



BRUHAT BANGALORE MAHANAGARA PALIKE

Office of the
Joint Director, Town Planning (South)
BBMP Head Office, N.R. Square
Annex-3 Building,
Bangalore-02. Dated: 03-01-2023

No. JDTP (S)/ ADTP/ OC/29 /2022-23

OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for Residential Building at Khatha No. 86/2, 178/1, Kothanur Village, Anjanapura Sub-division, Ward No. 194, Bommanahalli Zone, Bangalore.

- Ref:**
- 1) Application for issue of Occupancy Certificate dt: 14-12-2015, 23-04-2021 & 21-01-2022.
 - 2) Approval of Chief Commissioner for issue of Occupancy Certificate dt: 10-11-2022.
 - 3) Plan sanctioned No. **BBMP/Addl.Dir/JD South/0418/12-13** dt: 12-03-2014.
 - 4) Fire Clearance issued by Fire Force and Emergency Department vide No: GBC (1) 340/2012 Docket No. KSFES/CC/415/2022 dt: 30-12-2022.
 - 5) CFO from KSPCB vide Consent No. AW-121541 PCB ID : 134776 dt: 25-11-2022.

The plan was sanctioned for construction of Residential Building consisting BF+GF+14 UF vide LP No. BBMP/Addl.Dir/JD South/ 0418/12-13 dt: 12-03-2014. Commencement Certificate was issued on 05-05-2014.

The Residential Building was inspected on dated: 03-10-2022 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 10-11-2022. Demand note for payment of Compounding fees and Scrutiny Fees of Rs. 24,06,000/- (Rs. Twenty Four Lakhs Six Thousand only), has been paid by the applicant vide Receipt No. RE-ifms624-TP/000053 dated: 14-12-2022. 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 Residential Building Consisting of BF+GF+14 UF with 56 dwelling units for Residential purpose constructed at Property Khatha No. 86/2, 178/1, Kothanur Village, Anjanapura Sub-division, Ward No. 194, Bommanahalli Zone, Bangalore with the following details;

| Sl. No. | Floor Descriptions | Built up Area (in Sqm) | Remarks |
|---------|--------------------|------------------------|---|
| 1. | Basement Floor | 1761.65 | 46 Nos. of Car parking, STP, WTP, UG Sump, RWH, Lift, Lobby, Staircases & Drivers Rest room. |
| 2. | Ground Floor | 760.29 | 10 Nos. of Car parking, 06 Nos. of Car parking in Surface area, Electrical Transformer yard, Organic convertor, Club House, Lift, Lobby & Staircases. |
| 3. | First Floor | 663.21 | 04 No. of Residential Units, Lift, Lobby & Staircases. |
| 4. | Second Floor | 663.21 | 04 No. of Residential Units, Lift, Lobby & Staircases. |
| 5. | Third Floor | 663.21 | 04 No. of Residential Units, Lift, Lobby & Staircases. |
| 6. | Fourth Floor | 678.79 | 04 No. of Residential Units, Lift, Lobby & Staircases. |
| 7. | Fifth Floor | 663.21 | 04 No. of Residential Units, Lift, Lobby & Staircases. |
| 8. | Sixth Floor | 663.21 | 04 No. of Residential Units, Lift, Lobby & Staircases. |
| 9. | Seventh Floor | 678.79 | 04 No. of Residential Units, Lift, Lobby & Staircases. |
| 10. | Eighth Floor | 663.21 | 04 No. of Residential Units, Lift, Lobby & Staircases. |
| 11. | Nineth Floor | 663.21 | 04 No. of Residential Units, Lift, Lobby & Staircases. |
| 12. | Tenth Floor | 678.79 | 04 No. of Residential Units, Lift, Lobby & Staircases. |
| 13. | Eleventh Floor | 663.21 | 04 No. of Residential Units, Lift, Lobby & Staircases. |
| 14. | Twelfth Floor | 663.21 | 04 No. of Residential Units, Lift, Lobby & Staircases. |
| 15. | Thirteenth Floor | 678.79 | 04 No. of Residential Units, Lift, Lobby & Staircases. |
| 16. | Fourteenth Floor | 663.21 | 04 No. of Residential Units, Lift, Lobby & Staircases. |
| 17. | Terrace | 51.33 | Lift machine room & Staircase Head room, Solar equipments, OHT, |
| | Total | 11920.53 | Total No. of Units = 56 Nos. |
| 18. | FAR | 3.00 | |
| 19. | Coverage | 23.78% | |

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This Occupancy Certificate is issued subject to the following conditions:

1. The car parking at Basement, Ground 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. Footpath and road side drain in front of the building should be maintained in good condition.
5. 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).
6. 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.
7. 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.
8. 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.
9. 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.
10. Since, deviations have been done from the sanctioned plan while constructing the building, the security deposit is herewith forfeited.
11. 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.
12. All the rain water and waste water generated from the usage shall be pumped into the rain water harvesting pits and used for landscaping.

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

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13. 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.
14. This Occupancy Certificate is subject to conditions laid out in the Clearance Certificate issued from Fire Force Department vide No. GBC (1) 340/2012 Docket No. KSFES/CC/415/2022 dt: 30-12-2022 and CFO from KSPCB vide No. AW-121541 PCB ID : 134776 dt: 25-11-2022.
15. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
16. The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-law 2016.
17. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
18. 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.
19. The Applicant should not encroach the drain and reserved buffer area.
20. In case of any false information, misrepresentation of facts, or any complaints with regard to violation, any deviation carried out after issue of Final Occupancy Certificate, the Final 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 Mahanagara Palike

To
M/s. Sri Nakoda Construction Ltd.,
The Residency, 10th Floor,
133/1, Residency 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) Executive Engineer, (Electrical), No. 8, Nandi Durga Road, Benson Town, Shivajinagar Division, BESCOM, Bengaluru.
- 5) Office copy.

Ob
Received
04/01/23
Keshav M.

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