

BRUHAT BANGALORE MAHANAGARA PALIKE

Office of the
Joint Director, Town Planning (South)
BBMP Head Office, N.R. Square
Annex-3 Building,
Bangalore-02. Dated: 24-08-2021

No. JDTP (S)/ ADTP/ OC/ 14/2021-22

OCCUPANCY CERTIFICATE

O/C
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Sub: Issue of Occupancy Certificate for Residential Apartment Building at Khatha No. 2, 21st Cross, Nirguna Mandir Extension, Srinivagilu Village, Begur Hobli, Ejipura, Ward No. 148, South Zone, Bangalore.

- Ref:**
- 1) Application for issue of Occupancy Certificate dt: 07-10-2020 & 16-07-2021.
 - 2) Modified Plan sanctioned No. **BBMP/Addl.Dir/JD South/0043/19-20**, dt: 18-02-2020.
 - 3) Approval of Chief Commissioner for issue of Occupancy Certificate dt: 12-08-2021.
 - 4) Fire Clearance issued by Fire Force and Emergency Department vide No: KSFES / CC/279/2021 dt: 10-08-2021.
 - 5) CFO from KSPCB vide Consent No. AW-326125 PCB ID : 104893 dt: 11-08-2021.

The Modified Plan was sanctioned for the construction of Residential Apartment Building comprising BF+GF+12 UF having 104 Units at Property Khata No. 2, 21st Cross, Nirguna Mandir Extension, Srinivagilu Village, Begur Hobli, Ejipura, Ward No. 148, South Zone, Bangalore by this office vide reference (2). The Commencement Certificate was issued on 29-08-2012. The Fire and Emergency Services Department has issued Clearance Certificate to Occupy Building vide Ref. No. (4) KSPCB vide Ref (5) has issued consent for Operation of Sewage Treatment Plant (STP).

The Residential Apartment Building was inspected by the Officers of Town Planning Section on 27-07-2021 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 (3). The compounding fees for the deviated portion, Scrutiny fee of Rs. 18,54,000/- (Rs. Eighteen Lakhs Fifty Four Thousand only), has been paid by the applicant in the form of DD No. 008765 drawn on Axis Bank, Cunningham Road, Bangalore, dated: 19-08-2021 and taken into BBMP account vide receipt No. RE-ifms624-TP/000027 dated: 24-08-2021.. The deviations effected in the building are condoned and regularized accordingly.

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Hence, Permission is hereby granted to occupy Residential Apartment Building comprising of BF+GF+12 UF having 104 Units at Property Khata No. 2, 21st Cross, Nirguna Mandir Extension, Srinivagilu Village, Begur Hobli, Ejipura, Ward No. 148 (Old No. 68), Bangalore with the following details;

Sl. No.	Floor Descriptions	Built up Area (in Sqm)	Uses and other details.
1.	Basement Floor	3184.13	72 No's of Car parking, STP, DG room, UG Sump, Liftlobby, Lifts & Staircases.
2.	Ground Floor	1970.84	50 No's of Car parking, Swimming pool, Panel room, Transformer Yard, Organic convertor, Servents room, Change room, Steam room, Sit-out, Liftlobby, Lifts & Staircases.
3.	First Floor	1368.62	12 No's of Residential Units, Corridor, Sit-out, Liftlobby, Lifts & Staircases.
4.	Second Floor	1371.40	10 No's of Residential Units, Corridor, Sit-out, Liftlobby, Lifts & Staircases.
5.	Third Floor	1371.40	10 No's of Residential Units, Corridor, Sit-out, Liftlobby, Lifts & Staircases.
6.	Fourth Floor	1383.05	10 No's of Residential Units, Corridor, Sit-out, Liftlobby, Lifts & Staircases.
7.	Fifth Floor	1314.27	10 No. of Residential Units, Corridor, Sit-out, Liftlobby, Lifts & Staircases.
8.	Sixth Floor	1297.71	10 No's of Residential Units, Corridor, Sit-out, Liftlobby, Lifts & Staircases.
9.	Seventh Floor	1297.71	10 No's of Residential Units, Corridor, Sit-out, Liftlobby, Lifts & Staircases.
10.	Eighth Floor	1297.71	10 No's of Residential Units, Corridor, Sit-out, Liftlobby, Lifts & Staircases.
11.	Nlneth Floor	1297.71	10 No's of Residential Units, Corridor, Sit-out, Liftlobby, Lifts & Staircases.
12.	Tenth Floor	1297.71	10 No's of Residential Units, Corridor, Sit-out, Liftlobby, Lifts & Staircases.
13.	Eleventh Floor	1156.40	02 No's Duplex of Residential Units, Servents room, Corridor, Sit-out, Liftlobby, Lifts & Staircases.
14.	Twelfth Floor	759.71	
15.	Terrace	97.40	Solar Water Heater, OHT, LMR & Staircase Head room
	Total	20465.77	Total No. of Units = 104 NOs.
16.	FAR	3.62	
17.	Coverage	50%	

This Occupancy Certificate is issued subject to the following conditions:

1. The car parking at Basement & Ground Floor 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.

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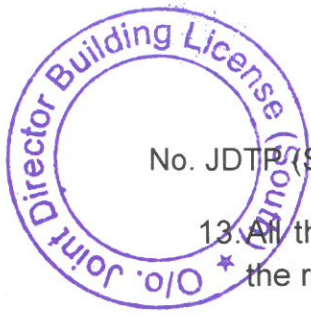
2. The structural safety of building will be entirely at the risk and cost of owner / Architect / Engineer / Structural Engineer and BBMP will not be responsible for structural safety.
3. Owner shall not add or alter materially, the structure or a part of the structure there off without specific permission 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 & Ground Floor area should be used for car parking purpose only and the additional area if any available in Basement Floor & 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).
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.

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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. KSFES / CC/279/2021 dt: 10-08-2021 and CFO from KSPCB vide No. AW-326125 PCB ID : 104893 dt: 11-08-2021 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. With respect to WP No. 4601/2020 (LB-BMP) payment towards the Scrutiny Fees is consider as by the paid voluently applicant giving the undertaking dt: 23-08-2021.
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

To
Sri. Syed Aslam Basha and Others
MSB-1, KSCMF Building,
Mezzanine Floor,
Cunningham Road,
Bangalore – 560 052.

Copy to:

1. JC (South Zone) / EE (B.T.M Division) / AEE/ ARO (Koramangala) for information and necessary action.
2. Office copy.

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