



No. JDTP (S)/ ADTP/ OC/ 3/20-21



## BRUHAT BANGALORE MAHANAGARA PALIKE

Office of the  
Joint Director, Town Planning (South)  
Mahanagara Palike Offices  
Bangalore. Dated: 05-02-2021

### OCCUPANCY CERTIFICATE

**Sub:** Issue of Occupancy Certificate for Residential Apartment Building including Club House at Khatha No. 2377, Sy. No. 80/2A1, Kothanur, Bommanahalli Zone, Ward No. 194, Bangalore.

- O/C
- Ref:** 1) Application for issue of Occupancy Certificate dt: 29-10-2020.  
2) Approval of Commissioner for issue of Occupancy Certificate dt: 08-01-2021.  
3) Plan sanctioned No. **BBMP/Addl.Dir/JD South/0052/16-17**, dt: 06-12-2016.  
4) Fire Clearance issued by Fire Force and Emergency Department vide No: GBC (1) / 82/2016 KSFES / CC / 417 /2020 dt: 18-09-2020.  
5) CFO from KSPCB vide Consent No. PCB / 104 / CNP/16 dt: 30-07-2020.

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The plan was sanctioned for construction of Residential Apartment Building including Club House consisting BF + GF + 16 UF vide LP No. BBMP/Addl.Dir/JD South/0052/16-17 dt: 06-12-2016. Commencement Certificate was issued on 21-03-2018.

The Residential Apartment Building including Club House was inspected on dated: 27-11-2020 by the Officers of Town Planning Section for 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 Bye-laws.-The proposal for the issuance of Occupancy Certificate for the Residential Apartment Building was approved by the Commissioner on dt: 08-01-2021. Payment of Compounding Fees, Scrutiny Fees works out to Rs. 1,03,08,000/- (Rs. One Crore Three Lakhs Eight Thousand only), excluding Ground Rent, GST Fee & Scrutiny fees as per the Hon'ble High Court Order vide W.P. No. 1662/2021 (LB-BMP) dt: 28-01-2021 works out to Rs. 78,44,000/- (Rs. Seventy Eight Lakhs Fourty Four Thousand only), which has been paid by the applicant in the form of RE-ifms624-TP/000093 dt: 05-02-2021. The deviations effected in the building are condoned and regularized. Accordingly, this Occupancy Certificate is issued.

Permission is hereby granted to occupy the Residential Apartment Building including Club House Consisting of BF+GF+16 UF for comprising of 272 dwelling units Residential purpose constructed at Property Khatha No. 2377, Sy. No. 80/2A1, Kothanur, Bommanahalli Zone, Ward No. 194, Bangalore with the following details;

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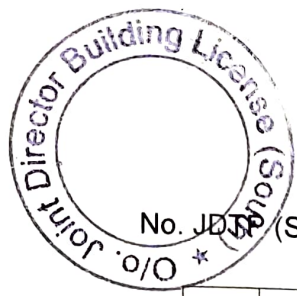
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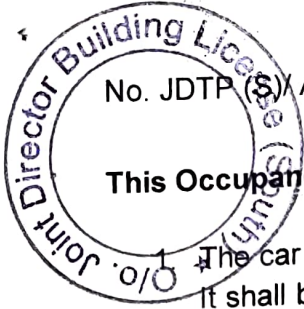


