



BRUHAT BENGALURU MAHANAGARA PALIKE

Office of the Joint Director (Town Planning – North) N.R. Square, Bengaluru – 02
No. BBMP/Addl.Dir/JD North/0005/2018-19 Dated: 05-07-2024

OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for the Residential Building Constructed at Property Katha No. 51/138/2, Sy No. 138/2, 138/3, 138/4, 138/5, 138/6 & 138/7, Doddakannahalli Village, Ward No. 150, Mahadevapura Zone, Bengaluru.

- Ref:
- 1) Your application for issue of Occupancy Certificate, Dated: 07-06-2024
 - 2) Modified Plan Sanctioned by this Office vide no. BBMP/Addl.Dir/JD North/0005/2018-19 Dated:02-03-2019.
 - 3) Approval of Chief Commissioner for issue of Occupancy Certificate, Dated 28-06-2024.
 - 4) Fire Clearance for the Occupancy Certificate vide no. KSFES/GBC(1)/312, Docket No: KSFES/CC/173/2024 Dated: 25-03-2024.
 - 5) CFO issued by KSPCB vide no. W-342670 PCB ID-53170 INW ID-211067 Dated:26-03-2024.

The Modified Plan was sanctioned for the construction of Residential Building Tower-A & B Consisting of BF+GF+9UF at Property Katha No. 51/138/2, Sy No. 138/2, 138/3, 138/4, 138/5, 138/6 & 138/7, Doddakannahalli Village, Ward No. 150, Mahadevapura Zone, Bengaluru by this office vide reference (2). The Commencement Certificate was issued for Tower-A Building on 23-06-2020 & Tower-B Building on 06-01-2021. Now the Applicant has applied for issue of Occupancy Certificate for Residential Building Tower-A & B Consisting of BF+GF+9UF. The Fire and Emergency Services Department has issued Fire Clearance Certificate to Occupy Building vide reference (4). The Karnataka State Pollution Control Board has issued CFO vide ref (5).

The Residential Tower-A & B Building was inspected by the Officers of Town Planning Section on 07-06-2024 for the issue of Occupancy Certificate. During the course of inspection it is observed that, there is deviation in construction with reference to the Modified Sanctioned Plan which is within the regularization limit as per Building Bye-laws 2003. The proposal for the issuance of Occupancy Certificate for Residential Tower-A & B 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: 02-07-2024 to remit Rs.61,82,500/- towards the issuance of Occupancy Certificate i.e., Ground rent including GST for additional construction period, Penalty for building occupied without obtaining Occupancy Certificate, Compounding Fee for deviated portion & Scrutiny fee and the same has been paid by the applicant in the form of DD No. 761081, dated: 02-07-2024 drawn on State Bank of India, Bengaluru. The same has been taken into BBMP account vide receipt No.RE-ifms 331-TP/000038, dated: 03-07-2024. The deviations effected in the building are condoned and regularized accordingly.

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Hence, Permission is hereby granted to occupy Residential Tower-A & B Building Consisting of BF+GF+9UF Constructed at Property Katha No. 51/138/2, Sy No. 138/2, 138/3, 138/4, 138/5, 138/6 & 138/7, Doddakannahalli Village, Ward No. 150, Mahadevapura Zone, Bengaluru. Occupancy Certificate is accorded with the following details.

Residential Tower- A & B Building

Sl. No.	Floor Description	Built Up Area (in Sqm.)	Uses and other details.
1.	Basement Floor	6058.97	163 no. of Car parking, Two wheeler Parking, Pump Room, Fire Water Sump, Raw Water Sump, Staircase, Lift & Lobby.
2.	Ground Floor	3804.03	81 no. of Car parking, 56 no. of Surface Parking, Open Swimming Pool, Gym, Indoor Games, Party Hall, Toilets, Electrical room, Communication Room, S.T.P, Electrical Room, Transformer yard, OWC, Lift, Lobby, Staircase.
3.	First Floor	2826.65	30 no. of Residential units, Lift, Lobby, Corridors, Staircase.
4.	Second Floor	2883.78	30 no. of Residential units, Lift, Lobby, Corridors, Staircase.
5.	Third Floor	2883.78	30 no. of Residential units, Lift, Lobby, Corridors, Staircase.
6.	Fourth Floor	2883.78	30 no. of Residential units, Lift, Lobby, Corridors, Staircase.
7.	Fifth Floor	2883.78	30 no. of Residential units, Lift, Lobby, Corridors, Staircase.
8.	Sixth Floor	2883.78	30 no. of Residential units, Lift, Lobby, Corridors, Staircase.
9.	Seventh Floor	2883.78	30 no. of Residential units, Lift, Lobby, Corridors, Staircase.
10.	Eighth Floor	2883.78	30 no. of Residential units, Lift, Lobby, Corridors, Staircase.
11.	Ninth Floor	2883.78	30 no. of Residential units, Lift, Lobby, Corridors, Staircase.
12.	Terrace Floor	211.34	Staircase Head Room, O.H.T, Lift Machine Room, Solar Panels.
Total		35971.23	270 Residential Units
13.	FAR	26216.63	2.255 > 2.25
14.	Coverage	3804.03	32.77 < 50%

This Occupancy Certificate is issued subject to the following conditions:

1. The Car parking at Basement Floors, Ground Floor & 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 and BBMP will not be responsible for structural safety.

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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. Footpath and road side drain in front of the building should be maintained in good condition.
5. 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).
6. Since, deviations have been done from the Sanction plan while constructing the building; the security deposit is here with forfeited.
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. All the rain water and waste water generated from the usage shall be pumped into the rain water harvesting pits and used for landscaping.
9. 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.
10. This Occupancy Certificate is subject to conditions laid out in the Clearance Certificate issued from Fire Force Department vide KSFES/GBC(1)/312, Docket No: KSFES/CC/173/2024 Dated: 25-03-2024 and CFO issued by KSPCB vide No. W-342670 PCB ID-53170 INW ID-211067 Dated:26-03-2024.
11. The Applicant / Developer should abide by the condition imposed during Occupancy Certificate.
12. 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 Nikhar Estates LLP, GPA Holder
For Sri. Ramasubbamma W/o Narayanappa and
Others, Khata Holder, # 349, 15th Cross, 17th Main,
HSR Layout, Bengaluru.

Copy to

1. JC (Mahadevapura Zone) / EE(Mahadevapura Division) / AEE/ ARO(Marathahalli Sub-division) 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.

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