




BRUHAT BANGALORE MAHANAGARA PALIKE

Office of the
Joint Director, Town Planning (South)
BBMP Head Office, N.R. Square
Annex-3 Building,
Bangalore-02. Dated: 03-09-2021

No. JDTP (S)/ ADTP/ OC/ 16/2021-22

OCCUPANCY CERTIFICATE


Sub: Issue of Occupancy Certificate for Residential Apartment Building at Khatha No. 36/32/27, 33/448, 34/451/35/450/449/27/ 227, Pantarapalya Village, Kengeri Hobli, Rajajeshwarinagar Zone, Ward No. 160, Bangalore.

- Ref:**
- 1) Application for issue of Occupancy Certificate dt: 25-02-2021.
 - 2) Approval of Chief Commissioner for issue of Occupancy Certificate dt: 16-07-2021.
 - 3) Plan sanctioned No. **BBMP/Addl.Dir/JD South/0369/15-16**, dt: 09-11-2017.
 - 4) Fire Clearance issued by Fire Force and Emergency Department vide No: GBC (1)/11/2016 Docket No. KSFES/CC/204/2021 dt: 23-07-2021.
 - 5) CFO from KSPCB vide Consent No. PCB ID : 102009 dt: 03-03-2021.


The plan was sanctioned for construction of Residential Apartment Building consisting 2BF + GF + 7 UF including Club House vide LP No. BBMP/Addl.Dir/JD South/ 0369/15-16 dt: 09-11-2017. Commencement Certificate was issued on 20-11-2018.


The Residential Apartment Building was inspected on dated: 07-04-2021 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 including Club House was approved by the Chief Commissioner on dt: 16-07-2021. Payment of Compounding Fees, Scrutiny Fees works out to Rs. 1,03,61,000/- (Rs. One Crore Three Lakhs Sixty One Thousand only), out of which Rs. 48,35,000/- (Rs. Forty Eight Lakhs Thirty Five Thousand only), which has been paid by the applicant in the form of RE-ifms624-TP/000032 dt: 03-09-2021. Excluding 100% of Ground rent, GST, Licence Fees, Scrutiny fees, Security deposit, MRTS fees and also Labour Cess amount as per the Hon'ble High Court Interim Order vide W.P. No. 15224/2021 (LB-BMP) dt: 23-08-2021. Accordingly, this Occupancy Certificate is issued

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4. 2Basement Floors area should be used for car parking purpose only and the additional area if any available in 2Basement Floors 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.
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.


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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)/11/2016 Docket No. KSFES/CC/204/2021 dt: 23-07-2021 and CFO from KSPCB vide No. PCB ID : 102009 dt: 03-03-2021 Compliance of submissions made in the affidavits and undertaking filed to this office.
16. The Applicant should abide by the undertaking submitted dt: 03-09-2021 to follow the Final orders of the Hon'ble High Court in W.P No. 15224/2021 (LB-BMP) dt: 23-08-2021 for 100% of Ground rent, GST, Licence Fees, Scrutiny fees, Security deposit, MRTS fees and also Labour Cess.
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 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. T.V. Srikanth & T.V. Ashok GPA Holder
M/s. Vishala & Adiga Constructions
Rep by U.B. Venkatesh
2055, East End B Main,
Jayanagar 9th Block, Bangalore – 560 069.

Copy to:

- 1) JC (Rajajeshwarinagar) / EE (Rajajeshwarinagar Division) / AEE/ ARO (Rajajeshwarinagar Sub-Division) for information and necessary action.
- 2) Office copy.

Joint Director, Town Planning (South)
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