



## BRUHAT BANGALORE MAHANAGARA PALIKE



No. JDTP (S)/ADTP/OC/10/22-23

Office of the  
Joint Director, Town Planning (South)  
BBMP Head Office, N.R. Square  
Annex-3 Building,  
Bangalore-02. Dated: 11-05-2022

### OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for Residential Apartment Building at Khatha. No. 4A, Byrasandra, Bannerghatta Road, Ward No. 152, South Zone, Bangalore.

- Ref: 1) Application for issue of Occupancy Certificate dt: 27-12-2021.  
2) Approval of Chief Commissioner for issue of Occupancy Certificate dt: 05-05-2022.  
3) Plan sanctioned No. BBMP/Addl.Dir/JD South/0400/13-14 dt: 03-01-2015.  
4) Fire Clearance issued by Fire Force and Emergency Department vide No: GBC (1) / 489/213 Docket No. KSFEs / CC/289/2021 dt: 05-08-2021.  
5) CFO from KSPCB vide Consent No. W – 329620 PCB ID : 106866 dt: 04-02-2022.

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The plan was approved for construction of Residential Apartment Building consisting 2BF+GF+9 UF with 40 dwelling units vide LP No. BBMP/Addl.Dir/JD SOUTH/ LP/0400/13-14, dt: 03-01-2015. The Commencement Certificate was issued on 07-11-2019.

The Residential Apartment Building was inspected on dated: 26-04-2022 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 Chief Commissioner on dated: 05-05-2022 vide mentioned at ref. (2). Payment of Compounding Fees, Scrutiny Fees works out to Rs. 63,93,000/- (Rs. Sixty Three Lakhs Ninety Three Thousand only), has been paid by the applicant as per the Receipt No. RE-ifms624-TP/000017 dated: 11-05-2022. The deviations effected in the building are condoned and regularized. Accordingly, this Occupancy Certificate is issued.

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

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Permission is hereby granted to occupy the 2BF+GF+9 UF for Residential Apartment Building comprising of 40 Dwelling units Residential purpose constructed at Khatha No. 4A, Byrasandra, Bannerghatta Road, Ward No. 152, South Zone, Bangalore, with the following details;

Sl. No.	Floor Descriptions	Built up Area (in Sqm)	Remarks
1.	Lower Basement Floor	1441.28	35 Nos. of Car parking, Lobby, Ramp, UG sumps, Pump room, STP, Lift & Staircases.
2.	Upper Basement Floor	995.15	25 Nos. of Car parking, Lobby, Ramp, Services, Electrical room, Pump room, STP, Lift & Staircases.
3.	Ground Floor	703.11	04 No. of Residential Units, Corridor, Lift & Staircases.
4.	First Floor	704.55	04 No. of Residential Units, Corridor, Lift & Staircases.
5.	Second Floor	688.51	04 No. of Residential Units, Corridor, Lift & Staircases.
6.	Third Floor	688.51	04 No. of Residential Units, Corridor, Lift & Staircases.
7.	Fourth Floor	688.51	04 No. of Residential Units, Corridor, Lift & Staircases.
8.	Fifth Floor	688.51	04 No. of Residential Units, Corridor, Lift & Staircases.
9.	Sixth Floor	688.51	04 No. of Residential Units, Corridor, Lift & Staircases.
10.	Seventh Floor	688.51	04 No. of Residential Units, Corridor, Lift & Staircases.
11.	Eighth Floor	688.51	04 No. of Residential Units, Corridor, Lift & Staircases.
12.	Ninth Floor	688.51	04 No. of Residential Units, Corridor, Lift & Staircases.
13.	Terrace	54.50	Lift machine room & Staircase Head room, OHT, Solar Water Heaters and Open Terrace
	<b>Total</b>	<b>9406.67</b>	<b>Total No. of Units = 40 Nos.</b>
14.	<b>FAR</b>	<b>2.71</b>	
15.	<b>Coverage</b>	<b>27.68%</b>	

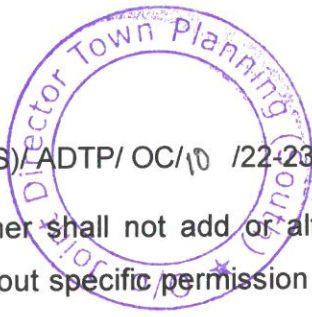
This Occupancy Certificate is issued subject to the following conditions:

1. The car parking at 2Basement 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.
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.

Joint Director, Town Planning (South)  
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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. 2Basement floor 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.
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 Zonal Health Officer.

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

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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. GBC (1) / 489/213 Docket No. KSFES / CC/289/2021 dt: 05-08-2021 and CFO from KSPCB vide No. W – 329620 PCB ID : 106866 dt: 04-02-2022.
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 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, conditions stated in affidavit cum undertaking or any complaints with regard to violation, any deviation carried out after issue of Occupancy Certificate, the Occupancy Certificate shall deem 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  
Morzaria Products Pvt. Ltd.,  
M/s. Sobha Ltd., GPA Holder  
"Sobha" Sarjapura Marathahalli Outer Ring Road,  
Bellandur Post, Bangalore – 560 103.

**Copy to**

1. JC (South Zone) / EE (BTM Layout Division) / AEE/ ARO (BTM Layout Sub-division) for information and necessary action.
2. Senior Environmental Officer, KSPCB, # 49, Church Street, Bengaluru - 01 for information.
3. Director General of Police, Fire and Emergency Services, # 1, Annaswamy Modaliar Road, Bengaluru – 560 042 for information.
4. Superintendent Engineer, (Electrical), BESCOM, North Division, No. 8, Benson Town, Nandi Durga Road, Bengaluru - 560046.
5. Office copy.

Joint Director, Town Planning (South)  
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