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# BRUHAT BANGALORE MAHANAGARA PALIKE

Office of the  
Joint Director of Town Planning (South)  
Mahanagara Palike Offices  
Bangalore. Dated: 13-05-2019



## OCCUPANCY CERTIFICATE

**Sub:** Issue of Occupancy Certificate for Club House in C.A Site at BBMP Khata No. 356/1/1, Begur Village, Ward No. 192, Bommanahalli Zone, Bangalore.

- Ref:** 1) Application for issue of Occupancy Certificate dated: 16-04-2019.  
2) Approval of Commissioner for issue of Occupancy Certificate dated: 09-05-2019.  
3) Plan sanctioned No. JDTP / LP 14/09-10 dt: 18-05-2017.  
4) CFO from KSPCB vide Consent No. H-312096- PCB ID – 74532 dt: 10-04-2019.

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A plan was sanctioned for construction of Club House in C.A Site at BBMP Khata No. 356/1/1, Begur Village, Ward No. 192, Bommanahalli Zone, Bangalore consisting GF+2 UF vide LP No. JDTP / LP 14/09-10 dt: 18-05-2017 & Commencement Certificate issued on 18-05-2018.

The Club House Building was inspected on dated: 22-04-2019 by the Officers of Town Planning Section for issue of Occupancy Certificate. During inspection, it is observed that, there is 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 Club House Building was approved by the Commissioner on dated: 09-05-2019. Demand note for payment of Compounding fees and Scrutiny Fees of Rs. 5,64,000/- (Rs. Five Lakhs Sixty Four Thousand only), has been paid by the applicant vide Receipt No. RE-ifms624-TP/000015 dated 13-05-2019. The deviations effected in the building are condoned and regularized. Accordingly this Occupancy Certificate issued.

Permission is hereby granted to occupy the Club House Building Consisting of GF+2 UF for Club House purpose constructed in C.A site at Property Khata No. 356/1/1, Begur Village, Ward No. 192, Bommanahalli Zone, Bangalore, with the following details;

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

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JDTP

Sl. No.	Floor Descriptions	Built up Area (in Sqm)	Remarks
1.	Ground Floor	1070.83	50 Nos. of Car parking and Swimming pools in surface area, Lobbies, Reception room, Corridor, Dinning room, Indoor Game rooms, Change room, Toilets, Electrical room, Server room, Lifts & Staircase.
2.	First Floor	662.84	Reception room, Corridor, Indoor Game rooms, Toilets, Lobbies, Lifts, Staircase & Terrace.
3.	Second Floor	463.28	Multi Purpose Hall, Pre-function rooms, Toilets, Lobbies, Lifts, Staircase & Terrace.
4.	Terrace	48.69	Staircase Head room, Lifts Machine room & Overhead Tank, Solar Equipment
	Total	2245.64	
5.	FAR	0.389 < 2.25	
6.	Coverage	19.19% < 55%	

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

1. The car parking at 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. 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. Surface area reserved for parking should be used for parking purpose only as per as built plan.
5. Footpath 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. Since, deviations have been done from the sanctioned plan while constructing the building, the security deposit is herewith forfeited.

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

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JDTP (S)/ADTP



8. Owner shall make his own arrangements to dispose off the debris / garbage after segregating it into organic & in-organic waste generated from the building. Suitable arrangements & organic convertor should be installed & maintained by the owner / Residence Welfare Association himself to transport & dump the 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 & 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.
11. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws-31) of Building bye-laws 2003 shall be ensured.
12. This Occupancy Certificate is subject to conditions laid out in the CFO from KSPCB vide Consent No. H-312096- PCB ID - 74532 dt: 10-04-2019 and Compliance of submissions made in the affidavits and undertaking filed to this office.
13. In case of any false information, misrepresentation of facts, or pending court cases, the Occupancy Certificate shall be deemed to be cancelled.

On default of the above conditions the Occupancy Certificate issued will be withdrawn without any prior notice.

Sd/-

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

To,  
M/s. Annabel Builders & Developers Pvt. Ltd.,  
# 356/1/1, Begur,  
Akshaya Nagar Main Road,  
Bangalore - 560 068.

Copy to:

- 1) JC (Bommanahalli) / EE / ARO / AEE (Begur) for information and n/a.

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4/6/2019

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

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