



BRUHAT BANGALORE MAHANAGARA PALIKE

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



RE-MODIFIED PLAN CUM OCCUPANCY CERTIFICATE

Sub: Issue of Re-Modified Plan cum Occupancy Certificate for Both Residential & Commercial Building at Khatha No. 47/2 & 48/3, Naganathapura Village, Begur Hobli, Begur Sub-division, Ward No. 191, Bangalore.

- Ref:**
- 1) Application for issue of Occupancy Certificate dt: 11-01-2021.
 - 2) Approval of Commissioner for issue of Re-Modified Plan cum Occupancy Certificate dt: 27-01-2021.
 - 3) Plan sanctioned No. **BBMP/Addl.Dir/JD South/0418/14-15**, dt: 04-03-2016.
 - 4) Fire Clearance issued by Fire Force and Emergency Department vide No: GBC (1) / 104/2015 KSFES / CC / 067/2019 dt: 08-07-2019.
 - 5) CFO from KSPCB vide Consent No. AW-310393/632 PCB ID: 42090 dt: 01-02-2019.

The plan was sanctioned for construction of Both Residential & Commercial Building consisting BF+GF+7 UF vide LP No. BBMP/Addl.Dir/JD South/0418/14-15 dt: 04-03-2016. Commencement Certificate was issued on 13-03-2017.

The Both Residential & Commercial Building was inspected on dated: 13-01-2021 by the Officers of Town Planning Section for issue of Re-Modified Plan cum Occupancy Certificate. During inspection, it is observed that, along with the BF+GF+7 UF additional 8th Floor is constructed, 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 Re-Modified Plan cum Occupancy Certificate for the Both Residential & Commercial Building was approved by the Commissioner on dated: 27-01-2021 vide mentioned at ref. (2). Payment of Compounding Fees, Ground Rent, GST & Scrutiny Fees works out to Rs. 24,55,000/- (Rs. Twenty Four Lakhs Fifty Five Thousand only), has been paid by the applicant vide Receipt No. RE-ifms624-TP/000092 dated: 03-02-2021. The deviations effected in the building are condoned and regularized. Accordingly, this Re-Modified Plan cum Occupancy Certificate is issued.

4 Copies
11/2/2021

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Joint Director, Town Planning (South)
Bruhat Bangalore Mahanagara Palike
15/02/2021
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-2-

No. JDTP (S) ADTP/ OC/ 38/20-21

Remission is hereby granted to occupy the Both Residential & Commercial Building Consisting of BF+GF+8 UF comprising of 46 Residential dwelling units & Commercial purpose constructed at Property Khatha No. 47/2 & 48/3, Naganathapura Village, Begur Hobli, Begur Sub-division, Ward No. 191, Bangalore with the following details;

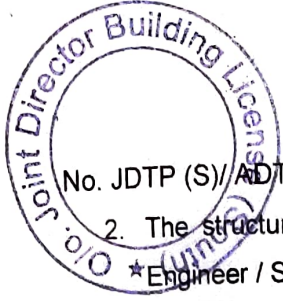
Sl. No.	Floor Descriptions	Built up Area (in Sqm)	Remarks
1.	Basement Floor	1088.77	54 Nos. of Car parking, D.G. room, Fire & WTP, U.G. Sump, STP, RWH, Lift, Lobby & Staircases.
2.	Ground Floor	868.72	07 Nos. of Car parking, 13 Nos. of Car parking in surface area, Commercial Complex, Electrical Transformer Yard, Organic convertor, Lift, Lobby & Staircases.
3.	First Floor	925.66	03 No. of Residential Units, Commercial Complex, Corridor, Balcony, Lift, Lobby, & Staircases.
4.	Second Floor	853.44	03 No. of Residential Units, Corridor, Balcony, Lift, Lobby, & Staircases.
5.	Third Floor	853.44	05 No. of Residential Units, Corridor, Balcony, Lift, Lobby, & Staircases.
6.	Fourth Floor	801.87	07 No. of Residential Units, Corridor, Balcony, Lift, Lobby, & Staircases.
7.	Fifth Floor	801.87	07 No. of Residential Units, Corridor, Balcony, Lift, Lobby, & Staircases.
8.	Sixth Floor	801.87	07 No. of Residential Units, Corridor, Balcony, Lift, Lobby, & Staircases.
9.	Seventh Floor	801.87	07 No. of Residential Units, Corridor, Balcony, Lift, Lobby, & Staircases.
10.	Eighth Floor	801.87	07 No. of Residential Units, Corridor, Balcony, Lift, Lobby, & Staircases.
11.	Terrace	38.79	Solar Water Heater, OHT, LMR & Staircase Head room
	Total	8638.17	Total No. of Units = 46 NOs.
12.	FAR	2.36	
13.	Coverage	36.11%	

This Occupancy Certificate is issued subject to the following conditions:

1. The car parking at Basement, Surface area and Part of Ground Floor 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.

Joint Director, Town Planning (South)
Bruhat Bangalore Mahanagara Palike

05/12/2021
05/12/2021



-3-

No. JDTP (S)/ADTP/OC/38120-21

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, Surface area and Part of Ground Floor should be used for car parking purpose only and the additional area if any available in Basement, Surface area and Part of Ground Floor 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.
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.

Joint Director, Town Planning (South)
Bruhat Bangalore Mahanagara Palike

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-4-

No. JDTP (S)/ADTP/OC/38/20-21

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) / 104/2015 KSFES / CC / 067/2019 dt: 08-07-2019 and CFO from KSPCB vide No. AW-310393/632 PCB ID: 42090 dt: 01-02-2019 Compliance of submissions made in the affidavits and undertaking filed to this office.
16. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
17. The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-law 2016.
18. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
19. 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.
20. 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 Re-Modified Plan cum Occupancy Certificate issued will be withdrawn without any prior notice.

Sd/-

Joint Director, Town Planning (South)
Bruhat Bangalore MahanagaraPalike

To
Smt. Vidya .B.S
No. 47/2 & 48/3,
Naganathapura Village,
Begur Hobli, Ward No. 191,
Bangalore.

Copy to:

- 1) JC (Bommanahalli)/ EE (Bangalore South)/ ARO / AEE (Begur) for information and n/a.

Joint Director, Town Planning (South)
Bruhat Bangalore Mahanagara Palike

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