



## BRUHAT BANGALORE MAHANAGARA PALIKE

Office of the  
Joint Director, Town Planning (South)  
BBMP Head Office, N.R. Square  
Annex-3 Building,  
Bangalore-02. Dated: 13-04-2023

No. JDTP (S)/ ADTP/ OC/02 /2023-24

### OCCUPANCY CERTIFICATE

**Sub:** Issue of Occupancy Certificate for Residential Building including Club House at Khata No. 2478/259, Sy. No. 64/1, 64/2 & 64/3, Hulimavu Village, Begur Hobli and Sy. No. 81/2E, Kothanur Village, Uttarahalli Hobli, Bangalore South Taluq, Bommanahalli Zone, Ward No. 194, Bangalore.

- Ref:** 1) Application for issue of Occupancy Certificate dt: 10-01-2023.  
2) Approval of Chief Commissioner for issue of Occupancy Certificate dt: 14-03-2023.  
3) Plan sanctioned No. BBMP/Addl.Dir/JD South/0002/18-19 dt: 05-03-2019.  
4) Fire Clearance issued by Fire Force and Emergency Department vide No: KSFES/NOC/048/2021 Docket No. KSFES/ CC/592/2022 dt: 23-12-2022.  
5) CFO from KSPCB vide Consent No. AW-335873 PCB ID : 137099 dt: 01-02-2023.

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A plan was sanctioned for construction of Residential apartment building consisting Building -1 : Tower - 1 & 2 : GF+16 UF (including Club House – G+ 1 UF at Tower -1) & Building - 2 : Tower - 3 & 4 : GF+18 UF with 2 Common Basement floors vide BBMP/ Addl.Dir/JD South/ 0002/18-19 dt: 05-03-2019. The Commencement Certificate has been issued on 18-08-2020.

The Residential Building including Club House was inspected on dated: 24-02-2023 by the Officers of Town Planning Section for issue of Occupancy Certificate. During inspection, it was 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: 14-03-2023. Initially Demand note for payment of Compounding fee & other charges amounting to Rs. 96,96,000/- (Rs. Ninty Six Lakhs Ninty Six Thousand only), was paid by the applicant in the form of D.D No. 851943 dt: 23-03-2023 vide Receipt No. RE-ifms624-TP/000002 dated: 11-04-2023. The deviations effected in the building are condoned and regularized. Accordingly, this Occupancy Certificate is issued.

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Permission is hereby granted to occupy the Residential Building including Club House Consisting of Building -1 : Tower - 1 & 2 : GF+16 UF (including Club House – G+ 1 UF at Tower -1) & Building – 2 : Tower - 3 & 4 : GF+18 UF with 2 Common Basement floors with 548 (including 58 EWS units) for Residential purpose constructed at Property Khata No. 2478/259, Sy. No. 64/1, 64/2 & 64/3, Hulimavu Village, Begur Hobli and Sy. No. 81/2E, Kothanur Village, Uttarahalli Hobli, Bangalore South Taluq, Bommanahalli Zone, Ward No. 194, Bangalore with the following details;

Sl. No.	Floor Descriptions	Net Built up Area (in Sqm)	Remarks
1.	Lower Basement Floor	14459.20	312 No. of Car Parking, Water pump room, Fire Tower, Lift lobby & Ramp, Lifts & Staircases
2.	Upper Basement Floor	15686.45	303 No. of Car Parking, D.G. room, Fire Tower, Services, STP, Fire Pump room, Water pump room, Lift lobby, Lifts & Staircases
3.	Ground Floor	4768.96	55 No. of Car Parking in Surface area, 20 No. of Residential Units, Lift lobby & Ramp, Club House, Lifts & Staircases
4.	First Floor	3003.22	20 No. of Residential Units, Club House, Corridor, Lift & Staircases.
5.	Second Floor	4273.10	28 No. of Residential Units, Corridor, Lift & Staircases.
6.	Third Floor	4198.88	32 No. of Residential Units, Corridor, Lift & Staircases.
7.	Fourth Floor	4198.88	32 No. of Residential Units, Corridor, Lift & Staircases.
8.	Fifth Floor	4198.88	32 No. of Residential Units, Corridor, Lift & Staircases.
9.	Sixth Floor	4198.88	32 No. of Residential Units, Corridor, Lift & Staircases.
10.	Seventh Floor	4198.88	32 No. of Residential Units, Corridor, Lift & Staircases.
11.	Eighth Floor	4198.88	32 No. of Residential Units, Corridor, Lift & Staircases.
12.	Ninth Floor	4198.88	32 No. of Residential Units, Corridor, Lift & Staircases.
13.	Tenth Floor	4198.88	32 No. of Residential Units, Corridor, Lift & Staircases.
14.	Eleventh Floor	4198.88	32 No. of Residential Units, Corridor, Lift & Staircases.
15.	Twelfth Floor	4198.88	32 No. of Residential Units, Corridor, Lift & Staircases.
16.	Thirteenth Floor	4198.88	32 No. of Residential Units, Corridor, Lift & Staircases.
17.	Fourteenth Floor	4198.88	32 No. of Residential Units, Corridor, Lift & Staircases.
18.	Fifteenth Floor	4198.88	32 No. of Residential Units, Corridor, Lift & Staircases.
19.	Sixteenth Floor	4198.88	32 No. of Residential Units, Corridor, Lift & Staircases.

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20.	Seventeenth Floor	2099.44	16 No. of Residential Units, Corridor, Lift & Staircases.
21.	Eighteenth Floor	2099.44	16 No. of Residential Units, Corridor, Lift & Staircases.
22.	Terrace	527.16	Lift machine room & Staircase Head room, OHT,
	<b>Total</b>	<b>105701.29</b>	<b>Total No. of Units = 548 (including 58 EWS)</b>
23.	<b>FAR</b>	<b>2.975</b>	
24.	<b>Coverage</b>	<b>19.46%</b>	

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

1. The car parking at 2Basement Floors and 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. 2Basement Floors and Surface area should be used for car parking purpose only and the additional area if any available in Basement 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. As per the sanctioned building Plan FAR is 2.971 as per As Built Plan and as observed during inspection the constructed building has a deviation of 0.004% in FAR and Nil in setback against the sanctioned plan. Hence, as per provision of section 3.13 (ii) of Zonal Regulations of RMP-2015 and clause 4.15 (2) of Building Bye-law-2003, the security deposit of Rs. 1,11,50,750/- paid on 15-10-2018 during approval of building plan is hereby forfeited.

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12. Since, deviations have been done from the sanctioned plan while constructing the building, the security deposit is herewith forfeited.
13. 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.
14. All the rain water and waste water generated from the usage shall be pumped into the rain water harvesting pits and used for landscaping.
15. 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.
16. This Occupancy Certificate is subject to conditions laid out in the Clearance Certificate issued from Fire Force Department vide No. KSFES/NOC/048/2021 Docket No. KSFES/ CC/592/2022 dt: 23-12-2022, and CFO from AW-335873 PCB ID : 137099 dt: 01-02-2023.
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

Smt. J. Sattyakumari & R. Jayavelu (Khata Holder),  
Sri. Irfan Razack (GPA Holder)  
Prestige Falcon Tower, # 19,  
Brunton Road, Bangalore – 560 025.

**Copy to:**

- 1) JC (Bommanahalli Zone) / EE (Bangalore South Division) / AEE/ ARO (Anjanapura 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.

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