



BRUHAT BANGALORE MAHANAGARA PALIKE

Office of the
Joint Director, Town Planning (South)
BBMP Head Office, N.R. Square
Annex-3 Building, Bangalore

No. PRJ/1271/21-22 - JDTP/PS/OC/22/2425

Dated: 21-10-2024

OCCUPANCY CERTIFICATE (PARTIAL - I)

Sub: Issue of Partial Occupancy Certificate for Block – 1 Residential Apartment Building at Khata No. 51, Sy No.149, (Old Sy. No.20/1) Sy No.138, (Old Sy. No.20/P1) Sy No.148, (Old Sy. No.20/5), Kammanahalli Village, Begur Hobli, Ward No. 192, Bommanahalli Zone, Bangalore

- Ref: 1) Application for issue of Partial Occupancy Certificate dt: 25-07-2024.
2) Approval of Chief Commissioner for issue of Partial Occupancy Certificate dt: 01-10-2024.
3) Building Plan sanctioned Vide No. PRJ/1271/2021-22 dt: 19-11-2021.
4) The Applicant submitted the Affidavit as per Govt order Date 06-11-2023, to impose the condition to submit the CFO Within 6 months after issue of OC (Partial) for Block – 1 Residential Apartment Building.

A plan was sanctioned for construction of Residential Apartment Building consisting Block – 1 : BF+GF+4UF, Block – 2 : 2BF+GF+4UF & Block – 3: 2BF+GF+4UF Total 448 Units (Including 41 EWS @ Block – 1 & 2) vide No: PRJ/1271/2021-22 dt: 19-11-2021 & The Partial Commencement Certificate has been issued for Block – 1 & 3 (South wing) dt: 02-09-2022.

The Residential Apartment Building Block - 1 was inspected on dt: 21-08-2024 by the Officers of Town Planning Section for issue of Partial Occupancy Certificate. During inspection, it was observed that, there is deviation in construction with reference to the sanctioned plan which is within the limits of regularization as per Bye-laws.



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Date: 24 Oct 2024 12:05:17
Project No. PRJ/1271/21-22IN
Organization: Bruhat Bengaluru Mahanagara Palike
Designation: Joint Director Town Planning (JDTP)
FileNo: PRJ/1271/21-22/OC/01 New



The proposal for the issuance of Partial Occupancy Certificate for the Block – 1 Residential Apartment Building was approved by the Chief Commissioner on dt: 01-10-2024. Payment of Compounding Fees, Scrutiny Fees & Ground rent with GST works out to Rs.15,99,000/- (Rs. Fifteen Lakhs Ninty Nine Thousand only), which has been paid by the applicant vide Receipt No. BBMP/EoDB/RC/20726/24-25 dt: 03-10-2024. The deviations effected in the building are condoned and regularized by imposing penalty. Accordingly, this Partial Occupancy Certificate is issued.

Permission is hereby granted to occupy the Residential Apartment Building Block – 1 Consisting of BF+GF+4UF With 111 Dwelling Units (Including 15 EWS) at Khata No. 51, Sy No.149, (Old Sy. No.20/1) Sy No.138, (Old Sy. No.20/P1) Sy No.148, (Old Sy. No.20/5), Kammanahalli Village, Begur Hobli, Ward No. 192, Bommanahalli Zone, Bangalore with the following details;

Sl. No.	Floor Descriptions	Built up Area (In Sqm)	Remarks
1.	Basement Floor	5102.92	123 Nos. of Normal parking, STP, Pump Room, Ramp, Lifts & Staircase
2.	Ground Floor	3104.34	21 No's Residential Units, Entrance Lobby (Double Hieght) Ramp, Lifts, Lobbies and Staircase
3.	First Floor	3104.33	21 No's Residential Units, Lifts, Lobby, Corridor & Staircase
4.	Second Floor	3104.33	23 No's Residential Units, Lifts Lobby, Corridor & Staircase
5.	Third Floor	3104.33	23 No's Residential Units, Lifts Lobby, Corridor & Staircase
6.	Fourth Floor	3104.33	23 No's Residential Units, Lifts Lobby, Corridor & Staircase
6.	Terrace Floor	152.38	Overhead Tank, Lift room & Staircases
	Total	20776.96	Total No of Units = 111 Residential Units (Including 15 EWS)
7.	FAR	0.45 < 2.00	
8.	Coverage	10.31% < 55%	



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This Occupancy Certificate is issued subject to the following conditions:

1. The car parking Area at Basement Floor 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. The owner / applicant 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 in Basement Floor area 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 for non potable purpose or recharge of ground water at all times as per Building Bye-laws-2003 clause No. 32 (b).
7. Garbage originating from building shall be segregated into organic & in-organic waste & should be processed in the re-cycling unit of suitable capacity i.e., organic waste convertor to be installed at site for its reused / disposal.
8. 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 pump these segregated wastes in consultation with the BBMP Zonal Health officer.
9. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws-31) of Building bye-laws 2003 shall be ensured.
10. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
11. The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-law 2016.
12. Since, deviations have been done from the sanctioned plan while constructing the building, the security deposit is herewith forfeited.
13. The Applicant Shall abide the final Orders of the Hon'ble High court in Writ petition No. 16647/2021 (LB-BMP) regarding Plan Sanction balance fee Rs.2,75,75,000/-.



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14. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
15. This Applicant Shall abide by the Affidavit Submitted on Date: 30-08-2024 as per as per Govt Order Dt: 06-11-2023 impose the condition to submit the CFO within 6 month after issue of Occupancy Certificate (Partial) for Block – 1.
16. The Applicant / Owner / Developer shall plant one tree for a) sites measuring 180 Sqm upto 240 Sqm b) minimum of two trees for sites measuring with more than 240 Sqm. c) One tree for every 240 Sq.m of FAR area as part thereof in case of Apartment / group housing / multi dwelling unit/development plan.
17. In case of any false information, misrepresentation of facts, or any complaints with regard to violation, any deviation carried out after issue of Partial Occupancy Certificate, the Partial Occupancy Certificate shall deemed to be cancelled.

On default of the above conditions the Partial Occupancy Certificate for Block - 1 issued will be withdrawn without any prior notice.



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

To
M/s Nandi Housing Pvt. Ltd.,
Represented by its Director Sri. Thomas J Ollapally,
having its Register Office @ # 46,
36th Main, BTM Dollars Scheme,
Bangalore-560068.

Copy to:

1. JC (Bommanahalli) / EE (Bengaluru south Division) / AEE/ ARO (Begur Sub-division) for information and necessary action.
2. Senior Environmental Officer, KSPCB, # 49, Church Street, Bengaluru - 01 for information.
3. Office copy.