



BANGALORE MAHANAGARA PALIKE

Office of the
Joint Director, Town Planning (South)
Mahanagara Palike Offices
Bangalore. Dated: 08-06-2021

No. JDTP (S)/ ADTP/ OC/ 07 /2021-22

OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for Residential Apartment Building at BBMP Khata No. 115, Sy. No. 20, Thippasandra Village, Uttarahalli Hobli, Ward No. 196, Bommanahalli Zone, Bangalore.

Ref: 1) Application for issue of Occupancy Certificate dt: 05-02-2021.

2) Approval of Commissioner for issue of Occupancy Certificate dt: 12-03-2021.

3) Plan sanctioned No. BBMP/Addl.Dir/JD South/0193/16-17 dt: 04-11-2017.

4) CFO from KSPCB vide Consent No. CFO Fresh – 99980 PCB ID : 102010 dt: 03-03-2021.

The plan was sanctioned for construction of Residential Apartment Building consisting 2BF+GF+4 UF vide LP No. **BBMP/Addl.Dir/JD South/0193/16-17** dt: 04-11-2017. Commencement Certificate issued on 22-11-2018.

The Residential Apartment Building was inspected on dated: 06-02-2021 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 Commissioner on dt: 12-03-2021. Demand note for payment of Compounding fees, Ground Rent, GST and Scrutiny Fees of Rs. 7,15,000/- (Rs. Seven Lakhs Fifteen Thousand only), has been paid by the applicant in the form of RE-ifms624-TP/000009 dated: 29-04-2021. 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 2BF+GF+4UF comprising of 75 Dwelling units Residential purpose constructed at Property Khata No. 115, Sy. No. 20, Thippasandra Village, Uttarahalli Hobli, Ward No. 196, Bommanahalli Zone, Bangalore with the following details;

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Sl. No.	Floor Descriptions	Built up Area (in Sqm)	Remarks
1.	Lower Basement Floor	1404.18	37 Nos. of Car parking, Lobby, Lifts & Staircase
2.	Upper Basement Floor	1386.87	36 Nos. of Car parking, Lobby, Lifts & Staircase
3.	Ground Floor	1100.37	15 Nos. of Residential Units, 07 Nos. of Car parking in Surface area, STP, Ramp, Electrical room, Transformer Yard, D.G. set, Garbage pit, RWH, Lobby, Lifts & Staircase
4.	First Floor	1119.49	15 Nos. of Residential Units, Lobby, Lifts & Staircases.
5.	Second Floor	1119.49	15 Nos. of Residential Units, Lobby, Lifts & Staircases.
6.	Third Floor	1119.49	15 Nos. of Residential Units, Lobby, Lifts & Staircases.
7.	Fourth Floor	1119.49	15 Nos. of Residential Units, Lobby, Lifts & Staircases.
8.	Terrace	17.11	Staircase Head room, Lifts Machine room & RCC Overhead Tank & Solar Equipment
	Total	8386.49	Total No. of Units = 75 Nos.
9.	FAR	1.169	
10.	Coverage	23.14%	

This Occupancy Certificate is issued subject to the following conditions:

1. The car parking at 2Basement Floors 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. 2Basement Floors 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. Occupancy Certificate is subject to conditions laid out in the CFO from KSPCB vide No. CFO Fresh – 99980 PCB ID : 102010 dt: 03-03-2021 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. M. Jayaram & Sri. M. Govindaraju (Khata Holders)
GPA Holder M/s. Adiga Property Developers
Rep by its Partners Gayathri P Adiga &
Sri. S. Suryanarayana
2055, East End "B" Main Jayanagar,
9th Block, Bangalore – 560 069.

Copy to:
01. JC (Bommanahalli)/ EE/ ARO /AEE (Anjanapura) for information and n/a

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

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