



# BRUHAT BENGALURU MAHANAGARA PALIKE

Office of the  
Joint Director, Town Planning (South)  
BBMP Head Office, N.R. Square,  
Annex-3 Building, Bangalore-02  
Dated: 29-05-2024

No. JDTP (S)/ ADTP/ OC/ 08 /2024-25

## OCCUPANCY CERTIFICATE

**Sub:** Issue of Occupancy Certificate for Residential Apartment Building including Club House having Khatha No.8/90/1, 91/2, Kammanahalli Village, Begur Hobli, Ward No.192, Bommanahalli Zone, Bangalore.

- Ref:**
- 1) Application for issue of Occupancy Certificate Dated: 29-03-2022 & Dt: 05-06-2023
  - 2) Approval of Chief Commissioner for issue of Occupancy Certificate Dt: 04-01-2024.
  - 3) Plan Sanctioned No. **BBMP/Addl.Dir/JD South/0132/14-15**, Dt: 05-06-2017.
  - 4) CFO from KSPCB vide Consent No. W-332854, PCB ID: 13071, Dt: 20-08-2022.
  - 5) Fire Clearance No. GBC(1)607/2013 KSFES/CC/055/2022, Dt: 02-02-2022.

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The Plan was sanctioned for construction of Residential Apartment Building Including Club House, consisting of Phase-1 (BBMP AREA), Block-1 & 2: BF+GF+11UF with 96 Dwelling Units & Phase-2 (BMICAPA AREA), Block-1, Wing-A & B: BF+GF+8UF & Block-2, Wing-C & D: BF+GF+11 UF with 162 Dwelling Units Total 258 Dwelling Units as per vide BBMP/ Addl.Dir/JD South/ 0132/14-15, Dt: 05-06-2017. The Commencement Certificate has been issued on 16-07-2018.

The Residential Building Including Club House was inspected on Dt: 26-06-2023 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 Including Club House was approved by the Chief Commissioner on dated: 04-01-2024. Demand note for payment of Compounding fees and Scrutiny Fees **Rs.1,01,18,000/-** (Rs. One Core One Lakh Eighteen Thousand only) has been paid by the applicant in the form of D.D vide Receipt No. RE-ifms624-TP/000059, Dated: 09-02-2024. The deviations effected in the building are condoned and regularized. Accordingly, this Occupancy Certificate issued.

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

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-2-

No. JDTP (S)/ ADTP/ OC/ 08 /24-25

Hence, permission is hereby granted to occupy the Residential Apartment Building Including Club House consisting of Phase-1 (BBMP AREA), Block-1 & 2: BF+GF+10UF with 88 Dwelling Units & Phase-2 (BMICAPA AREA), Block-1, Wing-A & B: BF+GF+8UF & Block-2, Wing-C & D: BF+GF+11 UF with 162 Dwelling Units Total 250 Dwelling Units for Residential purpose constructed At Khatha No.8/90/1, 91/2, Kammanahalli Village, Begur Hobli, Ward No.192, Bommanahalli Zone, Bangalore. with the following details,

**PHASE-1(BBMP AREA) - BLOCK-1 & BLOCK-2**

Sl. No.	Floor Descriptions	Built up Area (in Sqm)	Remarks
1.	Basement Floor	2647.64	106 No's of Car Parking, Generator Room, STP, Ramp, Lift Lobbies and Staircase.
2.	Ground Floor	1046.81	08 No's Residential Units, Lift Lobbies, Ramp, Corridor & Staircase.
3.	First Floor	1041.33	08 No's Residential Units, Lift Lobby, Corridor & Staircase
4.	Second Floor	1041.33	08 No's Residential Units, Lift Lobby, Corridor & Staircase ,
5.	Third Floor	1041.33	08 No's Residential Units, Lift Lobby, Corridor & Staircase
6.	Fouth Floor	1041.33	08 No's Residential Units, Lift Lobby, Corridor & Staircase
7.	Fifth Floor	1041.33	08 No's Residential Units, Lift Lobby, Corridor & Staircase
8.	Sixth Floor	1041.33	08 No's Residential Units, Lift Lobby, Corridor & Staircase
9.	Seventh Floor	1041.33	08 No's Residential Units, Lift Lobby, Corridor & Staircase
10.	Eight Floor	1041.33	08 No's Residential Units, Lift Lobby, Corridor & Staircase
11.	Ninth Floor	1041.33	08 No's Residential Units, Lift Lobby, Corridor & Staircase
12.	Tenth Floor	1041.33	08 No's Residential Units, Lift Lobby, Corridor & Staircase
14.	Terrace	41.38	Staircase Head Rooms, Lift Machine Room,
	<b>Total</b>	<b>14149.13</b>	<b>Total No. of Units = 88 Residential Units</b>
15.	<b>FAR</b>	<b>2.15&lt;2.25</b>	
16.	<b>Coverage</b>	<b>20.37%&lt;50%</b>	


