



# BRUHAT BANGALORE MAHANAGARA PALIKE



No. JDTP (S)/ ADTP/ OC/ 35/2021-22

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

## FINAL OCCUPANCY CERTIFICATE

**Sub:** Issue of Final Occupancy Certificate for **Block – 2** Wing - L, M, N, P & Q for Residential Apartment building at BBMP Khatha No. 3/1/1, Sy No. 22(p) 23, 24 & 50/2, Chandrashekarapura, Yellenahalli, Ward No. 192, Bommanahalli Zone, Bengaluru.

- Ref:** 1) Application for issue of Final Occupancy Certificate dt: 24-12-2021.  
2) Approval of Chief Commissioner for issue of Final Occupancy Certificate dt: 13-01-2022.  
3) Modified Plan sanctioned No. BBMP/Addl.Dir/JD South/0481/11-12 dt: 14-08-2019.  
4) CFO from KSPCB vide Consent No. A – 315978 PCB ID : 78551 dt: 25-11-2019.

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A plan was sanctioned for construction of Residential Apartment building for Block-1 & Block-2 consisting BF+GF+4UF totally Comprising of 590 & 120 Dwelling Units totally 710 Dwelling Units issued on 11-09-2012.

For Block-1 Wing D, E, F & G & Block-1 Wing A, B, C, H, I & J Commencement Certificates were issued on 20-01-2014 & 18-08-2015 respectively. For Block-1 Wing F, G, H, I & J Modified plan cum Occupancy Certificate issued on 14-08-2019 consisting BF+GF+4UF with 300 Dwelling Units. For Block-2 Wing L, M, N, P & Q Modified plan was issued on 14-08-2019 consisting BF+GF+4UF with 231 Dwelling Units. For Block-1 Wing A, B, C, D & E Occupancy Certificate was issued on 24-10-2019 consisting BF+GF+4UF with 300 Dwelling Units. For Block-2 Wing L, M, N, P & Q Commencement Certificate was issued on 31-10-2019.

The Block – 2 Wing - L, M, N, P & Q Residential Apartment Building was inspected on dated: 31-12-2021 by the Officers of Town Planning Section for issue of Final 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

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as per Bye-laws. The proposal for the issuance of Final Occupancy Certificate for the Block 2 Wing - L, M, N, P & Q Residential Apartment Building was approved by the Chief Commissioner on dt: 13-01-2022. Demand note for payment of Compounding fees and Scrutiny Fees of Rs. 16,36,000/- (Rs. Sixteen Lakhs Thirty Six Thousand only), has been paid by the applicant in the form of RE-ifms624-TP/000069 dated: 21-01-2022. The deviations effected in the building are condoned and regularized. Accordingly, this Final Occupancy Certificate is issued.

Permission is hereby granted to occupy the Residential Apartment Building Block – 2 Wing - L, M, N, P & Q Consisting of BF+GF+4 UF totally Comprising of 231 Dwelling Units for Residential purpose constructed at Property Khatha No. 3/1/1, Sy No. 22(p) 23, 24 & 50/2, Chandrashekarapura, Yellenahalli, Ward No. 192, Bommanahalli Zone, Bengaluru, with the following details;

Sl. No.	Floor Descriptions	Built up Area (in Sqm)	Remarks
1.	Basement Floor	5503.55	209 Nos. of Car parking, STP, Lobby, Lifts & Staircase.
2.	Ground Floor	3319.78	43 Nos. of Residential Units, RWH, Transformer yard, Corridor, Lobbies, Lifts & Staircase.
3.	First Floor	3342.39	47 Nos. of Residential Units, Corridor, Lobbies, Lifts & Staircase.
4.	Second Floor	3346.31	47 Nos. of Residential Units, Corridor, Lobbies, Lifts & Staircase.
5.	Third Floor	3346.31	47 Nos. of Residential Units, Corridor, Lobbies, Lifts & Staircase.
6.	Fourth Floor	3346.31	47 Nos. of Residential Units, Corridor, Lobbies, Lifts & Staircase.
7.	Terrace	173.72	Staircase Head room, Lifts Machine room & Overhead Tank, Solar Equipment
	Total	<b>22378.37</b>	Total No. of Units = 231 Nos.
8.	FAR	<b>0.75 + 0.73 + 0.33 = 1.81</b>	
9.	Coverage	<b>16.79% + 16.96% + 7.75% = 41.50%</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

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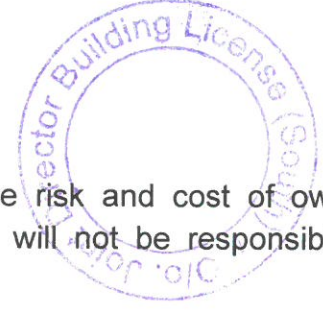
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2. The structural safety of building will be entirely at the risk and cost of owner / Architect / Engineer / Structural Engineer and BBMP will not be responsible for structural safety.
3. The owner / applicant shall not add or alter materially, the 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 debries / garbage after segregating it into organic & in-organic waste generated from the building. Suitable arrangements & organic convertor should be installed & maintained by the owner / Residence Welfare Association himself to transport & dump the segregated wastes in consultation with the BBMP SWM Department.
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.

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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. A – 315978 PCB ID : 78551 dt: 25-11-2019 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. The Applicant should abide the out come of the Final order of Hon'ble High Court W.P. No. 46680/2019 dt: 26-09-2019.
18. 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. Nandi Housing Pvt. Ltd.,  
No. 46, 36<sup>th</sup> Main, BTM Dollar Scheme,  
Bengaluru – 560068.

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. Superintendent Engineer, (Electrical), BESCO, North Division, No. 8, Benson Town, Nandi Durga Road, Bengaluru - 560046.
4. Office copy.

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