

BRUHAT BENGALURU MAHANAGARA PALIKE

Office of the
Joint Director, Town Planning (South)
BBMP Head Office, N.R. Square,
Annex-3 Building, Bangalore-02.
Dated: 21-10-2024.

No. JDTP (S)/ ADTP/ OC/ 21 /2024-25

OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for Residential Apartment Building At Khatha No.252, Sy No.122, Uttarahalli Village, Uttarahalli, Hobli, Ward No.184, Bommanahalli Zone, Bangalore.

- Ref:** 1) Application for issue of Occupancy Certificate Dated: 25-07-2024.
2) Approval of Chief Commissioner for issue of Occupancy Certificate Dt: 26-09-2024.
3) Plan Sanctioned No. PRJ/10384/2022-23, Dt: 23-05-2023.
4) CFO from KSPCB vide Consent No. AW-344839, PCB ID: 135104, INW ID: 278696, Dt: 22-08-2024.

The Plan was sanctioned for construction of Residential Building consisting of BF+GF+4UF With 148 Dwelling units.

The Residential 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 dated: 26-09-2024. Demand note for payment of Compounding fees, Scrutiny Fees & Penalty for not obtaining Commencement Certificate is Rs.16,92,287/- (Rs. Sixteen Lakhs Ninty-Two Thousand Two Hundred Eighty-Seven only) has been paid by the applicant vide Receipt No. BBMP/EoDB/RC/20385/2024-25, Dated: 28-09-2024. The deviations effected in the building are condoned and regularized. Accordingly this Occupancy Certificate issued.



**Bruhat Bengaluru
Mahanagara Palike**

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

Digitally signed by SAVITRI PATIL
Date: 24 Oct 2024 11:58:40
Provenance: PRJ/10384/2022-23
Organization: Bruhat Bengaluru Mahanagara Palike
Designation: Joint Director Town Planning (JDTP)
FileNo: PRJ/10384/22-23/OC/01/New

PTO



No. JDTP (S)/ ADTP/ OC/21/24-25

Hence, permission is hereby granted to occupy the Residential Building consisting of BF+GF+4UF With 148 Dwelling units, for Residential purpose constructed At Khatha No.252, Sy No.122, Uttarahalli Village, Uttarahalli, Hobli, Ward No.184, Bommanahalli Zone, Bangalore. with the following details;

Sl. No.	Floor Descriptions	Built up Area (in Sqm)	Remarks
1.	Basement Floor	2411.15	75 Nos of Car Parking, STP, Electrical Room, Lift & Staircase
2.	Ground Floor	3542.91	12 Residential Units, 89 Nos of Car Parking, Club House, Swimming Pool, Gym, Transformer, OWC, RWH, Lift Lobby, Corridor & Staircase
3.	First Floor	3895.77	34 Residential Units, Lift Lobby, Corridor & Staircase
4.	Second Floor	3895.77	34 Residential Units, Lift Lobby, Corridor & Staircase
5.	Third Floor	3895.77	34 Residential Units, Lift Lobby, Corridor & Staircase
6.	Fourth Floor	3895.77	34 Residential Units, Lift Lobby, Corridor & Staircase
7.	Terrace	136.00	Lift, Staircase, SWH, OHT
	Total	21673.14	Total No. of Units = 148 Residential Units
8.	FAR	2.43<2.50	
9.	Coverage	50.49%>50.0%	

This Occupancy Certificate is issued subject to the following conditions:

- 1 The car parking at Basement Floor, & Ground Floor 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 & Ground 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 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 garbage after segregating it into organic and inorganic waste generated from the building. Suitable arrangements shall be made by the owner himself to transport these segregated wastes in consultation with the BBMP Zonal Health Officer.



Joint Director, Town Planning (South)
Mahanagara Palike
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DN: cn=SAVITRI PATIL, o=Bruhat Bangalore Mahanagara Palike
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- 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 CFO from KSPCB vide CFO from KSPCB vide Consent No. AW-344839, PCB ID: 135104, INW ID: 278696, Dt: 22-08-2024.
- 12 The Applicant should abide by the undertaking submitted Dt: 17-05-2023 to follow the Final orders of the Hon'ble High Court in W.P No. 6832/2023 (LB-BMP) Dt: 11-04-2023 to pay the Balance fee Rs.49,53,842/- towards plan sanction.
- 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,

Srivari Infrastructures Rep by partner Kiran Kumar, S.Lakshmikantha,
Shantha Kumar.E.G & Atlantis Builders India Pvt Ltd Rep by K.V.Rajashekaraiah,
No.58, 2nd Cross, BSK, 3rd Stage, Katriguppa, Bangalore-560085.

Copy to:

1. JC (Bommanahalli) / EE (Bangalore South) / AEE/ ARO (Uttarahalli Sub-division) for information and necessary action.
2. Senior Environmental Officer, KSPCB, #10, St. Peter's Church Street, Bengaluru - 01 for information.
3. Office copy.



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