



BRUHAT BANGALORE MAHANAGARA PALIKE



No. JDTP (S)/ ADTP/ OC/25/2021-22

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 Residential Apartment Building at BBMP Khata No. 86/87/92/4 & 81/2, Kammanahalli Village, Begur Hobli, Bommanahalli Zone, Ward No. 192, Bangalore.

- Ref:** 1) Application for issue of Occupancy Certificate dt: 26-07-2021.
2) Approval of Chief Commissioner for issue of Occupancy Certificate dt: 03-08-2021.
3) Plan sanctioned No. BBMP/Addl.Dir/JD South/0005/18-19 dt: 27-11-2018.
4) CFO from KSPCB vide Consent No. W - 329044 PCB ID : 53402 dt: 04-01-2022.

The plan was sanctioned for construction of Residential Apartment Building consisting Block A & B - GF+4 UF with Common Basement vide LP No. **BBMP/Addl.Dir/JD South/0005/18-19** dt: 27-11-2018. Commencement Certificate was issued on 28-10-2019.

The Residential Apartment Building was inspected on dated: 30-07-2021 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 Residential Apartment Building was approved by the Chief Commissioner on dt: 03-08-2021. Demand note for payment of Compounding fees and Scrutiny Fees of Rs. 56,02,000/- (Rs. Fifty Six Lakhs Two Thousand only), has been paid by the applicant in the form of RE-ifs624-TP/000055 dated: 30-12-2021. 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 - GF+4 UF with Common Basement comprising of 180 Dwelling units Residential purpose constructed at Property Khata No. 86/87/92/4 & 81/2, Kammanahalli Village, Begur Hobli, Bommanahalli Zone, Ward No. 192, Bangalore with the following details:

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Sl. No.	Floor Descriptions	Built up Area (in Sqm)	Remarks
1.	Basement Floor	5820.76	179 Nos. of Car parking, STP, Ramp, Electrical room, Lifts & Staircase
2.	Ground Floor	4270.66	20 Nos. of Car parking in surface area, 36 No. of Residential Units, Transformer yard, Lobby, Lifts & Staircase
3.	First Floor	4244.09	36 No. of Residential Units, Balconies, Lobby, Lifts & Staircases.
4.	Second Floor	4244.09	36 No. of Residential Units, Balconies, Lobby, Lifts & Staircases.
5.	Third Floor	4244.09	36 No. of Residential Units, Balconies, Lobby, Lifts & Staircases.
6.	Fourth Floor	4244.09	36 No. of Residential Units, Balconies, Lobby, Lifts & Staircases.
7.	Terrace	136.98	Staircase Head room, Lifts Machine room & RCC Overhead Tank & Solar Equipment.
	Total	27204.76	Total No. of Units = 180 Nos.
8.	FAR	2.361	
9.	Coverage	49.66%	

This Occupancy Certificate is issued subject to the following conditions:

1. The car parking at Basement 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.
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 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.

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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. W - 329044 PCB ID : 53402 dt: 04-01-2022 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
M/s. Sai Nandana Properties
Rep by Managing Partners
T. Neerajakshulu & R. Suresha
251, 2nd Floor, 43rd Cross, 9th Main,
Jayanagar 5th Block, Bengaluru – 560 041.

Copy to:

1. JC (Bommanahalli Zone) / EE (Bommanahalli 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)
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