



BRUHAT BENGALURU MAHANAGARA PALIKE

Office of the Joint Director (Town Planning – North) N.R. Square, Bengaluru – 02
No. BBMP/Addl.DIR/JD NORTH/LP/0009/2010-11 **Dated: 10/04/24**

OCCUPANCY CERTIFICATE (Partial)

- Sub : Issue of Occupancy Certificate for the Residential Apartment Building at Property Katha No. 905/639, Ward No. 01, Shivanahalli Village, Yelahanka Hobli, Bengaluru North Taluk, Bengaluru.
- Ref : 1. Your application for issue of Occupancy Certificate dated: 27-03-2023 & 08-11-2023
2. Plan sanctioned by this office Vide No. BBMP/Addl. Dir/JD North/LP/0009/10-11 Dated: 22-03-2013.
3. Commencement Certificate issued by this office Vide No. BBMP/Addl. Dir/JD North/0009/10-11, Dated:13-12-2011
4. Approval of Chief Commissioner for issue of Occupancy Certificate, Dated: 10-04-2024.
5. Fire Clearance Vide No. GBC(1)/458/2011, Docket No.KSFES/CC/444/2023, Dated: 10-08-2023.

The Plan was sanctioned for the construction of Residential Apartment Building Consisting of GF + 8 UF and Club House in Block- A, B, C, D, E, F, & G Property Katha No. 905/639, Ward No. 01Shivanahalli Village, Yelahanka Hobli, Yelahanka Zone, Bengaluru North Taluk, Bengaluru by this office vide reference (2).The Commencement Certificate was issued vide Ref (3) Now the Applicant has applied for issue of Occupancy Certificate Consisting of GF + 8UF in Block F & G vide reference (1). The Fire and Emergency Services Department has issued Fire Clearance Certificate to Occupy Building vide reference (5).

The Residential Apartment Building was inspected by the Officers of Town Planning Section on 17-04-2023 for the issue of Occupancy Certificate. During inspection, 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 (4). Subsequent to the approval accorded by Chief Commissioner the applicant was endorsed on dated: 18-04-2023 to remit Rs. 38,42,000/- (Rupees Thirty Eight Lakh Forty Two Thousand only) towards Compounding fee for the deviated portion Ground rent arrears, GST, License Fee, Scrutiny Fee. The applicant has paid Rs. 5,02,012/- (Rupees Five Lakhs Two Thousand and Twelve only), as per the Hon'ble High Court Interim order vide W.P. No. 11815/2023 (LB-BMP) dated: 13-06-2023 in the form of DD No. 191856 dated: 08-11-2023 drawn on Kotak Mahindra Bank Ltd., and the same has been taken into BBMP account vide receipt No. RE-ifms 331-TP/000089 dated: 13-11-2023

Hence, Permission is hereby granted to Occupy Residential Apartment Building Consisting of GF + 8 UF in Block - F & G, at Property Katha No. 905/639, Ward No. 01Shivanahalli Village, Yelahanka Hobli, Yelahanka Zone, Bengaluru North Taluk, Bengaluru. This Occupancy Certificate is accorded with the following details.

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(Handwritten initials and signature)



Residential Building (Block F & G)

Sl. No.	Floor Description	Built Up Area (in Sqm.)	Uses and other details.
1	Ground Floor	1204.25	51 no.s of Surface and 32 Covered Car Parking, Electrical Room, Corridors, Toilets, Lobbies, Lifts and Staircases,
2	First Floor	1164.68	9 No.s of Residential Units, Corridors, Lobbies, Lifts and Staircases.
3	Second Floor	1164.68	9 No.s of Residential Units, Corridors, Lobbies, Lifts and Staircases.
4	Third Floor	1164.68	9 No.s of Residential Units, Corridors, Lobbies, Lifts and Staircases.
5	Fourth Floor	1164.68	9 No.s of Residential Units, Corridors, Lobbies, Lifts and Staircases.
6	Fifth Floor	1164.68	9 No.s of Residential Units, Corridors, Lobbies, Lifts and Staircases.
7	Sixth Floor	1164.68	9 No.s of Residential Units, Corridors, Lobbies, Lifts and Staircases.
8	Seventh Floor	1164.68	9 No.s of Residential Units, Corridors, Lobbies, Lifts and Staircases.
9	Eighth Floor	1164.68	9 No.s of Residential Units, Corridors, Lobbies, Lifts and Staircases.
15	Terrace Floor	0.00	Lift Machine Room, OHT, Staircase Head Room and Solar Panels.
Total		10521.69	72 Residential Units
	FAR Achieved		0.680 < 2.25
	Coverage Achieved		8.883% < 50%

This Occupancy Certificate is issued subject to the following conditions:

1. The car parking at Ground Floor area and surface car parking and covered car parking 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. Ground Floor area should be used for car parking purpose only and the additional area if any available in Part of 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).

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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. Owners / Resident Welfare Association (RWA) 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 Owners / Resident Welfare Association (RWA) himself to transport and dump these segregated wastes in consultation with the BBMP Zonal Health Officer.
10. The Owners / Resident Welfare Association (RWA) 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 Owners / Resident Welfare Association (RWA) 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 Fire Clearance Vide No.GBC(1)/458/2011, Docket No.KSFES/CC/444/2023, Dated: 10-08-2023.
16. The Applicant should submit Consent for Operation obtained from Karnataka State Pollution Control Board within 6 months or when Karnataka State Pollution Control Board start issuing Consent for Operation whichever is earlier from the date of issue of this Occupancy Certificate as per the Indemnity Bond Dated: 16-11-2023 submitted to this office for Residential Apartment Block – F & G Consisting of GF + 8UF (Part) comprising of 72 Residential Units.
17. The Demand for payment of fees as per the Interim order of the Hon'ble High Court vide W.P. No. 11815/2023 (LB-BMP) dated: 13-06-2023 is subject to condition for remittance of such cost in future, based on the outcome of the final order of the Hon'ble High Court.
18. The Applicant / Developer should abide by the condition imposed in this Occupancy Certificate.
19. 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 R.Narayanaswamy and Others (Khata Holder)
M/s Trishool Developers (GPA Holder)
905/639, Shivanahalli Village, Yelahanka Hobli,
Bengaluru North Taluk, Bengaluru

Received
12/4/2024
98450 30080



Copy to

1. JC (Yelahanka Zone) / EE (Yelahanka) / AEE/ ARO (Yelahanka) for information and necessary action.
2. Senior Environmental Officer, KSPCB, # 49, Church Street, Bengaluru - 01 for information
3. Superintendent Engineer (West), BESCOM, Kalyananagar, Banasawadi, Bengaluru - 560043.
4. Office copy.

V. I. 10/4/20
Joint Director (Town Planning – North)
Bruhat Bengaluru Mahanagara Palike