



# BRUHAT BANGALORE MAHANAGARAPALIKE

Office of the  
Joint Director of Town Planning (South)  
MahanagaraPalike Offices  
Bangalore. Dated: 11-06-2019

No. JDTP (S)/ ADTP/OC/08/19-20

## OCCUPANCY CERTIFICATE

**Sub:** Issue of Occupancy Certificate for Block A & B Residential apartment building including Club House at BBMP Khata No. 170/1, 16<sup>th</sup> Main Road, BTM 1<sup>st</sup> Stage, South Zone, Ward No. 172, Bangalore.

- Ref:**
- 1) Application for issue of Occupancy Certificate dtd: 07-03-2018.
  - 2) Approval of Commissioner for issue of Occupancy Certificate dtd: 29-04-2019.
  - 3) Plan sanctioned No. JDTP/DM1/LP 13/07-08, dtd: 07-05-2008.
  - 4) Fire Clearance issued by Fire Force and Emergency Department vide No: GBC (1) / 828/2004 dt: 26-10-2017.
  - 5) CFO from KSPCB vide Consent No. AW – 311053 PCB ID : 75431 dated: 02-03-2019.

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A plan was sanctioned for construction of Residential apartment building consisting Block A - B+G+8 UF and Block B - B+G+9 UF vide LP No. JDTP/DM1/LP 13/07-08 dtd: 07-05-2008 & Commencement Certificate issued on 21-12-2009.

The Residential Apartment Building (Block A & B) including Club House was inspected on dated: 14-01-2019 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 Residential Apartment Building was approved by the Commissioner on dated: 29-04-2019. Demand note for payment of Ground Rent, GST, Compounding fees and Scrutiny Fees of Rs. 98,40,000/- (Rs. Ninety Eight Lakhs Fourty Thousand only), has been paid by the applicant in the form of RE-ifms624-TP /000030 dated 11-06-2019. The deviations effected in the building are condoned and regularized. Accordingly, this Occupancy Certificate issued.

Permission is hereby granted to occupy the Residential Apartment Building including Club House Consisting of Block A - B+G+8 UF and Block B - B+G+9 UF Comprising of 152 Dwelling Units for Residential purpose constructed at Property Khata No. 170/1, 16<sup>th</sup> Main Road, BTM 1<sup>st</sup> Stage, South Zone, Ward No. 172, Bangalore, with the following details;

③ Copies

for 14/6/19

Joint Director of Town Planning (South)  
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**BLOCK A & B**

Sl. No.	Floor Descriptions	Built up Area (in Sqm)	Remarks
1.	Basement Floor	3839.76	106 Nos. of Car parking, STP, UG Sump, Fire & Domestic Pump rooms, Rooms, Filtration Pump room, UPS, DG room, Lifts & Staircase.
2.	Ground Floor	2834.38	16 Nos. of Residential Units, 61 Nos. of Car parking, Club House, Swimming Pool, Changing room, Gym, Electrical pannel room, Lifts & Staircase.
3.	First Floor	2199.76	16 Nos. of Residential Units, Balcony, Corridor, Lobbies, Lifts & Staircase.
4.	Second Floor	2004.19	16 Nos. of Residential Units, Balcony, Corridor, Lobbies, Lifts & Staircase.
5.	Third Floor	1889.66	16 Nos. of Residential Units, Balcony, Corridor, Lobbies, Lifts & Staircase.
6.	Fourth Floor	1867.62	16 Nos. of Residential Units, Balcony, Corridor, Lobbies, Lifts & Staircase.
7.	Fifth Floor	1901.92	16 Nos. of Residential Units, Balcony, Corridor, Lobbies, Lifts & Staircase.
9.	Sixth Floor	1901.92	16 Nos. of Residential Units, Balcony, Corridor, Lobbies, Lifts & Staircase.
10.	Seventh Floor	1901.92	16 Nos. of Residential Units, Balcony, Corridor, Lobbies, Lifts & Staircase.
11.	Eighth Floor	2043.42	16 Nos. of Residential Units, Balcony, Corridor, Lobbies, Lifts & Staircase.
12.	Ninth Floor	980.56	08 Nos. of Residential Units, Balcony, Corridor, Lobbies, Lifts & Staircase.
13.	Terrace	0.00	Staircase Head room, Lifts Machine room & Overhead Tank, Solar Equipment
	<b>Total</b>	<b>23365.11</b>	<b>Total No. of Units = 152</b>
14.	FAR	<b>2.57</b>	
15.	Coverage	<b>43.17%</b>	

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

1. The car parking at Basement Floor and 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.

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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 and surface area should be used for car parking purpose only and the additional area if any available in Basement Floor and surface 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 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. The owner / Association of high-rise building shall obtain clearance certificate from Fire Force Department 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 Fire Force Department 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 Fire Force Department 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.

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