



BRUHAT BANGALORE MAHANAGARA PALIKE

Office of the

Joint Director, Town Planning (South)
BBMP Head Office, N.R. Square
Annex-3 Building,
Bangalore-02. Dated: 19-04-2022

No. JDTP (S)/ ADTP/ OC/ 03 /22-23

MODIFIED PLAN CUM OCCUPANCY CERTIFICATE

Sub: Issue of Modified Plan cum Occupancy Certificate for Residential Apartment Building at PID No. 1704/12/1, Kalena Agrahara, Beguru Subdivision, Ward No. 192, Bengaluru.

- Ref:**
- 1) Application for issue of Modified Plan cum Occupancy Certificate dt: 25-11-2021.
 - 2) Approval of Chief Commissioner for issue of Modified Plan cum Occupancy Certificate dt: 02-03-2022.
 - 3) Plan sanctioned No. **BBMP/Addl.Dir/JD SOUTH/LP 0537/13-14** dt: 11-07-2014.
 - 4) Fire Clearance issued by Fire Force and Emergency Department vide No: GBC (1) 651//2013 Docket No. KSFES/CC/104/2022 dt: 03-03-2022.
 - 5) CFO from KSPCB vide Consent No. W – 330913 PCB ID : 102187 dt: 16-04-2022.

The Modified plan cum Occupancy Certificate is sanctioned for Residential Apartment Building consisting BF+GF+14 UF with 272 dwelling units vide LP No. BBMP/Addl.Dir/JD SOUTH/ LP/0537/13-14, dt: 02-03-2022 which was already issued Plan Sanction on 11-07-2014 for BF+GF+8 UF with 156 dwelling units. The Commencement Certificate was issued on 27-05-2015.

The Residential Apartment Building was inspected on dated: 11-02-2022 by the Officers of Town Planning Section for issue of Modified Plan cum 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 Modified Plan cum Occupancy Certificate for the Residential Apartment Building was approved by the Chief Commissioner on dated: 02-03-2022 vide mentioned at ref. (2). Payment of Compounding Fees, Scrutiny Fees works out to Rs. 1,28,15,000/- (Rs. One Crore Twenty Eight Lakhs Fifteen Thousand only), has been paid by the applicant as per the Receipt No. RE-ifms624-TP/000093 dated: 29-03-2022. The deviations effected in the building are condoned and regularized. Accordingly, this Modified Plan cum Occupancy Certificate is issued.

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

TS
19/04/22

19/04/22

19/04/22



-2-

No. JDTP (S)/ ADTP/ OC/ 19/ 22-23

Permission is hereby granted to occupy the BF+GF+14 UF for Residential Apartment Building comprising of 272 Dwelling units Residential purpose constructed at PID No. 1704/12/1, Kalena Agrahara, Beguru Subdivision, Ward No. 192, Bengaluru, with the following details;

Sl. No.	Floor Descriptions	Built up Area (in Sqm)	Remarks
1.	Basement Floor	7189.67	180 No's of Car Parking, Lifts lobby, STP, Fire fighting sump, D.G Room, Electrical room, Ramp, Lift & Staircases.
2.	Ground Floor	4073.64	109 No's of Car Parking, 21 No's Car of Parking in Surface area, Lobby, Transformer yard, Organic Converter, RWH, Lift & Staircases.
3.	First Floor	2187.66	16 No. of Residential Units, Multi purpose hall, Indoor Games, Billiards, Library, Gym, Change rooms, Swimming pool, Lobby, Corridor, Lift & Staircases.
4.	Second Floor	2187.66	20 No. of Residential Units, Lift lobby, Corridor, Lift & Staircases.
5.	Third Floor	2187.66	20 No. of Residential Units, Lift lobby, Corridor, Lift & Staircases.
6.	Fourth Floor	2187.66	20 No. of Residential Units, Lift lobby, Corridor, Lift & Staircases.
7.	Fifth Floor	2187.66	20 No. of Residential Units, Lift lobby, Corridor, Lift & Staircases.
8.	Sixth Floor	2187.66	20 No. of Residential Units, Lift lobby, Corridor, Lift & Staircases.
9.	Seventh Floor	2187.66	20 No. of Residential Units, Lift lobby, Corridor, Lift & Staircases.
10.	Eighth Floor	2187.66	20 No. of Residential Units, Lift lobby, Corridor, Lift & Staircases.
11.	Nineth Floor	2187.66	20 No. of Residential Units, Lift lobby, Corridor, Lift & Staircases.
12.	Tenth Floor	2187.66	20 No. of Residential Units, Lift lobby, Corridor, Lift & Staircases.
13.	Eleventh Floor	2187.66	20 No. of Residential Units, Lift lobby, Corridor, Lift & Staircases.
14.	Twelfth Floor	2187.66	20 No. of Residential Units, Lift lobby, Corridor, Lift & Staircases.
15.	Thirteenth Floor	2268.20	19 No. of Residential Units, Lift lobby, Corridor, Lift & Staircases.
16.	Fourteenth Floor	2268.20	17 No. of Residential Units, Lift lobby, Corridor, Lift & Staircases.
17.	Terrace	149.93	Lift machine room & Staircase Head room, OHT, Solar water heater.
	Total	42201.56	Total No. of Units = 272 Nos.
18.	FAR	2.90 (with TDR loading)	
19.	Coverage	46.72%	

This Occupancy Certificate is issued subject to the following conditions:

1. The car parking at Basement, Ground Floor 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.

19/11/2022

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

TS
19/04/22
19/04/22

19/11/2022



No. JDTP (S)/ADTP/OC/03/22-23

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


19/11/2022

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

19/11/22
19/11/22

19/11/22



No. JDTP (S)/ ADTP/ OC/ 03/22-23

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) 6511/2013 Docket No. KSFES/CC/104/2022 dt: 03-03-2022 and CFO from KSPCB vide No. W – 330913 PCB ID : 102187 dt: 16-04-2022.
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 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, 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 Modified Plan Cum Occupancy Certificate issued will be withdrawn without any prior notice.

Sd/-

Joint Director, Town Planning (South)
Bruhat Bangalore MahanagaraPalike

To
M/s. DS & JAKS Constructions
Rep by Managing Partner
Sri. D. Srinivas GPA Holder for
Sri. Honnappa, H. Chandrappa H Jayaram and
H. Ravindra (Khatha Holder),
Plot No. 2nd Flor, Green Glen Layout,
Outer Ring Road, Bellanduru, Bengaluru - 560103.

Copy to

1. JC (Bommanahalli Zone) / EE (Bangalore South Division) / AEE/ ARO (Begur 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 Modalialar 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)
Bruhat Bangalore Mahanagara Palike

15/04/22
19/04/22
19/04/22

19/04/22
19/04/22