

# BRUHAT BANGALORE MAHANAGARA PALIKE

Office of the  
Joint Director, Town Planning (South)  
BBMP Head Office, N.R. Square  
Annex-3 Building,  
Bangalore-02. Dated: 16-08-2022

No. JDTP (S)/ ADTP/ OC/190 /2022-23

## OCCUPANCY CERTIFICATE

**Sub:** Issue of Occupancy Certificate for Residential Building at Khata No. 357, Sy. No. 15/8 & 15/2B, Ganakalu Village, Hemmigepura, Kengeri Hobli, Ward No. 198, Rajarajeshwari Nagar Zone. Bangalore.

- Ref:** 1) Application for issue of Occupancy Certificate dt: 17-01-2022.  
2) Modified Plan sanctioned No. BBMP/Addl.Dir/JD South/0002/20-21 dt: 02-02-2021.  
3) Approval of Chief Commissioner for issue of Occupancy Certificate dt: 24-03-2022.  
4) Fire Clearance issued by Fire Force and Emergency Department vide No: GBC (1)/324/2017 KSFES/CC/054/2022 dt: 05-03-2022.  
5) CFO from KSPCB vide Consent No. W-332043 PCB ID. 120024 dt:04-07-2022.

\*\*\*\*\*

The Modified plan was sanctioned for construction of Residential Building consisting 2BF+GF+10 UF vide LP No. BBMP/Addl.Dir/JD South/ 0002/20-21 dt: 02-02-2021. Commencement Certificate was issued on 31-05-2019.

The Residential Building was inspected on dated: 18-02-2022 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 and under the provisions of ZR of RMP-2015. The proposal for the issuance of Occupancy Certificate for the Residential Building was approved by the Chief Commissioner on dt: 24-03-2022. Payment of Compounding Fees, Scrutiny Fees works out to Rs. 1,66,50,000/- (Rs. One Crore Sixty Six Lakhs Fifty Thousand only), out of which Rs. 86,59,000/- (Rs. Eighty Six Lakhs Fifty Nine Thousand only), which has been paid by the applicant vide Receipt No. RE-ifms624-TP/000032 dt: 11-08-2022 as per the Hon'ble High Court Interim Order W.P. No. 12798/2022 (LB-BMP) dt: 13-07-2022. The deviations effected in the building are condoned and regularized. Accordingly, this Occupancy Certificate is issued.

PTO

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

16/08/22

16/08/2022

16/08/2022

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

Permission is hereby granted to occupy the Residential Building Consisting of 2BF+GF+10 UF with 189 dwelling units Residential purpose constructed at Property Khata No. 357, Sy. No. 15/8 & 15/2B, Ganakalu Village, Hemmigeपुरa, Kengeri Hobli, Ward No. 198, Rajarajeshwari Nagar Zone. Bangalore with the following details;

Sl. No.	Floor Descriptions	Built up Area (in Sgm)	Remarks
1.	Lower Basement Floor	5928.84	126 Nos. of Car parking, Fire pump room, Ramp, Lift, Lobby & Staircases.
2.	Upper Basement Floor	5728.47	103 Nos. of Car parking, Electrical room, Fire pump room, Ramp, Lift, Lobby & Staircases.
3.	Ground Floor	2712.35	18 No. of Residential Units RWH, STP, Electrical room, Transformer yard, Swimming pool, Organic convertor, Lift, Lobby & Staircases, Gym.
4.	First Floor	2712.35	18 No. of Residential Units, Multi-purpose hall, Corridor, Balcony, Lift, Lobby, & Staircases.
5.	Second Floor	2427.65	18 No. of Residential Units, Corridor, Balcony, Lift, Lobby, & Staircases.
6.	Third Floor	2427.65	17 No. of Residential Units, Corridor, Balcony, Lift, Lobby, & Staircases.
7.	Fourth Floor	2427.65	18 No. of Residential Units, Corridor, Balcony, Lift, Lobby, & Staircases.
8.	Fifth Floor	2427.65	18 No. of Residential Units, Corridor, Balcony, Lift, Lobby, & Staircases.
9.	Sixth Floor	2427.65	18 No. of Residential Units, Corridor, Balcony, Lift, Lobby, & Staircases.
10.	Seventh Floor	2427.65	18 No. of Residential Units, Corridor, Balcony, Lift, Lobby, & Staircases.
11.	Eighth Floor	2427.65	18 No. of Residential Units, Corridor, Balcony, Lift, Lobby, & Staircases.
12.	Nineth Floor	2427.65	18 No. of Residential Units, Corridor, Balcony, Lift, Lobby, & Staircases.
13.	Tenth Floor	1362.70	10 No. of Residential Units, Corridor, Balcony, Lift, Lobby, & Staircases.
14.	Terrace	130.39	OHT, Solar Panel area & Staircase Head room, Lift Machine room.
	<b>Total</b>	<b>37996.30</b>	<b>Total No. of Units = 189 NOs.</b>
15.	<b>FAR</b>	<b>2.53</b>	
16.	<b>Coverage</b>	<b>29.79%</b>	

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

1. The car parking at Basement 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.

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

16/08/22

16/08/2022

16/08/2022



No. JDTP (S)/ ADTP/ OC/122-23

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

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

# 16/08/22

16/08/2022

16/08/2022



No. JDTP (S)/ ADTP/ OC/25 /22-23

15. The Applicant should abide by the undertaking submitted dt: 10-08-2022 to follow the Final orders of the Hon'ble High Court in W.P No. 12798/2022 (LB-BMP) dt: 13-07-2022.
16. This Occupancy Certificate is subject to conditions laid out in the Clearance Certificate issued from Fire Force Department vide No. GBC (1)/324/2017 KSFES/CC/054/2022 dt: 05-03-2022 and CFO from KSPCB vide No. W-332043 PCB ID. 120024 dt: 04-07-2022.
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  
M/s. Aryan Constructions  
Rep by its Managing Partner  
Sri. K. Venkatesh Naidu & Sri. D.S. Deepak  
# 2454, 17<sup>th</sup> E Cross, 9<sup>th</sup> Main,  
Banashankari 2<sup>nd</sup> Stage,  
Bangalore – 560 070.

**Copy to:**

- 1) JC (Rajarajeshwarinagar Zone) / EE (Kengeri Division) / AEE/ ARO (Kengeri 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), BESCO, North Division, No. 8, Benson Town, Nandi Durga Road, Bengaluru - 560046.
- 5) Office copy.

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

#16/08/22

16/08/22

16/08/2022