



BRUHAT BANGALORE MAHANAGARA PALIKE

Office of the
Joint Director, Town Planning (South)
Annexe - 3 Building,
BBMP Head Office, N.R. Square
Bangalore-02. **Dated: 04-01-2025**

No. JDTP (S)/ ADTP/ OC/29/2024-25

PRJ No.: PRJ/7445/23-24

File No. : PRJ/7445/23-24/OC/01/MOD

OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for Residential Apartment Building at BBMP Khata No. 1334, Sy No. 85/2, 85/1, Arekere Village, Begur Hobli, Ward No. 193, Bengalure South taluk, Bommanahalli zone, Bangalore.

- Ref: 1) Application Submitted through EoDB Online for issue of Occupancy Certificate Dtd: 03-12-2024.
- 2) Approval of Chief Commissioner for issue of Occupancy Certificate Dtd: 02-01-2025
- 3) Plan Sanctioned Vide No. BBMP/Addl.Dir/JD South/0502/13-14 Dated: 27-05-2014
- 4) Modified Plan Sanctioned through EoDB Vide No. PRJ/7445/23-24 Dtd: 02-12-2024
- 5) Fire Clearance issued by Department of Karnataka State Fire and Emergency Services vide No: KSFES/NOC/230/2020 Docket No.KSFES/CC/575/2024 dt: 29-08-2024
- 6) The Applicant submitted the Affidavit as per Govt order Date:06-11-2023, to impose the condition to submit the CFO from KSPCB Within 6 months from the date of issue of Occupancy Certificate.

The Modified plan was sanctioned for the construction of Residential apartment Building Tower A & B Consisting of 2BF+GF+17UF and Tower C Consisting of 2BF+GF+16UF (Including Club House) Comprising of 272 Dwelling Units Vide No. PRJ/7445/23-24 Dtd: 02-12-2024 Vide Reference (4). The Commencement Certificate for the Residential apartment Building was issued on Dt: 22-08-2016 The Fire and Emergency Services Department has issued Clearance Certificate to Occupy Building vide Ref. No. (5). The applicant has applied for issue of Occupancy Certificate for the Residential apartment Building vide Ref.No (1).

The Residential Apartment Building was inspected on 10-12-2024 by the Officers of Town Planning Section for issue of Occupancy Certificate. During the course of 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 02 - 01 -2025 vide Ref. No. (2). Subsequent to the Approval accorded by the Chief Commissioner the



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applicant was endorsed on dated: 02-01-2025 to remit Rs. 48,83,000/- (Rs. Fourty Eight Lakhs Eight thousand three hundred only) towards Compounding fine and Scrutiny Fee. Accordingly the applicant has paid fee of Rs. 48,83,000/- through online vide Receipt No. BBMP/EoDB/RC/28838/24-25 dated: 02-01-2025.

Hence, permission is hereby granted to occupy the Residential Apartment Building Tower A & B Consisting of 2BF+GF+17UF and Tower C Consisting of 2BF+GF+16UF (Including Club House) Comprising of 271 Dwelling Units constructed at BBMP Property Khata No. 1334, Sy No. 85/2, 85/1, Arekere Village, Begur Hobli, Ward No. 193, Bengaluru South taluk, Bommanahalli zone, Bangalore. with the following details;

Residential Apartment Building TOWER – A, B & C (Including Club House)

Sl. No.	Floor Descriptions	Built up Area (in Sqm)	Uses and other details.
1.	Lower Basement Floor	8712.08	222 Nos. of Car Parking, STP, UG Sump, pump Room, UG tank, Lifts, Lobbies & Staircases
2.	Upper Basement Floor	5877.40	142 Nos. of Car Parking, DG room, Communication room, Lifts, Lobbies & Staircases
3.	Ground Floor	2917.92	13 Nos. Residential Units, 15 Nos of Surface Car Parking, , Super market, laundry, creche, coffee, saloon, badminton court, Home Theatre, Party Hall, Card room, indoor games room, Swimming Pool, library, Business Centre, snooker room, TT Table room, Lifts Lobbies & Staircases
4.	First Floor	2623.91	15 Nos. Residential Units, Gym Room, Corridors, Lifts, Lobbies & Staircases
5.	Second Floor	2319.71	16 Nos. Residential Units, Corridors, Lifts, Lobbies & Staircases
6.	Third Floor	2319.74	15 Nos. Residential Units, Corridors, Lifts, Lobbies & Staircases
7.	Fourth Floor	2319.74	15 Nos. Residential Units, Corridors, Lifts, Lobbies & Staircases
8.	Fifth Floor	2319.74	15 Nos. Residential Units, Corridors, Lifts, Lobbies & Staircases
9.	Sixth Floor	2319.91	16 Nos. Residential Units, Corridors, Lifts, Lobbies & Staircases
10.	Seventh Floor	2319.91	16 Nos. Residential Units, Corridors, Lifts, Lobbies & Staircases
11.	Eighth Floor	2319.68	14 Nos. Residential Units, Corridors, Lifts, Lobbies & Staircases
12.	Ninth Floor	2319.91	16 Nos. Residential Units, Corridors, Lifts, Lobbies & Staircases



