadevapura Zone, Bengaluru.

Copy to,

1. JC (Mahadevpura Zone) / EE (Mahadevapura Division) / AEE/ ARO (White Field 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), BESCOM, North Division, No. 8, Benson Town, Nandi Durga Road, Bengaluru - 560046.
5. Office copy.

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

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8/2/24

V. K.
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