



# BRUHAT BANGALORE MAHANAGARA PALIKE

Office of the  
Joint Director, Town Planning (South)  
BBMP Head Office, N.R. Square  
Annex-3 Building,  
Bangalore-02. Dated: 12-02-2024.

No. JDTP (S)/ ADTP/ OC/ 15/2023-24

## OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for Municipal No.412 (Old No.20/5) Sy No.19/1, 20/5 & 27/3, Roopena Agrahara, Begur Hobli, Jakkasandra, Near Silk Board Junction, Ward No.173, South Zone, Bangalore-560068.

- Ref: 1) Application for issue of Occupancy Certificate dtd: 17-03-2023.  
2) Approval of Chief Commissioner for issue of Occupancy Certificate Dt: 20-01-2024.  
3) Modified Plan Sanctioned No. BBMP/Addl.Dir/JD (South)/0039/2018-19 Dt: 26-11-2019.  
4) Fire Clearance issued by Department of Karnataka State Fire and Emergency Services vide No: GBC (1)/218/2008, Docket No. KSFES/CC/823/2022 Dt: 27-12-2022 & Docket No. KSFES/CC/338/2022 Dt: 22-09-2022.  
5) CFO from KSPCB vide Consent No. CTE-333409 PCB ID : 133905 Dt: 22-09-2022.

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The Modified plan was sanctioned for construction of Commercial Building Consisting of Tower-A = 2BF+GF+12UF And Residential apartment building consisting of Tower-B = 2BF+GF+13UF with **39 units**, issued on 26-11-2019.

The Commercial and Residential Apartment Building was inspected on dt: 16-12-2023 by the Officers of Town Planning Section for issue of Occupancy Certificate. During inspection, it is observed that, there is a 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 Commercial and Residential Apartment Building was approved by the Chief Commissioner on dated: 20-01-2024. Demand note for payment of Ground Rent, GST, Compounding fees and Scrutiny Fees of Rs. 3,75,10,100/- (Rs. Three Crore Seventy-Five Lakhs Ten Thousand One Hundred only), has been paid by the applicant in the form of D.D vide Receipt No. RE-ifms624-TP/000053 dated: 24-01-2024. The deviations effected in the building are condoned and regularized. Accordingly, this Occupancy Certificate issued.

Recd Copy  
Dated  
9/11/2337

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Hence, permission is hereby granted to occupy the Commercial and Residential Apartment Building consisting of Tower-A = 2BF+GF+12UF And Residential apartment building consisting of Tower-B = 2BF+GF+13UF totally comprising of 39 Dwelling Units for Commercial and Residential purpose constructed at Municipal No.412 (Old No.20/5) Sy No.19/1, 20/5 & 27/3, Roopena Agrahara, Begur Hobli, Jakkasandra, Near Silk Board Junction, Ward No.173, South Zone, Bangalore-560068, with the following details;

**Tower-A (Commercial Building)**

Sl. No.	Floor Descriptions	Built up Area (in Sqm)	Remarks
1.	First Basement Floor	✓ 3679.68	76 NOS OF CAR APRKING, LIFT, LOBBY, STAIRCASE, ELECTRICAL ROOM,
2.	Second Basement Floor	✓ 3679.68	94 NOS OF CAR APRKING, LIFT, LOBBY, STAIRCASE, WATER TANK.
3.	Ground Floor	✓ 1901.14	LIFT, STAIRCASE, LOBBY, OFFICE SPACE, TOILET, ROOM,
4.	First Floor	✓ 1881.65	LIFT, STAIRCASE, LOBBY, OFFICE SPACE, TOILET, VOID BELOW
5.	Second Floor	✓ 1247.99	LIFT, STAIRCASE, LOBBY, OFFICE SPACE, TOILET, SERVICE LOBBY,
6.	Third Floor	✓ 1224.39	LIFT, STAIRCASE, LOBBY, OFFICE SPACE, TOILET, ROOM, BALCONY
7.	Fourth Floor	✓ 1224.39	LIFT, STAIRCASE, LOBBY, OFFICE SPACE, TOILET, ROOM, BALCONY
8.	Fifth Floor	✓ 1224.39	LIFT, STAIRCASE, LOBBY, OFFICE SPACE, TOILET, ROOM, BALCONY
9.	Sixth Floor	✓ 1224.39	LIFT, STAIRCASE, LOBBY, OFFICE SPACE, TOILET, ROOM, BALCONY
10.	Seventh Floor	✓ 1224.39	LIFT, STAIRCASE, LOBBY, OFFICE SPACE, TOILET, ROOM, BALCONY
11.	Eighth Floor	✓ 1224.39	LIFT, STAIRCASE, LOBBY, OFFICE SPACE, TOILET, ROOM, BALCONY
12.	Ninth Floor	✓ 1224.39	LIFT, STAIRCASE, LOBBY, OFFICE SPACE, TOILET, ROOM, BALCONY
13.	Tenth Floor	✓ 1224.39	LIFT, STAIRCASE, LOBBY, OFFICE SPACE, TOILET, ROOM, BALCONY
14.	Eleventh Floor	✓ 1224.39	LIFT, STAIRCASE, LOBBY, OFFICE SPACE, TOILET, ROOM, BALCONY
15.	Twelfth Floor	✓ 1224.39	LIFT, STAIRCASE, LOBBY, OFFICE SPACE, TOILET, ROOM, BALCONY
16.	Terrace	✓ 137.67	OVER HEAD TANK, SOLAR WATER HEATER, LIFT MACHIND ROOM, STAIRCASE HEAD ROOM,
	<b>Total</b>	✓ <b>24771.68</b>	
	<b>FAR</b>	✓ <b>2.159</b>	Tower -A
	<b>Coverage</b>	✓ <b>24.90%</b>	Tower -A

