



# BRUHAT BANGALORE MAHANAGARA PALIKE



No. JDTP (S)/ ADTP/ OC/24/2021-22

Office of the  
Joint Director, Town Planning (South)  
BBMP Head Office, N.R. Square  
Annex-3 Building, Bangalore-02.  
Dated: 06-01-2022

## OCCUPANCY CERTIFICATE

**Sub:** Issue of Occupancy Certificate for Bldg. 1, 2, 3, 8 & 9 Residential Apartment Building at BBMP Khata No. 255/375/10, Sy. No. 375/10, 314/2, 314/1 & 314/7, Begur Hobli, Bommanahalli Zone, Ward No. 192, Bangalore.

- Ref:** 1) Application for issue of Occupancy Certificate dt: 03-08-2021.  
 2) Approval of Chief Commissioner for issue of Occupancy Certificate dt: 30-12-2021.  
 3) Plan sanctioned No. BBMP/Addl.Dir/JD South/0096/16-17 dt: 28-01-2017.  
 4) CFO from KSPCB vide Consent No. W-326349 PCB ID : 105265 dt: 23-08-2021.

\*\*\*\*\*

The plan was sanctioned for construction of Residential Apartment Building consisting Bldg. 1, 2, 3, 8 & 9 – BF+GF+4 UF vide LP No. BBMP/Addl.Dir/JD South/0096/16-17 dt: 28-01-2017. Commencement Certificate for Bldg. 3, 8 & 9 was issued on 31-12-2018 and Bldg. 1 & 2 was issued on 20-02-2020

The Bldg. 1, 2, 3, 8 & 9 Residential Apartment Building was inspected on dated: 02-12-2021 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 Bldg. 1, 2, 3, 8 & 9 Residential Apartment Building was approved by the Chief Commissioner on dt: 30-12-2021. Demand note for payment of Compounding fees and Scrutiny Fees of Rs. 65,26,000/- (Rs. Sixty Five Lakhs Twenty Six Thousand only), has been paid by the applicant in the form of RE-ifms624-TP/000061 dated: 04-01-2022. 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 Bldg. 1, 2, 3, 8 & 9 – BF+GF+4 UF comprising of 238 (including 62 EWS units) Dwelling units for Residential purpose constructed at Property Khata No. 255/375/10, Sy. No. 375/10, 314/2, 314/1 & 314/7, Begur Hobli, Bommanahalli Zone, Ward No. 192, Bangalore with the following details;

④ Copies  
10/11/2022

PTO  
Joint Director, Town Planning (South)  
Bruhat Bangalore Mahanagara Palike  
15  
06/01/22  
06/01/22



-2-

No. JDTP (S)/ ADTP/ OC/12/2021-22

Sl. No.	Floor Descriptions	Built up Area (in Sqm)	Remarks
1.	Basement Floor	9300.75	242 Nos. of Car parking, STP, Ramp, Electrical room, Lobby, Lifts & Staircase
2.	Ground Floor	4660.64	02 Nos. of Car parking in surface area, 47 No. of Residential Units, Transformer yard, Lobby, Lifts & Staircase
3.	First Floor	5089.92	49 No. of Residential Units, Balconies, Lobby, Lifts & Staircases.
4.	Second Floor	5213.71	48 No. of Residential Units, Balconies, Lobby, Lifts & Staircases.
5.	Third Floor	5213.71	48 No. of Residential Units, Balconies, Lobby, Lifts & Staircases.
6.	Fourth Floor	5213.71	46 No. of Residential Units, Balconies, Lobby, Lifts & Staircases.
7.	Terrace	392.83	Staircase Head room, Lifts Machine room & RCC Overhead Tank & Solar Equipment.
	Total	<b>35085.27</b>	<b>Total No. of Units = 238 Nos. (Including EWS – 62 units)</b>
8.	FAR	<b>0.72</b>	
9.	Coverage	<b>12.84%</b>	

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

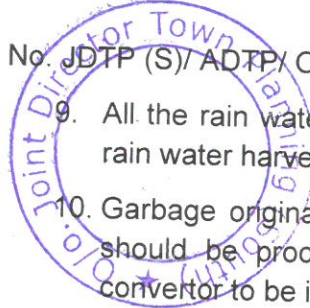
1. The car parking at Basement Floor and Part of Surface area shall have adequate safety measures. It shall be done entirely at the risk and cost of owner. BBMP will not be responsible for any kind of damage, losses, risks etc., arising out of the same.
2. The structural safety of building will be entirely at the risk and cost of owner / Architect / Engineer / Structural Engineer and BBMP will not be responsible for structural safety.
3. 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 and Part of Surface 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.

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

75  
06/01/22  
06/01/22  
06/01/22



No. JDTP (S)/ADTP/OC/24/2021-22



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 converter 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. W – 326349 PCB ID : 105265 dt: 23-08-2021 Compliance of submissions made in the affidavits and undertaking filed to this office.
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. V. Thiagarajan Partner of M/s. Sona Heights  
Sona Towers, 71 Miller Road,  
Bangalore – 560 052.

**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 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.

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

15  
06/01/22

6/1/2022

06/01/22

