

# BRUHAT BENGALURU MAHANAGARA PALIKE

Office of the  
Joint Director, Town Planning (South)  
BBMP Head Office, N.R. Square,  
Annex-3 Building, Bangalore-02  
Dated: 13-06-2024

No. JDTP (S)/ ADTP/ OC/ 09 /2024-25

## OCCUPANCY CERTIFICATE

**Sub:** Issue of Occupancy Certificate for Residential Apartment Building having Khatha No.1988/4/128/3, 2/4 & 4/1, Kudlu Village, Sarjapura Hobli, Anekal Tq, Ward No.191, Bommanahalli Zone, Bangalore.

- Ref:** 1) Application for issue of Occupancy Certificate Dated: 01-04-2023  
2) Approval of Chief Commissioner for issue of Occupancy Certificate Dt: 31-05-2024. ✓  
3) Modified Plan Sanctioned No. **BBMP/Ad.Com/BMH/1601/19-20**, Dt: 19-12-2020. ✓  
4) CFO from KSPCB vide Consent No.W-337662, PCB ID: 83808, Dt: 16-05-2023. ✓  
5) Fire Clearance No. KSFES/GBC(1)362 Docket No. KSFES/CC/736/2023, Dt: 30-12-2023. ✓

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The Modified Plan was sanctioned for construction of Residential Apartment Building, consisting of GF+08 UF with Total 95 Dwelling Units as per vide BBMP/ Ad.Com/BHM/1601/19-20, Dt: 19-12-2020. The Commencement Certificate has been issued on Dt.04-08-2021. ✓

The Residential Building was inspected on Dt: 14-05-2024 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 Modified 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 dt: 31-05-2024. Payment of Ground Rent with GST 18% and others Penalty fees works out to Rs.6,12,000/- (Rs. Six lakhs Twelve Thousand only), which has been paid by the Applicant vide Receipt No. RE-ifms624-TP/000012, Dt:06-06-2024. The deviations effected in the building are condoned and regularized by imposing penalty. Accordingly, this Occupancy Certificate is issued.

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

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Hence, permission is hereby granted to occupy the Residential Apartment Building, consisting of GF+08 UF with Total 95 Dwelling Units constructed At Khatha No.1988/4/128/3, 2/4 & 4/1, Kudlu Village, Sarjapura Hobli, Anekal Tq, Ward No.191, Bommanahalli Zone, Bangalore. with the following details;

Sl. No.	Floor Descriptions	Built up Area (in Sqm)	Remarks
1.	Ground Floor	✓ 1467.81	57 No's of Car Parking, 36 No's of Surface Car Parking, Generator Room, STP, Ramp, Lift Lobbies and Staircase.
2.	First Floor	✓ 941.69	12 No's Residential Units, Swimming Pool, Lift Lobby, Corridor & Staircase
3.	Second Floor	✓ 941.69	12 No's Residential Units, Lift Lobby, Corridor & Staircase
4.	Third Floor	✓ 941.69	12 No's Residential Units, Lift Lobby, Corridor & Staircase
5.	Fourth Floor	✓ 941.69	12 No's Residential Units, Lift Lobby, Corridor & Staircase
6.	Fifth Floor	✓ 941.69	12 No's Residential Units, Lift Lobby, Corridor & Staircase
7.	Sixth Floor	✓ 941.69	12 No's Residential Units, Lift Lobby, Corridor & Staircase
8.	Seventh Floor	✓ 941.69	12 No's Residential Units, Lift Lobby, Corridor & Staircase
9.	Eight Floor	✓ 941.69	12 No's Residential Units, Lift Lobby, Corridor & Staircase
10.	Terrace	✓ 54.62	Staircase Head Rooms, Solar, Lift Machine Room,
	<b>Total</b>	✓ <b>9055.95</b>	<b>Total No. of Units = 95 Residential Units</b>
11.	<b>FAR</b>	✓ <b>2.21 &lt; 2.25</b>	
12.	<b>Coverage</b>	✓ <b>44.74% &lt; 55.00%</b>	

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

- 1 The car parking at Ground floors & 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 Ground floors & 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.

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

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- 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-337662, PCB ID: 83808, Dt: 16-05-2023 & Fire Clearance No. KSFES/GBC(1)362 Docket No. KSFES/CC/736/2023, Dt: 30-12-2023.
- 12 The Applicant should abide by the undertaking submitted Dt: 07-12-2020 to follow the Final orders of the Hon'ble High Court in W.P No. 12823/2020 (LB-BMP) Dt: 13-11-2020 to pay the Balance fee Rs.25,38,000/-
- 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.
- 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. Icon Infra Shelters (I) Pvt Ltd.,  
Director Sir. Manmohan Reddy.P,  
GPA Holder for Sri. P. Devaraj & Others,  
No.47/9, Jai Palza, Symphony, 9<sup>th</sup> Main,  
Sector-6, HSR Layout, Bangalore-560102.

Copy to:

- 1 JC (Bommanahalli) / EE (Bangalore South) / AEE/ ARO (Begur) 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 Bengaluru - 560046.

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