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Sl. No.	Floor Descriptions	Built up Area (in Sqm)	Remarks
1.	Basement Floor	7762.71	249 Nos. of Car parking, D.G. room, Fire & WTP, U.G. Sump, STP, RWH, Lift, Lobby & Staircases.
2.	Ground Floor	2237.43	16 No. of Residential Units, 65 Nos. of Car parking in Surface area, Electrical Transformer Yard, Organic convertor, Lift, Lobby & Staircases.
3.	First Floor	2052.30	16 No. of Residential Units, Club House, Corridor, Balcony, Lift, Lobby, & Staircases.
4.	Second Floor	1853.30	16 No. of Residential Units, Club House, Corridor, Balcony, Lift, Lobby, & Staircases.
5.	Third Floor	1774.75	16 No. of Residential Units, Corridor, Balcony, Lift, Lobby, & Staircases.
6.	Fourth Floor	1774.75	16 No. of Residential Units, Corridor, Balcony, Lift, Lobby, & Staircases.
7.	Fifth Floor	1774.75	16 No. of Residential Units, Corridor, Balcony, Lift, Lobby, & Staircases.
8.	Sixth Floor	1774.75	16 No. of Residential Units, Corridor, Balcony, Lift, Lobby, & Staircases.
9.	Seventh Floor	1774.75	16 No. of Residential Units, Corridor, Balcony, Lift, Lobby, & Staircases.
10.	Eighth Floor	1774.75	16 No. of Residential Units, Corridor, Balcony, Lift, Lobby, & Staircases.
11.	Nlneth Floor	1774.75	16 No. of Residential Units, Corridor, Balcony, Lift, Lobby, & Staircases.
12.	Tenth Floor	1774.75	16 No. of Residential Units, Corridor, Balcony, Lift, Lobby, & Staircases.
13.	Eleventh Floor	1774.75	16 No. of Residential Units, Corridor, Balcony, Lift, Lobby, & Staircases.
14.	Twelveth Floor	1774.75	16 No. of Residential Units, Corridor, Balcony, Lift, Lobby, & Staircases.
15.	Thirteenth Floor	1774.75	16 No. of Residential Units, Corridor, Balcony, Lift, Lobby, & Staircases.
16.	Fourteenth Floor	1774.75	16 No. of Residential Units, Corridor, Balcony, Lift, Lobby, & Staircases.
12.	Fifteenth Floor	1774.75	16 No. of Residential Units, Corridor, Balcony, Lift, Lobby, & Staircases.
13.	Sixteenth Floor	1774.75	16 No. of Residential Units, Corridor, Balcony, Lift, Lobby, & Staircases.
14.	Terrace	124.56	Solar Water Heater, OHT, LMR & Staircase Head room
	<b>Total</b>	<b>38876.80</b>	<b>Total No. of Units = 272 NOs.</b>
15.	<b>FAR</b>	<b>2.30</b>	
16.	<b>Coverage</b>	<b>18.25%</b>	

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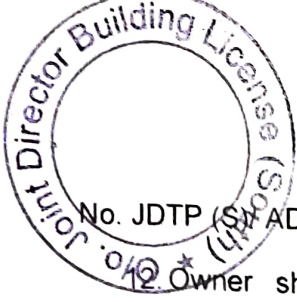
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**This Occupancy Certificate is issued subject to the following conditions:**

1. The car parking at Basement Floor and Surface area shall have adequate safety measures. It shall be done entirely at the risk and cost of 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 of BBMP. In the event of the applicant violating, the BBMP has the right to demolish the deviated / altered / added portion without any prior notice.
4. Basement Floor and Surface area should be used for car parking purpose only and the additional area if any available in Basement Floor and surface 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 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.
8. 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.
9. 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.
10. 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.
11. Since, deviations have been done from the sanctioned plan while constructing the building, the security deposit is herewith forfeited.

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12. 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 SWM Department.
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 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 Clearance Certificate issued from Fire Force Department vide No. GBC (1) / 82/2016 KSFES / CC / 417 /2020 dt: 18-09-2020 and CFO from KSPCB vide No. PCB/104/CNP/16 dt: 30-07-2020 Compliance of submissions made in the affidavits and undertaking filed to this office.
16. The Applicant should abide by the undertaking submitted dt: 05-02-2021 to follow the Final orders of the Hon'ble High Court in W.P. No. W.P No. 1662/2021 (LB-BMP) dt: 28-01-2021 for Ground Rent, GST, 50% of Scrutiny fees.
17. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
18. The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-law 2016.
19. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
20. The Applicant / Owner / Developer shall plant one tree for every 240 Sq.m of FAR area as part thereof in case of Apartment / group housing / multi dwelling unit/development plan.
21. 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 (South)  
Bruhat Bangalore MahanagaraPalike

Smt. Anitha Poornesh  
Rep by GPA Holder  
M/s. Sri. Nakoda Construction Ltd.,  
The Residency, 10<sup>th</sup> Floor, # 133/1,  
Residency Road, Bangalore – 560 025.

Copy to:

- 1) JC (Bommanahalli)/ EE / ARO / AEE (Anjanapura) for information and n/a

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