



# BRUHAT BANGALORE MAHANAGARA PALIKE



Office of the  
Joint Director, Town Planning (South)  
BBMP Head Office, N.R. Square  
Annex-3 Building,  
Bangalore-02. Dated: 13-01-2022

## OCCUPANCY CERTIFICATE

**Sub:** Issue of Occupancy Certificate for Residential & Commercial Building at Khatha No. 2, PID No. 38-12-2, 2<sup>nd</sup> Main Road, Coconut Garden, Moddalapalya, Ward No. 128, West Zone, Bangalore.

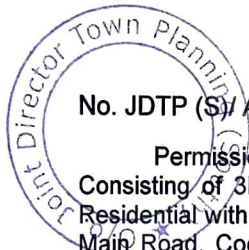
- Ref:** 1) Application for issue of Occupancy Certificate dt: 17-02-2021.  
2) Approval of Chief Commissioner for issue of Occupancy Certificate dt: 05-01-2022.  
3) Modified Plan sanctioned No. **BBMP/Addl.Dir/JD South/0120/16-17**, dt: 06-07-2018.  
4) Fire Clearance issued by Fire Force and Emergency Department vide No: KSFES/CC/347/2021 dt: 24-09-2021.  
5) CFO from KSPCB vide Consent No. AW – 325844 PCB ID : 103445 dt: 23-07-2021 & KSPCB/RSEO/BNG-City/ Corrigendum/ 2021-22/144 dt: 12-09-2020.

\*\*\*\*\*

The Modified plan was sanctioned for construction of Residential & Commercial Building consisting 3BF+GF+8 UF (GF+1st + partial 8th Floor for Commercial & 2nd to 8th floor Residential with 51 units) vide LP No. BBMP/Addl.Dir/JD South/ 0120/16-17 dt: 06-07-2018. Commencement Certificate was issued on 23-11-2018.

The Residential & Commercial Building was inspected on dated: 26-07-2021 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 and under the provisions of ZR amendment dt: 19-06-2019. The proposal for the issuance of Occupancy Certificate for the Residential & Commercial Building was approved by the Chief Commissioner on dt: 05-01-2022. Demand note for payment of Compounding fees and Scrutiny Fees of Rs. 36,48,000/- (Rs. Thirty Six Lakhs Forty Eight Thousand only), has been paid by the applicant in the form of RE-ifms624-TP/000064 dated: 12-01-2022. The deviations effected in the building are condoned and regularized. Accordingly, this Occupancy Certificate is issued.

*[Signature]* 13/01/2022 PTO  
Joint Director, Town Planning (South)  
Bruhat Bangalore Mahanagara Palike  
13/01/2022 *[Signature]* 13/01/2022 *[Signature]* 13/01/2022



-2-

No. JDTP (S)/ADTP/OC/16/21-22

Permission is hereby granted to occupy the Residential & Commercial Building Consisting of 3BF+GF+8 UF (GF+1st + partial 8th Floor for Commercial & 2nd to 8th floor Residential with 51 units) purpose constructed at Property Khatha No. 2, PID No. 38-12-2, 2nd Main Road, Coconut Garden, Moddalapalya, Ward No. 128, West Zone, Bangalore with the following details;

Sl. No.	Floor Descriptions	Built up Area (in Sqm)	Remarks
1.	3rd Basement Floor	2043.68	38 Nos. of Car parking, Ramp, Lift, Lobby & Staircases.
2.	2 <sup>nd</sup> Basement Floor	2043.68	31 Nos. of Car parking, Ramp, Lift, Lobby & Staircases.
3.	1st Basement Floor	2036.95	14 Nos. of Car parking, Electrical room, Transformer Yard, DG Yard, Ramp, Lift, Lobby & Staircases.
4.	Ground Floor (Lower Ground)	1380.54	14 Nos. of Car parking in Surface area, Commercial space, RWH, STP, Fire pump room, Organic convertor, Lift, Lobby & Staircases.
5.	First Floor (Upper Ground)	1370.95	13 Nos. of Car parking in Surface area, Commercial space, Corridor, Entrance Lobby, Lift, Lobby, & Staircases.
6.	Second Floor	1017.07	08 No. of Residential Units, Corridor, Balcony, Lift, Lobby, & Staircases.
7.	Third Floor	1060.50	08 No. of Residential Units, Corridor, Balcony, Lift, Lobby, & Staircases.
8.	Fourth Floor	1058.00	08 No. of Residential Units, Corridor, Balcony, Lift, Lobby, & Staircases.
9.	Fifth Floor	1058.15	08 No. of Residential Units, Corridor, Balcony, Lift, Lobby, & Staircases.
10.	Sixth Floor	1058.23	08 No. of Residential Units, Corridor, Balcony, Lift, Lobby, & Staircases.
11.	Seventh Floor	1058.23	07 No. of Residential Units, Corridor, Balcony, Lift, Lobby, & Staircases.
12.	Eighth Floor	834.83	04 No. of Residential Units, Commercial space, Gym, Multi-purpose hall, Corridor, Balcony, Lift, Lobby, & Staircases.
13.	Terrace	164.50	OHT, Solar Panel area, Swimming pool & Staircase Head room
	<b>Total</b>	<b>16185.31</b>	<b>Total No. of Units = 51 NOs.</b>
14.	<b>FAR</b>	<b>2.502</b>	
15.	<b>Coverage</b>	<b>38.16%</b>	

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

1. The car parking at 3Basement Floors & 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. 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.

Joint Director, Town Planning (South)  
Bruhat Bangalore Mahanagara Palike  
13/01/2022  
13/01/2022  
13/01/2022





-3-

No. JDTP (S)/ ADTP/OC/26/21-22

4. 3Basement Floors & Surface area should be used for car parking purpose only and the additional area if any available in 3Basement Floors 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.
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 SWM Department.
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.

Joint Director, Town Planning (South)  
Bruhat Bangalore Mahanagara Palike  
13/01/2022  
13/01/2022  
13/01/2022



-4-

No. JDTP (S)/ADTP/OC/26/21-22

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/CC/347/2021 dt: 24-09-2021 and CFO from KSPCB vide No. AW – 325844 PCB ID : 103445 dt: 23-07-2021 & KSPCB/RSEO/BNG-City/ Corrigendum/ 2021-22/144 dt: 12-09-2020 Compliance of submissions made in the affidavits and undertaking filed to this office.
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. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
19. The Applicant / Owner / Developer shall plant one tree for every 240 Sq.m of FAR area as part thereof in case of Apartment / group housing / multi dwelling unit/development plan.
20. 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 deemed to be cancelled.

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

To  
Sri. A. Nagesh  
# 2, PID No. 38-12-2, 2<sup>nd</sup> Main Road,  
Coconut Garden, Moddalapalya,  
Ward No. 128, West Zone, Bangalore.

Joint Director, Town Planning (South)  
Bruhat Bangalore MahanagaraPalike  
13/01/2022  
13.01.22  
13/01/2022