

  
**BRUHAT BENGALURU MAHANAGARA PALIKE**

Office of the  
Joint Director, Town Planning (South)  
BBMP Head Office, N.R. Square,  
Annex-3 Building, Bangalore-02.  
Dated: 29-06-2024.

No. JDTP (S)/ ADTP/ OC/ 12/2024-25

**OCCUPANCY CERTIFICATE**

**Sub:** Issue of Occupancy Certificate for Residential Apartment including Club House Building At Khatha No.1263, Sy No.142/2, Halagevadarahalli, Kengeri Hobli, RR Nagar Ward No.160, Bangalore.


- Ref:**
- 1) Application for issue of Occupancy Certificate Dated: 12-03-2024.
  - 2) Approval of Chief Commissioner for issue of Occupancy Certificate Dt: 28-05-2024 & 28-06-2024.
  - 3) Plan Sanctioned No. BBMP/Addl.Dir/JD(S)/LP/0073/19-20, Dt: 30-10-2020.
  - 4) Fire Clearance issued by Fire Force and Emergency Department vide No: Docket No. KSFES/CC/141/2024 Dt: 06-03-2024.
  - 5) The Applicant submitted the Affidavit as per Govt order Date 06-11-2023, condition imposed to submit the CFO when the KSPCB is issued.

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The Plan was sanctioned for construction of Residential Building consisting of Wing-1 & 4:- BF+GF+9UF, Wing-2:- GF+02 Club House & Wing-3:- GF+09UF 198 Dwelling units, and The Commencement Certificate has been issued on Dt: 11-02-2021.

The Residential Building Including Club House was inspected on Dt: 27-03-2024 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 Including Club House Building was Approved by the Chief Commissioner on Dt: 28-05-2024 & 28-06-2024 Payment of Compounding Fees, Scrutiny Fees, Ground rent with GST 18%, and others Penalty fees works out to Rs.55,70,500/- and 2020-21 Audit Objection Amount Rs.79,54,000/- Total fee Rs.1,35,24,500/- out of which Rs.18,54,000/- (Rs. Eighteen Lakhs Fifty-Four Thousand only), which has been paid by the applicant vide Receipt No. RE-ifms624-TP/000018, dt: 29-06-2024 as per the Hon'ble High Court Interim Order W.P. No.15501/2024 (LB-BMP) Dt:13-06-2024 & W.P. No.15581/2024 (LB-BMP) Dt: 18-06-2024. The deviations effected in the building are condoned and regularized by imposing penalty. Accordingly, this Occupancy Certificate is issued.

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Hence, permission is hereby granted to occupy the Residential Apartment including Club House Building At Khatha No.1263, Sy No.142/2, Halagevadarahalli, Kengeri Hobli, RR Nagar Ward No.160, Bangalore. with the following details;

Sl. No.	Floor Descriptions	Built up Area (in Sqm)	Remarks
1.	Basement Floor	2834.77	75 No's of Car Parking, Lift Lobbies and Staircase.
2.	Ground Floor	3573.99	91 No's of Car Parking, 60 No's of Surface Car Parking, Generator Room, STP, Ramp, Lift Lobbies and Staircase, Swimming Pool, Gym & Multipurpose Hall.
3.	First Floor	2978.09	22 No's Residential Units, Lift Lobby, Corridor & Staircase, Gym & Multipurpose Hall.
4.	Second Floor	3004.87	22 No's Residential Units, Lift Lobby, Corridor & Staircase, Zoomba.
5.	Third Floor	2867.32	22 No's Residential Units, Lift Lobby, Corridor & Staircase
6.	Fourth Floor	2867.32	22 No's Residential Units, Lift Lobby, Corridor & Staircase
7.	Fifth Floor	2867.32	22 No's Residential Units, Lift Lobby, Corridor & Staircase
8.	Sixth Floor	2867.32	22 No's Residential Units, Lift Lobby, Corridor & Staircase
9.	Seventh Floor	2867.32	22 No's Residential Units, Lift Lobby, Corridor & Staircase
10.	Eight Floor	2867.32	22 No's Residential Units, Lift Lobby, Corridor & Staircase
11.	Ninth Floor	2817.22	22 No's Residential Units, Lift Lobby, Corridor & Staircase
12.	Terrace	118.93	Staircase Head Rooms, Solar, Lift Machine Room,
	<b>Total</b>	<b>32531.79</b>	<b>Total No. of Units = 198 Residential Units</b>
13.	<b>FAR</b>	<b>3.01&lt;3.00</b>	
14.	<b>Coverage</b>	<b>44.15%&lt;50.0%</b>	

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

- 1 The car parking at Ground floor area & Surface Car Parking 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.

*Ajay*  
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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, Ground Floor area & Surface Car Parking 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 The Applicant should Abide by the Indemnity Bond submitted for Demand for payment of fees as per the Interim Order of the Hon'ble High Court W.P. No.15501/2024 (LB-BMP) Dt:13-06-2024 & W.P. No.15581/2024 (LB-BMP) Dt: 18-06-2024. Subject to condition for remittance of Such cost in future, based on the outcome of the final order of the Hon'ble High Court.
- 12 This Occupancy Certificate is subject to conditions laid out in the Clearance Certificate issued from Fire Clearance issued by Fire Force and Emergency Department vide No: Docket No. KSFES/CC/141/2024 Dt: 06-03-2024.
- 13 The Applicant shall abide by the Affidavit Submitted on Date: 28-06-2024 as per Govt order Dt: 06-11-2023, condition to imposed submit the CFO when the KSPCB is issued.
- 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.

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- 16 If in case Audit objection arises, the applicant should abide 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. Suguna Builders & Developers Represented by  
(GPA Holder) & Khata Holder of Smt. Jayamma C/o Late P Channappa  
R.R.S Towers, #41/517, 46<sup>th</sup> Cross, 7<sup>th</sup> Main,  
Jayanagar 5<sup>th</sup> Block, Bangalore-560011.

Copy to:

1. JC (Rajarajeshwari Nagara Zone) / EE (RR Nagar) / AEE/ ARG (RR Nagar Sub-division) for information and necessary action.
2. Senior Environmental Officer, KSPCB, # 49, Church Street, Bengaluru - 01 for information.
3. Superintendent Engineer, (Electrical), BESCO, South Division, No.8, Bengaluru - 560046.
4. Office copy.



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

