



BRUHAT BENGALURU MAHANAGARA PALIKE

Office of the
Joint Director, Town Planning (South)
BBMP Head Office, N.R. Square,
Annex-3 Building, Bangalore-02.
Dated: 06-04-2024

No. JDTP (S)/ ADTP/ OC/ 02/2024-25

OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for Residential Apartment Building at Khata No.52, PID No.7-3-52, Ward No. 45, 4th Main Road 17th Cross Malleswaram West Zone, Bangalore-560055.

- Ref:** 1) Application for issue of Occupancy Certificate Dated: 15-11-2023.
2) Approval of Chief Commissioner for issue of Occupancy Certificate
Dt: 01-04-2024.
3) Plan Sanctioned No. BBMP/Addl.Dir/JD(S)/ LP/0027/19-20, & Dt: 21-10-2019.
4) Fire Clearance issued by Department of Karnataka State Fire and Emergency Services vide No: KSFES/GBC (1)/845, Docket No. KSFES/CC/684/2023
Dt: 21-12-2023.
5) CFO from KSPCB vide Consent No. AW-124153, PCB ID: 76811, INW ID: 206024, Dt: 18-07-2023.

The Plan was sanctioned for construction of Residential apartment Building consisting of BF+GF+08UFs with 14 Dwelling units and The Commencement Certificate has been issued on Dt: 15-12-2020.

The Residential Apartment Building was inspected on dt: 20-03-2024 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 Apartment Building was approved by the Chief Commissioner on dated: 01-04-2024. Demand note for payment of Compounding fees and Scrutiny Fees of Rs.31,56,000/- (Rs.Thirty-One Lakhs Fifty-Six Thousand only) has been paid by the applicant in the form of D.D vide Receipt No. RE-ifms624-TP/000002, Dated: 04-04-2024. The deviations effected in the building are condoned and regularized. Accordingly, this Occupancy Certificate issued.

o/c

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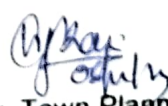
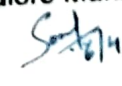
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Hence, permission is hereby granted to occupy the Residential Apartment Building consisting of BF+GF+08 UFs with 14 Dwelling units, for Residential purpose constructed @ Khata No.52, PID No.7-3-52, Ward No. 45, 4th Main Road 17th Cross Malleswaram West Zone, Bangalore, with the following details:

Sl. No.	Floor Descriptions	Built up Area (in Sqm)	Remarks
1.	Basement Floor	732.32	17 Nos.Of Car Parking, Communication room, Lifts & Staircase
2.	Ground Floor	378.49	05 Nos OF Car parking & 12 Nos of Surface Car Parking, Gym, OWC, DG Yard, Transformer Yard, STP, Toilets, Lift Lobby, Lifts & Staircase
3.	First Floor	388.97	02 Residential Units, Lift Lobby, Corridor, Lifts & Staircase
4.	Second Floor	439.44	02 Residential Units, Lift Lobby, Corridor, Lifts & Staircase
5.	Third Floor	439.44	02 Residential Units, Lift Lobby, Corridor, Lifts & Staircase
6.	Fourth Floor	439.44	02 Residential Units, Lift Lobby, Corridor, Lifts & Staircase
7.	Fifth Floor	439.44	02 Residential Units, Lift Lobby, Corridor, Lifts & Staircase
8.	Sixth Floor	439.44	02 Residential Units, Lift Lobby, Corridor, Lifts & Staircase
9.	Seventh Floor	460.39	02 Residential Duply Units with internal staircase shared between 7 th & 8 th floor, Lift Lobby, Corridor, Lifts & Staircase.
10.	Eigth Floor	436.53	
11.	Terrace	88.99	Over Head Water Tanks, Solar Water Heater Pannel, Lifts & Staircase Headrooms.
	Total	4682.89	Total No. of Units = 14 Residential Units
12.	FAR	2.16<2.25	
13.	Coverage	25.77% < 36.38%	

This Occupancy Certificate is issued subject to the following conditions:

- 1 The car parking at Basement Floor area & 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


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- 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 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 The owner / Association of high-rise building shall obtain clearance certificate from Department of Karnataka State Fire and Emergency Services every two years with due inspection by the department regarding working condition of Fire Safety Measures installed. The certificate should be produced to the corporation and shall get the renewal of the permission issued once in two years.
- 8 The Owner / Association of the high-rise building shall get the building inspected by empanelled agencies of the Department of Karnataka State Fire and Emergency Services to ensure that the fire equipments installed are in good and workable condition, and an affidavit to that effect shall be submitted to the corporation and Department of Karnataka State Fire and Emergency Services every year.
- 9 The owner / Association of high-rise building shall obtain clearance certificate from the Electrical Inspectorate every two years with due inspection by the department regarding working condition of Electrical installations / Lifts etc. The certificate should be produced to the corporation and shall get the renewal of the permission issued.
- 10 The Owner / Association of the high-rise building shall conduct two mock - drill in the building, one before the onset of summer and another during the summer and ensure complete safety in respect of fire hazards.
- 11 Since, deviations have been done from the sanctioned plan while constructing the building, the security deposit is herewith forfeited.
- 12 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 Zonal Health Officer.
- 13 All the rain water and waste water generated from the usage shall be pumped into the rain water harvesting pits and used for landscaping.
- 14 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.
- 15 This Occupancy Certificate is subject to conditions laid out in the Clearance Certificate issued from 1) Fire Force Department vide No: KSFES/GBC (1)/845, KSFES/GBC (1)/845, Docket No. KSFES/CC/684/2023, Dt: 21-12-2023. 2) CFO from KSPCB vide Consent No. AW-124153, PCB ID: 76811, INW ID : 206024, Dt: 18-07-2023.

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- 16 The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
- 17 The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-law 2016.
- 18 If in case Audit objection arises, the applicant should abide to pay the difference fee amount.
- 19 The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
- 20 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,
C.N. Vasudev & C.N. Rangaraj,
Rep by Renaissance Holdings & Developers Pvt Ltd.,
No 50, Renaissance Landmark, 17th Cross,
8th Main, Malleswaram Bangalore- 560055

Copy to:

- 1. JC (West) / EE (Malleswaram Division) / AEE/ ARO (Mathikere 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.

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

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Received
(Gopalakrishna)