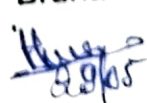
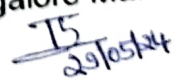

Joint Director, Town Planning (South)  
Bruhat Bangalore Mahanagara Palike

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**PHASE-2 (BMICAPA AREA) - BLOCK-1 (WING-A & B) & BLOCK-2 (WING-C & D)**

Sl. No.	Floor Descriptions	Built up Area (in Sqm)	Remarks
1.	Basement Floor	5935.49	153 No's of Car Parking, Generator Room, Ramp, Lift Lobbies and Staircase.
2.	Ground Floor	2218.94	12 No's Residential Units, Club House, 45 No's of Surface Car Parking, Garbage Processing Unit, Organic Converter, Transformer, Ramp, Lift Lobbies, Corridor & Staircase.
3.	First Floor	2265.87	14 No's Residential Units, Lift Lobby, Corridor & Staircase
4.	Second Floor	1910.15	16 No's Residential Units, Lift Lobby, Corridor & Staircase
5.	Third Floor	1910.15	16 No's Residential Units, Lift Lobby, Corridor & Staircase
6.	Fourth Floor	1910.15	16 No's Residential Units, Lift Lobby, Corridor & Staircase
7.	Fifth Floor	1910.15	16 No's Residential Units, Lift Lobby, Corridor & Staircase
8.	Sixth Floor	1910.15	16 No's Residential Units, Lift Lobby, Corridor & Staircase
9.	Seventh Floor	1910.15	16 No's Residential Units, Lift Lobby, Corridor & Staircase
10.	Eight Floor	1910.15	16 No's Residential Units, Lift Lobby, Corridor & Staircase
11.	Ninth Floor	985.02	08 No's Residential Units, Lift Lobby, Corridor & Staircase
12.	Tenth Floor	985.02	08 No's Residential Units, Lift Lobby, Corridor & Staircase
13.	Eleventh Floor	985.02	08 No's Residential Units, Lift Lobby, Corridor & Staircase
14.	Terrace	170.73	Staircase Head Rooms, Lift Machine Room,
	<b>Total</b>	<b>26917.14</b>	<b>Total No. of Units = 162 Residential Units</b>
15.	<b>FAR</b>	<b>1.54 &gt; 1.50</b>	
16.	<b>Coverage</b>	<b>18.83% &lt; 50%</b>	

  
 Joint Director, Town Planning (South)  
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**This Occupancy Certificate is issued subject to the following conditions:**

- 1 The car parking at Basement 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.
- 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 & 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 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 CFO from KSPCB vide Consent No. W-332854, PCB ID: 13071, Dt: 20-08-2022 & Fire Clearance No. GBC(1)607/2013 KSFES/CC/055/2022, Dt: 02-02-2022
- 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 If in case Audit objection arises, the applicant should abide to pay the difference fee amount.

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

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No. JDTP (S)/ ADTP/ OC/ 08 /24-25

15 The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.

16 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,

Sri. P Eshwari & Pattabhiraman Rep by GPA Holder  
M/s Pariwar Housing Corporation Rep by its Partners  
Sri. Y.R.Janardhan Rao & Others.  
No.167, (Above New Shanthi Upahar), 36<sup>th</sup> Cross,  
18<sup>th</sup> Main, 4<sup>th</sup> T Block, Jayanagar, Bangalore-41.

Copy to:

1. JC (Bommanahalli) / EE (Bangalore South) / AEE/ ARO (Begur 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), BESCOM, North Division, No.8, Benson Town, Nandi Durga Road, Bengaluru - 560046.
5. Office copy.

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

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