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**Tower-B (Residential Apartment Building)**

Sl. No.	Floor Descriptions	Built up Area (in Sqm)	Remarks
1.	First Basement Floor	✓ 2375.31	76 Nos OF CAR APRKING, LIFT, LOBBY, STAIRCASE, PLIMBING PLANT ROOM.
2.	Second Basement Floor	✓ 2375.31	61 Nos OF CAR APRKING, LIFT, LOBBY, STAIRCASE, S.T.P, SERVICES AREA, OPEN D.G.SET.
3.	Ground Floor	✓ 665.88	19 Nos OF CAR APRKING, LIFT, LOBBY, STAIRCASE, S.T.P, SERVICES AREA, OPEN D.G.SET.
4.	First Floor	✓ 661.82	03 No's RESIDENTIAL UNITS, LOBBY, LIFT, STAIRCASE
5.	Second Floor	✓ 665.25	03 No's RESIDENTIAL UNITS, LOBBY, LIFT, STAIRCASE
6.	Third Floor	✓ 705.28	03 No's RESIDENTIAL UNITS, LOBBY, LIFT, STAIRCASE
7.	Fourth Floor	✓ 706.46	03 No's RESIDENTIAL UNITS, LOBBY, LIFT, STAIRCASE
8.	Fifth Floor	✓ 705.28	03 No's RESIDENTIAL UNITS, LOBBY, LIFT, STAIRCASE
9.	Sixth Floor	✓ 705.21	03 No's RESIDENTIAL UNITS, LOBBY, LIFT, STAIRCASE
10.	Seventh Floor	✓ 705.28	03 No's RESIDENTIAL UNITS, LOBBY, LIFT, STAIRCASE
11.	Eighth Floor	✓ 706.46	03 No's RESIDENTIAL UNITS, LOBBY, LIFT, STAIRCASE
12.	Ninth Floor	✓ 705.28	03 No's RESIDENTIAL UNITS, LOBBY, LIFT, STAIRCASE
13.	Tenth Floor	✓ 705.21	03 No's RESIDENTIAL UNITS, LOBBY, LIFT, STAIRCASE
14.	Eleventh Floor	✓ 705.28	03 No's RESIDENTIAL UNITS, LOBBY, LIFT, STAIRCASE
15.	Twelfth Floor	✓ 706.46	03 No's RESIDENTIAL UNITS, LOBBY, LIFT, STAIRCASE
16.	Thirteenth Floor	✓ 705.28	03 No's RESIDENTIAL UNITS, LOBBY, LIFT, STAIRCASE
17.	Terrace	✓ 70.89	OVER HEAD TANK, SOLAR WATER HEATER, LIFT MACHIND ROOM, STAIRCASE HEAD ROOM,
	<b>Total</b>	✓ <b>14575.96</b>	<b>TOTAL NO OF UNITS = 39 No's</b>
	<b>FAR</b>	<b>1.184</b>	<b>Tower -B</b>
18.	<b>Coverage</b>	<b>9.56%</b>	<b>Tower -B</b>
19.	<b>Total Build up Area</b>	<b>39347.64</b>	<b>Tower A &amp; B</b>
20.	<b>Total FAR</b>	$2.159 + 1.184 = 3.343 > 3.25$	<b>Tower A &amp; B</b>
21.	<b>Total Coverage</b>	$24.90\% + 9.56\% = 34.46\% < 50\%$	<b>Tower A &amp; B</b>

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

1. The car parking at Basement Floor & Surface 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.
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 & Surface area should be used for car parking purpose only and the additional area if any available 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 Department of Karnataka State Fire and Emergency Services 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 Department of Karnataka State Fire and Emergency Services 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 Department of Karnataka State Fire and Emergency Services 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.
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)/218/2008, Docket No. KSFES/CC/823/2022 Dt: 27-12-2022 & Docket No. KSFES/CC/338/2022 Dt: 22-09-2022. and CFO from KSPCB vide No. CTE-333409 PCB ID: 133905 Dt: 22-09-2022.
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. If in case Audit objection arises, the applicant should abide to pay the difference fee amount.
19. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
20. 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 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 Mahanagara Palike

To,  
NORMA DEVELOPERS PVT LTD,  
(Eariler Pacifica Hotels Bangalore Project Pvt. Ltd).,  
Pelagus Infrastructures Pvt Ltd.,  
Eariler Pacifica Bangalore Project Pvt. Ltd  
Brigade Opus, Indiqube 4th Floor, 2286,  
Kodigehalli main road, Sanjeevini Nagar,  
Bengaluru-560092

*(Handwritten signature and date)*  
14/02/24

**Copy to:**

1. JC (South Zone) / EE (BTM Layout Division) / AEE/ ARO (Koramangala 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.

*(Handwritten signature)*  
Joint Director, Town Planning (South)  
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