



Bruhat Bengaluru Mahanagara Palike

No: ADTP/BBMP/OC/PR/ 02 /22-23

Office of the
Assistant Director of Town Planning
Rajarajeshwari nagar zone,
Bangalore- Dated: 25.08.2022

OCCUPANCY CERTIFICATE

Sub:- Issue of Occupancy Certificate for Commercial Building at Khatha No.2/3, PID No. 2-172/2/3, Tumukuru Road, Ward No.38, Bangalore.

Ref:- 1) Your letter dated:21.07.2021.
2) Modified Sanctioned plan No:Ad.com./RJH/0713/21-22 Dated:01.08.2021
3) Commencement Certificate No: ADTP/BBMP/RRN/PR/164/17-18
D:13.07.2017.

A plan was sanctioned for construction of Commercial Building consisting of B+G+3 Floor vide LP No: Ad.com./RJH/0164/15-16 dated:14.07.2015 and Commencement Certificate issued in this office Vide CC issued Number. ADTP/BBMP/RRN/PR/0164/17-18 D: 13.07.2017 and now Modified vide LP No: Ad.com./RJH/0713/21-22 dated:01.08.2021

The Building was inspected for the issue of Occupancy Certificate. On inspection it is observed that there is deviation in construction with reference to the sanctioned plan, which is within the permissible limits. The penalty fees of Rs. 29,95,108/-(Rs: Twenty Nine Lakh Ninety Five Thousand One Hundred and Eight Rupees) has been paid by DD No. 828240 Date: 02.07.2022, Kotak Mahindra Bank Limited, vide Receipt No.RE-ifms558-TP/000023 Dated: 20.08.2022.

The permission is granted to Occupy building for commercial building pertaining to Khata No.2/3, PID No. 2-172/2/3, Tumukuru Road, Ward No.38, Bangalore. Statement showing the details of floor wise Built up area and utility details.

Sl. no	Floor Descriptions	Area (in Sqm)	Remarks
1	Basement Floor	1312.20	20 car parking, 3 lift & 2 Staircase
2	Ground Floor	891.66	33 Car Parking, Commercial Space, Transformer, 2 Electrical Room, 3 staircase, 3 lift & RWH
3	First Floor	803.66	Commercial Space, 1 Electrical Room, 2 staircase, 3 lift
4	Second Floor	803.66	2 staircase, 3 lift , 1 Electrical Room
6	Terrace Floor	124.01	3 Lift Headroom, 2 Staircase Headroom, OHT, Solar
7	Total	3935.19	1 Commercial Building
8	FAR	2206.47	0.56 < 2.75
9	Coverage	22.53%	22.53% < 55%

P.T.O.....


M. S. Hulpe
ಸಹಾಯಕ ನಿರ್ದೇಶಕರು ನಗರ ಯೋಜನೆ
ರಾಜರಾಜೇಶ್ವರಿ ನಗರ ವಲಯ(1 & 2)
ಬೃಹತ್ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ

And subject to the following conditions:

1. All the building floors shall have adequate safety measures. It shall be done entirely at the risk cost of owner and BBMP will not be responding for any kind of damage, losses, risks etc., arising out of the same.
2. Facilities for Physically handicapped persons prescribed in schedule 9th (Bye laws- 31) of Building bye-laws 2003 shall be ensured.
3. The structural safety of building will be entirely at the risk and cost of owner/ Architect/Structural Engineer and BBMP will not be responsible for the structural Safety.
4. 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.
5. Area reserved for parking shall be used for parking purpose only.
6. Rain water harvesting structure and sewage treatment plant 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 effected from the sanctioned plan while constructing the building, the security deposit is forfeited.
8. The applicant shall plant trees space in the premises and maintain the same in good condition.
9. In case of any false information, misrepresentation of facts, or pending court cases, the Occupancy Certificate shall be deemed to be cancelled.
10. The owner/Applicant should get the necessary N.O.C/works done BWSSB & BESCOM (if necessary) within next 15 days.
11. On default of the above conditions the Occupancy Certificate issued will be Withdrawn without notice.
12. Owner shall make his own arrangements to dispose of the debris / garbage after segregating it into organic and non-organic waste generated from the building, suitable arrangements and organic converted should be installed and maintained by the Owner /Resident's Welfare Association himself to transport and dumb these segregated wastes in consultation with the BBMP Zonal Health Officer.

(ಕಛೇರಿಯ ಟಿಪ್ಪಣಿಯು ಮಾನ್ಯ

ಜಂಟಿ ಆಯುಕ್ತರಿಂದ ಅನುಮೋದಿಸಲ್ಪಟ್ಟಿರುತ್ತದೆ)


Assistant Director of Town Planning
Rajarajeshwari nagar Zone
Bruhath Bangalore Mahanagara Palike

To,

M/S BNA Digital Entertainment System Pvt Ltd
Rep by Manager Vindo Riyer
Khatha No.2/3, PID No. 2-172-2/3,
Tumukuru Road
Ward-38, Bangalore