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3.	Tenth Floor	2320.21	16 Residential Units Corridors, Lifts, Lobbies & Staircases
.14	Eleventh Floor	2320.38	17 Nos. Residential Units, Corridors, Lifts, Lobbies & Staircases
15.	Twelfth Floor	2319.74	15 Nos. Residential Units, Corridors, Lifts, Lobbies & Staircases
16.	Thirteenth Floor	2319.74	15 Nos. Residential Units, Corridors, Lifts, Lobbies & Staircases
17.	Fourteenth Floor	2319.74	15 Nos. Residential Units, Corridors, Lifts, Lobbies & Staircases
18.	Fifteenth Floor	2319.74	15 Nos. Residential Units, Corridors, Lifts, Lobbies & Staircases
19.	Sixteenth Floor	2286.49	15 Nos. Residential Units, Corridors, Lifts, Lobbies & Staircases
20.	Seventeenth Floor	1664.60	12 Nos. Residential Units, Corridors, Lifts, Lobbies & Staircases
21.	Terrace	171.45	Lift Machine rooms, Staircases Head Rooms, Over Head Water Tanks & Solar Water Heater Pannels.
	Total	56731.74	Total No. of Units = 271
	FAR	3.15 < 4.00	2.50 + 2.50 x 0.06 = 4.00 (With TDR)
	Coverage	23.07% < 50%	-

This Occupancy Certificate is issued subject to the following conditions:

- 1 The car parking at 2 Basement Floors & Surface Parking 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 2 Basement Floors & Surface Parking 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).



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- 7 The owner / Association of high-rise building shall obtain clearance certificate from Department of Karnataka State Fire and Emergency Services every two years with due inspection by the department regarding working condition of Fire Safety Measures installed. The certificate should be produced to the corporation and shall get the renewal of the permission issued once in two years.
- 8 The Owner / Association of the high-rise building shall get the building inspected by empanelled agencies of the Department of Karnataka State Fire and Emergency Services to ensure that the fire equipments installed are in good and workable condition, and an affidavit to that effect shall be submitted to the corporation and Department of Karnataka State Fire and Emergency Services every year.
- 9 The owner / Association of high-rise building shall obtain clearance certificate from the Electrical Inspectorate every two years with due inspection by the department regarding working condition of Electrical installations / Lifts etc. The certificate should be produced to the corporation and shall get the renewal of the permission issued.
- 10 The Owner / Association of the high-rise building shall conduct two mock – drill in the building, one before the onset of summer and another during the summer and ensure complete safety in respect of fire hazards.
- 11 Since, deviations have been done from the sanctioned plan while constructing the building, the security deposit is herewith forfeited.
- 12 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 dump these segregated wastes in consultation with the BBMP Zonal Health Officer.
- 13 All the rain water and waste water generated from the usage shall be pumped into the rain water harvesting pits and used for landscaping.
- 14 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.
- 15 This Occupancy Certificate is subject to conditions laid out in the Clearance Certificate issued from Fire Force Department vide No: KSFES/NOC/230/2020 Docket No. KSFES/CC/575/2024 dt: 29-08-2024
- 16 The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
- 17 The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-law 2016.
- 18 This Occupancy Certificate is issued subject to condition that, applicant should submit the CFO Certificate from KSPCB within 6 months from the date of issue of this Occupancy Certificate as per the affidavit filed by the applicant on 18-12-2024.
- 19 If in case Audit objection arises, the applicant shall abide to pay the difference fee amount.



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

21 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.



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

To,
Khata Holder Sri. Krishna Reddy & Mrs. Pushpa Krishna Reddy
and M/s Spacio Apartment Owners Association Represented by
GPA Holder M/s Keya Homes Pvt Ltd, Regent Court,
17, 80 feet Road, Koramangala, 4th Block,
Bangalore -560 034.

Copy to:

- 1) ZC (Bommanahalli Zone) / JC (Bommanahalli Zone) / EE / RO (Bommanahalli Division)/ AEE/ ARO (Arkere Sub-division) for information and necessary action.
- 2) Director General of Police, Fire and Emergency Services, # 1, Annaswamy Modaliar Road, Bengaluru – 560 042 for information.
- 3) Senior Environmental Officer, KSPCB, # 49, Church Street, Bengaluru - 01 for information.
- 4) Executive Engineer, Elec (C, O & M) HSR Layout Divison, BESCOM, 17th Cross, 24th Main, HSR 2nd Sector, Bengaluru – 560102.
- 5) Office copy.

