



Bruhat Bengaluru Mahanagara Palike



No: ADTP/BBMP/OC/PR/ 06 /22-23

Office of the

Assistant Director of Town Planning

Rajarajeshwari nagar zone,

Bangalore- Dated: 04.02.2023

OCCUPANCY CERTIFICATE

Sub:- Issue of Occupancy Certificate for Commercial Hospital Building at Katha No: 3990/3965/363/3900, BEML 5th Stage, RR Nagar Ward No.160, Bangalore.

Ref:- 1) Your letter dated: 02.01.2023.

2) Plan Sanctioned by this office vide No: Ad.com. /RJH/2541/21-22 Dated:30.08.2022.

3) Approval of Zonal Commissioner for issue of occupancy certificate dated:04.02.2023.

4) Fire clearance for the occupancy certificate vide no 673: CFO: BWZ: 2022 Dated 25.11.2022.

5) CFO Issued by KSPCB vide No. AW-332336 PCB ID: 130598 Dated :18.07.2022.

A plan was sanctioned for construction of Commercial (Hospital and Research Centre) Building consisting of BF+GF+3UF at Sy No: 3990/3965/363/3900, BEML 5th Stage, RR Nagar Ward No.160, Bangalore. By this office vide LP No: Ad.com. /RJH/2541/21-22 Dated:30.08.2022. The Fire and emergency services departments has issued clearance certificate to occupy Building Vide Ref No (3) and Karnataka state pollution control board has issued CFO Vide Ref. No (5).

The Proposal Submitted by the applicant vide ref (1) for the issue of occupancy certificate. The Commercial (Hospital and Research Centre) 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 limits of regularization as per building bye-laws-2003. The proposal for the issue of occupancy certificate for the Commercial (Hospital and Research Centre) Building was approved by the zonal commissioner vide ref no (3). The penalty fees of Rs. 29,22,000/- (Rs: twenty-Nine lakhs twenty-two thousand Rupees) has been paid by DD No.006990 Date: 21.01.2023, HDFC Bank, vide Receipt No.RE-ifms558-TP/000046 Dated: 01.02.2023.

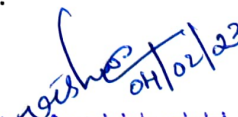
Hence, permission is granted to Occupy Commercial (Hospital and Research Centre) Building pertaining to Khata No: 3990/3965/363/3900, BEML 5th Stage, RR Nagar Ward No.160, Bangalore. Occupancy certificate is accorded with the following details.

ಸಹಾಯಕ ನಿರ್ದೇಶಕರು ನಗರ ಯೋಜನೆ
ರಾಜರಾಜೇಶ್ವರಿ ನಗರ ವಲಯ(1 & 2)
ಬೃಹತ್ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ

Sl. no	Floor Descriptions	Area (in Sqm)	Uses and other details
1	Basement Floor	1921.51	Dark room, corridors, change room, X-ray cabin and CT scan, 3 staircases, 5 Lift, Toilets, Reception and waiting area
2	Ground Floor	3400.73	127 Car Parking, Electrical panel room, DG Yard, DG room, STP, Transformer, 2 Electrical Room, 3 staircase, Emergency ward, Casualty ward, Endoscopy, Reception/waiting lobby, toilets, 5 lift, 2 staircase & RWH
3	First Floor	3153.72	Private rooms, Semi private rooms, Operation theatre, Mother and child care, corridors, rooms, MICU, PICU, Cath lab CCU, passages, stores, toilets, 1 Electrical Room, 4 staircases and 5 lift
4	Second Floor	2939.85	4 staircases, 5 lift, Semi private, VIP rooms, Toilets and Lobby
5	Third Floor	1676.42	1 Lift headroom, 1 lift, 2 staircases, ICU attenders' dorm, nurse quarters and general ward
6	Terrace Floor	39.48	2 staircase headroom, Solar and OHT
7	Total	13131.7	1 Commercial (Hospital and research center) Building
8	FAR	0.96	0.96 < 2.25
9	Coverage	29.00	29.00% < 45%

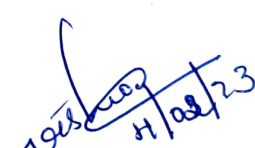
And subject to the following conditions:

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.


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 ರಾಜರಾಜೇಶ್ವರಿ ನಗರ ವಲಯ(1 & 2)
 ಬೃಹತ್ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ

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 affected 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 dump these segregated wastes in consultation with the BBMP Zonal Health Officer.

(ಕಛೇರಿಯ ಟಿಪ್ಪಣಿಯು ಮಾನ್ಯ
ವಲಯ ಆಯುಕ್ತರಿಂದ ಅನುಮೋದಿಸಲ್ಪಟ್ಟಿರುತ್ತದೆ)


Assistant Director of Town Planning
Rajarajeshwari Nagar Zone
Bruhat Bangalore Mahanagara Palike

To,
M/S Rashtrrothana Parishat
Rep., by its General Secretary
Sri.N. Dinesh Hegde, #93/2,
Keshava Shilpa, Kempe Gowda Nagar
Bangalore