



# BRUHAT BENGALURU MAHANAGARA PALIKE

Office of the  
Joint Director, Town Planning (South)  
BBMP Head Office, N.R. Square,  
Annex-3 Building, Bangalore-02.  
Dated: 27-09-2024.

No. JDTP (S)/ ADTP/ OC/ 19 /2024-25

## OCCUPANCY CERTIFICATE

**Sub:** Issue of Occupancy Certificate for Residential Apartment Building having Khata No.1963/171/3(p),172/5(p). Sy no. 171/3(p) & 172/5(p), 80 ft BDA Road, Kothanur, J P Nagar 8th Phase, Ward No.194, Bommanahalli Zone, Bangalore- 560076.

- Ref:** 1) Application for issue of Occupancy Certificate Dated: 16-03-2024.  
2) Approval of Chief Commissioner for issue of Occupancy Certificate Dt: 01-08-2024 & 13-09-2024.  
3) Plan Sanctioned No. BBMP/Addl.Dir/JD South/0261/17-18, Dt: 16-08-2018.  
4) Fire Clearance No. GBC(1)327/2013 Docket No: KSFES/CC/843/2023, Dt: 22-01-2024.  
5) The Applicant submitted the Affidavit as per Govt order Date 06-11-2023, condition imposed to submit the CFO within 6 months of OC issued.

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The Plan was sanctioned for construction of Residential Apartment Building, consisting of BF+GF+13 UF with 196 Dwelling Units as per vide BBMP/ Addl.Dir/JD South/ 0261/17-18, Dt: 16-08-2018. The Partial Commencement Certificate (Wing- C & D) has been issued on 19-02-2020 & Final Commencement Certificate (Wing- A, B & Club House) has been issued on 08-03-2021.

The Residential Building was inspected on dt: 02-07-2024 by the Officers of Town Planning Section for issue of Occupancy Certificate. During inspection, it was observed that, additional 14<sup>th</sup> UF is constructed there is deviation in construction with reference to the sanctioned plan which is well 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 01-08-2024 & 13-09-2024. Payment of Compounding Fees, Scrutiny Fees works out to Rs.3,59,37,934/- (Rs. Three Crore Fifty-Nine Lakhs Thirty-Seven Thousand Nine Hundred Thirty-Four Rupees only), out of which Rs.2,00,43,000/- (Rs. Two Crore Forty-Three Thousand Rupees only), which has been paid by the applicant vide Receipt No. RE-ifms624-TP/000028, Dt: 21-09-2024 as per the Hon'ble High Court Interim Order W.P. No. 22430/2024 (LB-BMP) Dt:22-08-2024. The deviations effected in the building are condoned and regularized by imposing penalty. Accordingly, this Occupancy Certificate is issued.

Received Copy  
on 09/10/2024  
A. Aggarwal  
9945296926

ok

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Hence, permission is hereby granted to occupy the Residential Apartment Building consisting of BF+GF+14 UF with 212 Dwelling Units for Residential purpose constructed At Khata No.1963/171/3(p),172/5(p). Sy no. 171/3(p) & 172/5(p), 80 ft BDA Road, Kothanur, J.P.Nagar 8th Phase, Ward No.194, Bommanahalli Zone, Bangalore- 560076. with the following details;

Sl. No.	Floor Descriptions	Built up Area (in Sqm)	Remarks
1.	Basement Floor	7579.98	183 No's of Car Parking, STP, Pump Room, Ramp, Lift Lobbies and Staircase.
2.	Ground Floor	3361.50	75 No's of Car Parking, Club House, Electrical Room, Gas Bank, OWC, STP Head Room, Transformer Yard, DG Yard, HT Panel, Ramp, Toilets, Lift Lobbies and Staircase.
3.	First Floor	2845.46	16 No's Residential Units, Club House, Lift Lobby, Corridor & Staircase
4.	Second Floor	2812.84	16 No's Residential Units, Club House, Lift Lobby, Corridor & Staircase
5.	Third Floor	2812.82	16 No's Residential Units, Club House, Lift Lobby, Corridor & Staircase
6.	Fourth Floor	2381.48	16 No's Residential Units, Swimming Pool (Club House Terrace), Lift Lobby, Corridor & Staircase
7.	Fifth Floor	2350.02	16 No's Residential Units, Lift Lobby, Corridor & Staircase
8.	Sixth Floor	2350.02	16 No's Residential Units, Lift Lobby, Corridor & Staircase
9.	Seventh Floor	2350.02	16 No's Residential Units, Lift Lobby, Corridor & Staircase
10.	Eight Floor	2350.02	16 No's Residential Units, Lift Lobby, Corridor & Staircase
11.	Ninth Floor	2350.02	16 No's Residential Units, Lift Lobby, Corridor & Staircase
12.	Tenth Floor	2350.02	16 No's Residential Units, Lift Lobby, Corridor & Staircase
13.	Eleventh Floor	2350.02	16 No's Residential Units, Lift Lobby, Corridor & Staircase
14.	Twelfth Floor	2350.02	16 No's Residential Units, Lift Lobby, Corridor & Staircase
15.	Thirteenth Floor	2350.02	16 No's Residential Units, Lift Lobby, Corridor & Staircase
16.	Fourteenth Floor	2155.84	04 No's Residential Units, Lift Lobby, Corridor & Staircase
17.	Terrace Floor	197.23	Staircase Head Rooms, Lift Machine Room, OHT
.	<b>Total</b>	<b>45297.33</b>	<b>Total No. of Units = 212 Residential Units</b>
18.	<b>FAR</b>	<b>3.13</b>	
19.	<b>Coverage</b>	<b>34.69% &lt; 50%</b>	

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*[Signature]*  
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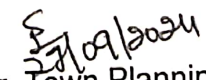


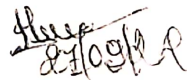



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**This Occupancy Certificate is issued subject to the following conditions:**

- 1 The car parking at Basement floor & Ground Floor 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 Owner 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 & Ground Floor should be used for car parking purpose only and the additional area if any available shall be used exclusively for car parking purpose only.
- 5 Footpath and road side drain 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 and shall be used 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 of 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 Zonal Health Officer.
- 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 and inorganic waste and should be processed in the recycling processing unit of suitable capacity i.e. organic waste convertor to be installed at site for its re use / disposal.
- 11 This Occupancy Certificate is subject to conditions laid out in the Clearance Certificate issued from Fire Clearance No. GBC(1)327/2013 Docket No: KSFES/CC/843/2023, Dt: 22-01-2024.
- 12 The Applicant shall abide by the Affidavit Submitted on Date: 25-09-2024 as per Govt order Dt: 06-11-2023, condition to impose submit the CFO within 6 months after issue of Occupancy Certificate.
- 13 The Applicant should abide by the undertaking submitted Date: 19-09-2024 to follow the Final orders of the Hon'ble High Court in W.P No. 22430/2024 (LB-BMP) Dt:22-08-2024.

  
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- 14 The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
- 15 The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-law 2016.
- 16 If in case Audit objection arises, the applicant should abide by the undertaking submitted Dt: 21-09-2024 to pay the difference fee amount.
- 17 The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
- 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 deem 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 EPITOME Builders Pvt Ltd, Rep by Sri. Syed Hidayathulla GPA Holder for  
M/s Blue Horizon Hotels Pvt Ltd Rep by A.C. Srinivasa Raju & others (Khatha Holder)  
No.40/4, 2<sup>nd</sup> Floor, Wellington Street, Richmond Town,  
Bangalore-560025.

Copy to:

1. JC (Bommanahalli) / EE (Bangalore South) / AEE/ ARO (Anjanapura 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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