



# BRUHAT BANGALORE MAHANAGARA PALIKE

Office of the  
Joint Director, Town Planning (South)  
BBMP Head Office, N.R. Square  
Annex-3 Building,  
Bangalore-02. Dated: 22-02-2023

No. JDTP (S)/ ADTP/ OC/ 32/2022-23

03-03-2023

## OCCUPANCY CERTIFICATE

**Sub:** Issue of Occupancy Certificate for Residential Apartment Building at BBMP Khatha. No. 1307, Sy No 69/1, 2337 & 177/2, Arakere Sub-division, Hulimavu Village, Ward No 193, Bommanahalli Zone, Bangalore.

- Ref:** 1) Application for issue of Occupancy Certificate dt: 04-11-2022 & 07-12-2022.  
2) Approval of Chief Commissioner for issue of Occupancy Certificate dt: 12-01-2023.  
3) Plan sanctioned No. BBMP/Addl.Dir/JD South/0009/19-20 dt: 13-09-2019.  
4) CFO from KSPCB vide Consent No. AW – 120260 PCB ID : 78033 dt: 21-06-2022.



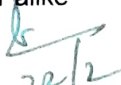
\*\*\*\*\*

The plan was sanctioned for construction of Residential Apartment Building consisting of Block A & B consisting of GF+4 UF with common Basement and Club House vide LP No. BBMP/Addl.Dir/JD South/0009/19-20 dt: 13-09-2019. Commencement Certificate was issued on 01-02-2020.

The Block A & B of Residential Apartment and Club House Building was inspected on dated: 10-11-2022 & 09-12-2022 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. The proposal for the issuance of Occupancy Certificate for the Block A & B of Residential Apartment Building was approved by the Chief Commissioner on dt: 12-01-2023. Demand note for payment of Compounding fees and Scrutiny Fees of Rs. 22,08,000/- (Rs. Twenty Two Lakhs Eight Thousand only), has been paid by the applicant in the form of RE-ifms624-TP/000068 dated: 13-02-2023. The deviations effected in the building are condoned and regularized. Accordingly, this Occupancy Certificate is issued.

Permission is hereby granted to occupy the Residential Apartment Building consisting of Block A & B consisting of GF+4 UF with common Basement and Club House in Block B comprising of 78 Dwelling units for Residential purpose constructed at Property Khatha. No. 1307, Sy No 69/1, 2337 & 177/2, Arakere Sub-division, Hulimavu Village, Ward No 193, Bommanahalli Zone, Bangalore with the following details;

Three out of 215/22  
of  
2/3/23

V.   
Joint Director, Town Planning (South)  
Bruhat Bangalore Mahanagara Palike  
22/02/23    
PTO



No. JDTP (S)/ ADTP/ OC/ 39 /2022-23

Sl. No.	Floor Descriptions	Built up Area (in Sqm)	Remarks
1.	Basement Floor	3448.22	92 Nos. of Car parking, Ramp, Garbage storage yard, STP, Lifts & Staircase
2.	Ground Floor	1949.54	14 No. of Residential Units, Waiting Lobby, Indoor Games hall, Multi-purpose hall, Gym, Security room, Swimming pool, Electric room, Transformer yard, RWH, Corridor, Lifts & Staircase
3.	First Floor	1983.74	16 No. of Residential Units, Balconies, Corridor, Lifts & Staircases.
4.	Second Floor	1983.74	16 No. of Residential Units, Balconies, Corridor, Lifts & Staircases.
5.	Third Floor	1983.74	16 No. of Residential Units, Balconies, Corridor, Lifts & Staircases.
6.	Fourth Floor	1983.74	16 No. of Residential Units, Balconies, Corridor, Lifts & Staircases.
7.	Terrace	61.72	Staircase Head room, Lifts Machine room & Overhead Tank & Solar Equipment.
	Total	<b>13394.44</b>	<b>Total No. of Units = 78 Nos.</b>
8.	FAR	<b>2.32</b>	
9.	Coverage	<b>47.33%</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.
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. The owner / applicant 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 reserved for parking should be used for parking purpose only as per as built plan.
5. Footpath 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 for non potable purpose or recharge of ground water at all times as per Building Bye-laws-2003 clause No. 32 (b).
7. Since, deviations have been done from the sanctioned plan while constructing the building, the security deposit is herewith forfeited.
8. 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

V. n. 05/5/23  
Joint Director, Town Planning (South)  
Bruhat Bangalore Mahanagara Palike

22/02/23  
22/2



No. JDTP (S)/ ADTP/ OC/ 39/2022-23

9. All the rain water and waste water generated from the usage shall be pumped into the rain water harvesting pits and used for landscaping.
10. Garbage originating from building shall be segregated into organic & in-organic waste & should be processed in the re-cycling unit of suitable capacity i.e., organic waste convertor to be installed at site for its reused / disposal.
11. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws-31) of Building bye-laws 2003 shall be ensured.
12. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
13. The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-law 2016.
14. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
15. This Occupancy Certificate is subject to conditions laid out in the Clearance Certificate issued from KSPCB vide No. AW – 120260 PCB ID : 78033 dt: 21-06-2022.
16. The Applicant / Owner / Developer shall plant one tree for a) sites measuring 180 Sqm upto 240 Sqm b) minimum of two trees for sites measuring with more than 240 Sqm. c) One tree for every 240 Sq.m of FAR area as part thereof in case of Apartment / group housing / multi dwelling unit/development plan.
17. 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 Mahanagara Palike

To  
Sri. Maruthi Kumar. A (Khatha Holder)  
M/s Sapthagiri Construction (GPA Holder)  
Rep by its Sri. S.K. Papa Reddy & Others  
# 497, 11<sup>th</sup> Cross, 8<sup>th</sup> Main, J.P. Nagar,  
2<sup>nd</sup> Phase, Bangalore -560 078.

**Copy to:**

1. JC (Bommanahalli Zone) / EE (Bommanahalli Division) / AEE/ ARO (Arakere Sub-division) for information and necessary action.
2. Senior Environmental Officer, KSPCB, # 49, Church Street, Bengaluru - 01 for information.
3. Superintendent Engineer, (Electrical), BESCOM, North Division, No. 8, Benson Town, Nandi Durga Road, Bengaluru - 560046.
4. Office copy.

V. 22/3/23  
Joint Director, Town Planning (South)  
Bruhat Bangalore Mahanagara Palike

22/02  
22/02

22/2