



# BRUHAT BANGALORE MAHANAGARA PALIKE

Office of the  
Joint Director, Town Planning (South)  
BBMP Head Office, N.R. Square  
Annex-3 Building,  
Bangalore-02. Dated: 19-08-2021

No. JDTP (S)/ ADTP/ OC/ 12/21-22

## MODIFIED PLAN CUM OCCUPANCY CERTIFICATE

- Sub:** Issue of Modified Plan cum Occupancy Certificate for Residential Apartment Building at Khatha No. 29/2, 29/3, 29/4, Begur Hobli, Begur Village, Ward No. 192, Bangalore.
- Ref:** 1) Application for issue of Modified Plan cum Occupancy Certificate dt: 11-01-2021.  
2) Approval of Commissioner for issue of Modified Plan cum Occupancy Certificate dt: 03-03-2021.  
3) Plan sanctioned No. **BBMP/Addl.Dir/JD South/0214/13-14**, dt: 09-06-2014.  
4) Fire Clearance issued by Fire Force and Emergency Department vide No: GBC (1) 144/2012 Docket No. KSFES/CC/182/2021 dt: 09-07-2021.  
5) CFO from KSPCB vide Consent No. W-325998 PCB ID : 100556 dt: 04-08-2021.

\*\*\*\*\*

The plan was sanctioned for construction of Residential Apartment Building consisting GF+18 UF vide LP No. BBMP/Addl.Dir/JD South/0214/13-14 dt: 09-06-2014. Commencement Certificate was issued on 16-10-2015.

The Residential Apartment Building was inspected on dated: 08-02-2021 by the Officers of Town Planning Section for issue of Modified Plan cum 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 Modified Plan cum Occupancy Certificate for the Residential Apartment Building was approved by the Commissioner on dated: 03-03-2021 vide mentioned at ref. (2). Payment of Compounding Fees, Scrutiny Fees works out to Rs. 3,30,25,000/- (Rs. Three Crores Thirty Lakhs Twenty Five Thousand only), out of which Rs. 1,08,76,000/- (Rs. One crore Eight Lakhs Seventy six Thousand only), which has been paid by the applicant in the form of RE-ifms624-TP/000008 dt: 19-04-2021. Excluding Ground Rent, GST, Levy and Collection of surcharge, 50% of Scrutiny fees & 50% of Licence fees as per the Hon'ble High Court Order vide W.P. No. 6672/2021 (LB-BMP) dt: 01-04-2021. Accordingly, this Modified Plan cum Occupancy Certificate is issued.

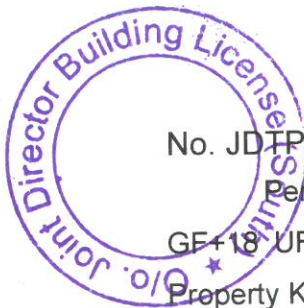
PTO

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

15  
19/08/21

19/08/2021

19/08/21 11/10/18



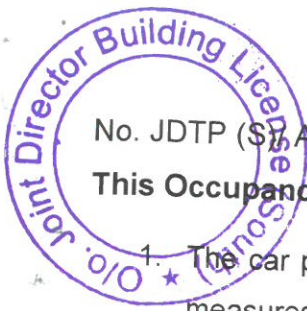
No. JDTP (S)/ ADTP/ OC/12/21-22

Permission is hereby granted to occupy the Residential Apartment Building Consisting of GE+18 UF comprising of 332 Residential dwelling units for Residential purpose constructed at Property Khatha No. 29/2, 29/3, 29/4, Begur Hobli, Begur Village, Ward No. 192, Bangalore with the following details;

