



BRUHAT BENGALURU MAHANAGARA PALIKE

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

No. BBMP/Addl.Dir/JD South/LP/0048/17-18,
JDTP (S)/OC/ 28 /2024-25

Dated: 02-01-2025.

OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for Residential Building having Khatha No.1096, Sy No.129/2, 129/1, 129/4 & 129/6, Hosakerehalli, Ward No.160, R.R.Nagar Zone, Bangalore.

- Ref:** 1) Application for issue of Occupancy Certificate Dated: 16-05-2024
2) Approval of Chief Commissioner for issue of Occupancy Certificate Dt: 12-09-2024 and 04-11-2024.
3) Plan Sanctioned LP No. **BBMP/Addl.Dir/JD South/0048/17-18**, Dt: 26-03-2018.
4) Fire Clearance No.GBC(1)227/2017 Docket No:KSFES/CC/510/2024, Dt: 05-07-2024.
5) CFO from KSPCB vide Consent No. AW-345931, PCB ID: 214963, INW ID: 236043, Dt: 12-11-2024.

The Plan was sanctioned for construction of Residential Apartment Building, consisting of Block-A: 2BF+GF+09 UF with 80 Units & Block-B: BF+GF+09 UF with 40 Units, Total 120 Dwelling Units As per vide LP No.BBMP/Addl.Dir/JD South/0048/17-18, Dt: 26-03-2018.

The Residential Apartment Building, was inspected on Dt: 09-08-2024 by the Officers of Town Planning Section for issue of Occupancy Certificate. During inspection, it is observed that, there is a 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 Building was Approved by the Chief Commissioner on Dt:12-09-2024 & 04-11-2024. Payment of Compounding Fees, Scrutiny Fees, Ground rent with GST 18%, and others Penalty fees works out to Rs.1,20,25,032/- and 2017-18 Audit Objection Amount Rs.2,18,251/- Total fee Rs.1,22,43,283/- out of which Rs.73,52,000/- (Rs. Seventy-Three Lakhs Fifty-Two Thousand only), which has been paid by the applicant vide Receipt No. RE-ifms624-TP/000042, Dt: 20-12-2024 as per the Hon'ble High Court Interim Order W.P. No.26401/2024 (LB-BMP) Dt: 26-09-2024. The deviations effected in the building are condoned and regularized by imposing penalty. Accordingly, this Occupancy Certificate is issued.

ok

Joint Director Town Planning (South)
Bruhat Bangalore Mahanagara Palike

21/1/25

PTO





No. JDTP (S)/ OC/ 28 /24-25

Hence, permission is hereby granted to occupy the Residential Apartment Building; consisting of Block-A: 2BF+GF+09 UF with 80 Units, Block-B: BF+GF+09 UF with 40 Units, Total 120 Dwelling Units constructed At Khatha No.1096, Sy No.129/2, 129/1, 129/4 & 129/6, Hosakerehalli, Ward No.160, R.R.Nagar Zone, Bangalore. with the following details;

Block-A & B

Sl. No.	Floor Descriptions	Built up Area (in Sqm)	Remarks
1.	Lower Basement Floor	3666.89	48 No's of Car Parking, UG Sumps, STP, Ramp, Lift Lobbies and Staircase.
2.	Upper Basement Floor	4447.22	68 No's of Car Parking, Lift Lobbies and Staircase.
3.	Ground Floor	1673.83	16 No's of Surface Car Parking, 12 No's Residential Units, Lift Lobby, Corridor, Staircase & Swimming pool.
4.	First Floor	1673.83	12 No's Residential Units, Lift Lobby, Corridor & Staircase
5.	Second Floor	1673.83	12 No's Residential Units, Lift Lobby, Corridor & Staircase
6.	Third Floor	1673.83	12 No's Residential Units, Lift Lobby, Corridor & Staircase
7.	Fourth Floor	1673.83	12 No's Residential Units, Lift Lobby, Corridor & Staircase
8.	Fifth Floor	1673.83	12 No's Residential Units, Lift Lobby, Corridor & Staircase
9.	Sixth Floor	1673.83	12 No's Residential Units, Lift Lobby, Corridor & Staircase
10.	Seventh Floor	1673.83	12 No's Residential Units, Lift Lobby, Corridor & Staircase
11.	Eighth Floor	1673.83	12 No's Residential Units, Lift Lobby, Corridor & Staircase
12.	Ninth Floor	1673.83	12 No's Residential Units, Lift Lobby, Corridor & Staircase
13.	Terrace	129.88	Staircase Head Rooms, Lift Machine Room.
	Total	24982.29	Total 120 Residential Units
14.	FAR	2.35	
15.	Coverage	24.72% < 50%	

This Occupancy Certificate is issued subject to the following conditions:

- 1 The car parking at 2Basement Floor, Ground Floor & 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.

Joint Director Town Planning (South)
Bruhat Bangalore Mahanagara Palike

[Handwritten Signature]
21/12/25

[Handwritten Signature]
PTO



No. JDTP (S)/ OC/ 28 /24-25

- 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 2Basement Floor, Ground Floor & surface Area 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 forfeits.
- 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)227/2017 Docket No:KSFES/CC/510/2024, Dt: 05-07-2024 And CFO from KSPCB vide Consent No. AW-345931, PCB ID: 214963, INW ID: 236043, Dt: 12-11-2024.
- 12 The Applicant should abide by the undertaking submitted Dt: 19-10-2024 to follow the Final orders of the Hon'ble High Court in W.P No. 26401/2024 (LB-BMP) Dt: 26-09-2024 to pay the Balance fee Rs.48,92,000/-.
- 13 The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
- 14 The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-law 2016.
- 15 If in case Audit objection arises, the applicant should abide to pay the difference fee amount.
- 16 The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.

Joint Director Town Planning (South)
Bruhat Bangalore Mahanagara Palike

Handwritten signature
21/1/25

Handwritten signature
21/1/25

Handwritten signature
21/1/25

PTO



-4-

No. JDTP (S)/ OC/ 28 /24-25

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 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 Elegant Builders & Developers Represented by its Partners,
V.Prabhu, M.Subramani, S.N.Manjunath, S.Rajesh and S.Jayanth,
sOffice @ No.1/116, New Kempegowda Layout, 4th Cross, BSK, 3rd Stage,
Bangalore-560085.

Copy to:

- 1 Zonal Commissioner (R.R.Nagar) / JC (R.R.Nagar) / EE (R.R.Nagar / AEE/ ABO (R.R.Nagar) 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 Office of the Executive Engineer Ele., (C O & M) RR Nagar Division, BESCO, Byatarayanapura, Mysore Road, Bengaluru - 560098.
- 5 Office copy.

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

03/01/2025

02/02/25 2/1/25

2/1/25

