



BRUHAT BENGALURU MAHANAGARA PALIKE

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

No. BBMP/Addl.Dir/JD North/150/2017-18

Date: 02/04/24

OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for Residential Apartment Building, Constructed at Property Khatha No. 680/3, Sy No. 03, Sampigehalli Village, Yelahanka Hobli, Byatarayanapura, Ward no.05, Yelahanka Zone, Bangalore.

- Ref: 1) Your application for issue of Occupancy Certificate dated: 06-12-2023 & 15-02-2024.
2) Building Plan sanctioned by this office vide LP No. BBMP/Addl.Dir/JD North/0150/2017-18 dated: 27-12-2017.
3) Approval of Chief Commissioner for issue of Occupancy Certificate D:13-03-2024
4) Fire Clearance issued by Karnataka State Fire and Emergency Services, vide No: GBC(1)16/2017, KSFES/CC/481/2022 dt: 28-10-2022.
5) CFO from KSPCB vide Consent No. W-335996, PCBID: 134153 dated 04-02-2023.

The Plan was sanctioned for the Construction of Residential Apartment consisting of BF+GF+ 9 UF at Property Khatha No.680/3, Sy No.03, Sampigehalli Village, Yelahanka Hobli, Byatarayanapura, Ward no.05, Bengaluru, by this office vide reference (2). The Commencement Certificate was issued for Residential Apartment on 21-10-2019. 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 Proposal was submitted by the applicant vide ref (1) for the issue of Occupancy Certificate for the Residential Apartment was inspected by the Officers of Town Planning Section on 30-01-2024. During the inspection it is observed that, the construction has been completed in accordance with the Sanctioned Plan. The proposal for the issuance of Occupancy Certificate was approved by the Chief Commissioner vide Ref (3). Subsequent to the approval accorded by Chief Commissioner the applicant was endorsed on dated: 15-03-2024 to remit Rs. 65,36,000/- (Rupees Sixty Five Lakhs Thirty Six Thousand Only), towards Scrutiny Fee, Compounding Fee for deviated portion, Ground rent including GST for additional construction period, and License Fee. The applicant has paid in the form of DD No.584047 dated:18-03-2024 drawn on ICICI Bank Ltd., The same has been taken into BBMP account vide receipt No. RE-ifms 331-TP/000137 dated:22-03-2024.

Hence, Permission is hereby granted to occupy the Residential Apartment Building consisting BF+GF + 9 UF Constructed at Property Khatha No.680/3, Sy No.03, Sampigehalli Village, Yelahanka Hobli, Byatarayanapura, Ward no.05, Bengaluru. This Occupancy Certificate is accorded with the following details.

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Residential Apartment Building:

Sl. No.	Floor Descriptions	Net Built up Area (in Sqm)	Remarks
1.	Basement Floor	6006.36	127 nos. of car parking, pump room, STP, under ground collection sump.
2.	Ground Floor	2988.17	78 nos. of car parking in ground floor and 75 nos of parking in Surface area, Entrance lobby, gents & ladies toilets, lift lobby, electrical rooms, DG, lifts & staircases, communication room, OWC. ClubHouse (pool, staircase, gents & ladies toilets, lift lobby, lift, change room).
3.	First Floor	2198.80	28 Nos of Units, lobby, Corridors, Lifts and Staircases. ClubHouse (multipurpose hall, gym, pantry, staircase, gents & ladies toilets, lift lobby, lift, change room).
4.	Second Floor	2054.61	28 Nos of Units, Corridors, lobby, Lifts and Staircases. ClubHouse (Lift machine room & staircase head room & terrace).
5.	Third Floor	2028.52	28 No. of Units, Corridor, lobby, Lift & Staircases.
6.	Fourth Floor	2011.32	28 No. of Units, Corridor, lobby, Lift & Staircases.
7.	Fifth Floor	2011.32	28 No. of Units, Corridor, lobby, Lift & Staircases.
8.	Sixth Floor	2011.32	28 No. of Units, Corridor, lobby, Lift & Staircases.
9.	Seventh Floor	1944.85	27 No. of Units, Corridor, lobby Lift & Staircases.
10.	Eighth Floor	1944.85	27 No. of Units, Corridor, lobby, Lift & Staircases.
11.	Ninth Floor	1944.85	27 No. of Units, Corridor, lobby, Lift & Staircases,
12.	Terrace	110.98	Lift machine room & Staircase Head room, OHT,
13.	Total	27255.95	Total No. of Units = 249 Units
14.	FAR	2.25 = 2.25	
15.	Coverage	36.34 < 50%	

This Occupancy Certificate is issued subject to the following conditions:

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

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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 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.
11. The Owner / Association of the 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 Clearance Certificate issued from Fire Force Department vide No: GBC(1)410/2013 KSFES/CC/481/2022 dt: 28-10-2022 and CFO from KSPCB vide No W-335996, PCBID: 134153 dated 04-02-2023 submitted 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

M/s. Provident Housing Limited
Rep by Director, Mr.Nani. R Choksey GPA Holder for
S. Devendra & Others (Khata Holder)
130/1, Ulsoor Road
Bangalore–560 042.

Copy to

1. Director General of Police, Fire and Emergency Services, # 1, Annaswamy Modaliar Road, Bengaluru – 560 042 for information.
2. JC (Yelahanka Zone) / EE (Byataryananapura Division) / AEE/ ARO (Byatarayanapura Sub-Division) for information and necessary action.
3. Senior Environmental Officer, KSPCB, # 49, Church Street, Bengaluru - 01 for information.
4. Office copy.

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

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