Sl. No.	Floor Descriptions	Built up Area (in Sqm)	Remarks
1.	Ground Floor	5607.98	165 Nos. of Car parking, Electrical Transformer Yard, Organic convertor, Lift, Lobby & Staircases.
2.	First Floor	5481.72	84 Nos. of Car parking, 10 No. of Residential Units, Corridor, Balcony, Lift, Lobby, & Staircases.
3.	Second Floor	5481.72	84 Nos. of Car parking, 10 No. of Residential Units, Corridor, Balcony, Lift, Lobby, & Staircases.
4.	Third Floor	5321.97	84 Nos. of Car parking, 12 No. of Residential Units, Corridor, Balcony, Lift, Lobby, & Staircases.
5.	Fourth Floor	3862.46	20 No. of Residential Units, Corridor, Balcony, Lift, Lobby, & Staircases.
6.	Fifth Floor	3586.33	20 No. of Residential Units, Corridor, Balcony, Lift, Lobby, & Staircases.
7.	Sixth Floor	2971.07	20 No. of Residential Units, Corridor, Balcony, Lift, Lobby, & Staircases.
8.	Seventh Floor	2975.46	20 No. of Residential Units, Corridor, Balcony, Lift, Lobby, & Staircases.
9.	Eighth Floor	2975.46	20 No. of Residential Units, Corridor, Balcony, Lift, Lobby, & Staircases.
10.	Nineth Floor	2984.84	20 No. of Residential Units, Corridor, Balcony, Lift, Lobby, & Staircases.
11.	Tenth Floor	3082.50	20 No. of Residential Units, Corridor, Balcony, Lift, Lobby, & Staircases.
12.	Eleventh Floor	2984.84	20 No. of Residential Units, Corridor, Balcony, Lift, Lobby, & Staircases.
13.	Twelfth Floor	2965.46	20 No. of Residential Units, Corridor, Balcony, Lift, Lobby, & Staircases.
14.	Thirteenth Floor	2965.46	20 No. of Residential Units, Corridor, Balcony, Lift, Lobby, & Staircases.
15.	Fourteenth Floor	2965.46	20 No. of Residential Units, Corridor, Balcony, Lift, Lobby, & Staircases.
16.	Fifteenth Floor	2965.46	20 No. of Residential Units, Corridor, Balcony, Lift, Lobby, & Staircases.
17.	Sixteenth Floor	2965.46	20 No. of Residential Units, Corridor, Balcony, Lift, Lobby, & Staircases.
18.	Seventeenth Floor	2965.46	20 No. of Residential Units, Corridor, Balcony, Lift, Lobby, & Staircases.
19.	Eighteenth Floor	2965.46	20 No. of Residential Units, Corridor, Balcony, Lift, Lobby, & Staircases.
20.	Terrace	262.23	Solar Water Heater, OHT, LMR & Staircase Head room
	<b>Total</b>	<b>68336.80</b>	<b>Total No. of Units = 332 NOs.</b>
21.	<b>FAR</b>	<b>2.35</b>	
22.	<b>Coverage</b>	<b>28.46%</b>	

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

15/10/21  
19/10/21  
11/10/21



-3-

No. JDTP (S) ADTP/ OC/12/21-22

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

1. The car parking at Ground Floor & partial of 1<sup>st</sup>, 2<sup>nd</sup> & 3<sup>rd</sup> 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.
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. Ground Floor & partial of 1<sup>st</sup>, 2<sup>nd</sup> & 3<sup>rd</sup> 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.

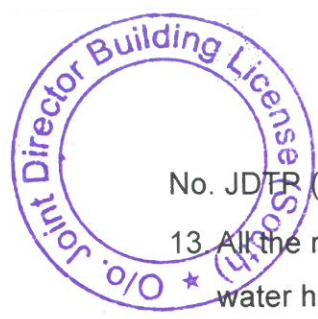
Joint Director, Town Planning (South)  
Bruhat Bangalore Mahanagara Palike

T5  
19/08/21

19/08/2021

19/08/21

19/8



-4-

No. JDTR (S)/ ADTP/ OC/12/21-22

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) 144/2012 Docket No. KSFES/CC/182/2021 dt: 09-07-2021 and CFO from KSPCB vide No. W-325998 PCB ID : 100556 dt: 04-08-2021 Compliance of submissions made in the affidavits and undertaking filed to this office.
16. The Applicant should abide by the undertaking submitted dt: 09-08-2021 to follow the Final orders of the Hon'ble High Court in W.P No. 6672/2021(LB-BMP) dt: 01-04-2021 for Ground Rent, GST, Levy and Collection of surcharge, 50% of Scrutiny fees & 50% of Licence 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 any complaints with regard to violation, any deviation carried out after issue of Occupancy Certificate, the Modified Plan cum Occupancy Certificate shall deemed to be cancelled.

On default of the above conditions the Modified Plan cum Occupancy Certificate issued will be withdrawn without any prior notice.

Sd/-

Joint Director, Town Planning (South)  
Bruhat Bangalore MahanagaraPalike

M/s. Suraksha Builders & Developers  
Rep, by Sri. R. Adhikeshavalu Naidu & Others (Khatha Holder)  
and their GPA Holder M/s. Windsor Edifices Pvt. Ltd.,  
Rep. by Director Sri. M. Srinivasa Rao  
# 81, 36<sup>th</sup> Cross, 6<sup>th</sup> Main Road, 5<sup>th</sup> Block,  
Jayanagar, Bangalore – 560 041.

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

15/19/08/21  
19/08/21  
19/8