



## BRUHAT BENGALURU MAHANAGARA PALIKE

Office of the Joint Director (Town Planning – North) N.R. Square, Bengaluru – 02.

No. BBMP/Addl.Dir/JD North/0097/2016-17

Dated: 24/6/2021

PRJ2393/2020-21

### OCCUPANCY CERTIFICATE (PARTIAL)

Sub: Issue of Occupancy Certificate (Partial) for the Commercial (Office and Retail) Building at Property Khata No. 140/17/338, Ward No. 07, Hebbal, Yelahanka Zone, Bengaluru.

- Ref: 1) Your application for issue of Occupancy Certificate dated: 13-05-2021  
2) Plan sanctioned by this office vide No. BBMP/Addl.Dir/JD North/0097/2016-17 dated: 25-03-2017  
3) Modified Plan sanctioned by this office vide No. PRJ2393/2020-21 date 24-05-2021  
4) Approval of Chief Commissioner for issue of Occupancy Certificate dated: 23-06-2021  
5) Fire Clearance for the Occupancy Certificate vide No. KSFES/CC/489/2020, dated. 05-11-2020  
6) CFO issued by KSPCB vide No. AW-322561, PCB ID. 98677, Dated: 29-12-2020

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The Plan was sanctioned for the construction of Commercial (Office and Retail) Building comprising 2BF+GF+2 UF and Part of 3<sup>rd</sup> Floor to 12 UF at Property Khata No. 140/17/338, Ward No. 07, Hebbal, Yelahanka Zone, Bengaluru by this office vide reference (2). The Commencement Certificate was issued on 25-07-2018. Further, the Modified Plan was sanctioned for the construction of Commercial (Office and Retail) Building comprising 2BF+GF+12 UF (Intermediate Parking Level in between Part of Ground Floor and 1<sup>st</sup> Floor) vide Ref (3). Now the Applicant has applied for issue of Occupancy Certificate (Partial) consisting of 2BF+GF+7UF. The Fire and Emergency Services Department has issued Clearance Certificate to Occupy Building vide Ref. No. (5).KSPCB vide Ref (6) has issued consent for Operation of Sewage Treatment Plant (STP).

The Commercial (Office and Retail) was inspected by the Officers of Town Planning Section on 05-06-2021 for the issue of Occupancy Certificate (Partial). During inspection, it is observed that, the construction has been completed in accordance with the Modified Sanctioned Plan. The proposal for the issuance of Occupancy Certificate (Partial) for the Commercial (Office and Retail) Building was approved by the Chief Commissioner vide ref (4). Since, Partial Occupancy Certificate is now being considered only for 2BF+GF+7UF, the percentage of violation has to be calculated at the time of issue of final Occupancy Certificate for the remaining portion of the Building. Subsequent to the approval accorded by Chief Commissioner the applicant was endorsed on dated: 24-06-2021 to remit Rs. 29,10,000/- (Rupees Twenty Nine Lakhs Ten Thousand only), towards portion of building occupied without obtaining OC and Scrutiny fee Charges and the same has been paid by the applicant in the form of DD No.445888 drawn on Kotak Mahindra Bank Ltd., dated: 24-06-2021 and taken into BBMP account vide receipt No.RE-ifms331-TP/000034 dated: 24-06-2021.

Hence, Permission is hereby granted to occupy Commercial (Office and Retail) comprising of 2BF+GF+07 UF constructed at Property 140/17/338, Ward No. 07, Hebbal, Yelahanka Zone, Bengaluru and Occupancy Certificate (Partial) is accorded with the following details;

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| Sl. No. | Floor Description          | Built Up Area (in Sqm.) | Uses and other details.  |
|---------|----------------------------|-------------------------|--|
| 1       | Lower Basement Floor       | 7484.53                 | 532 No.s of Mechanical Car Parking, Pump Room, STP, Lobbies, Lifts and Staircase   |
| 2       | Upper Basement Floor       | 8522.50                 | 415 No.s of Mechanical Car Parking, Communication Room, Lobbies, Lifts and Staircase   |
| 3       | Ground Floor               | 4835.39                 | 28 No.s of Surface Car Parking, 51 No.s of Covered Car Parking, Retail Space, AHU Room, Toilets, Office Lobby, Electrical Panel Room, BMS Room, Electrical Room, Toilets, Escalators, Lobbies, Lifts and Staircase |
| 4       | Intermediate Parking Floor | 2099.79                 | 54 No.s of First Level Car Parking, AHU Room, Toilets, Electrical Rooms, Management Room, Lobbies, Lifts and Staircase   |
| 5       | First Floor                | 5040.85                 | Retail Space, 69 No.s of Second Level Car Parking, AHU Room, Electrical Rooms, Toilets, Lobbies, Lifts and Staircase   |
| 6       | Second Floor               | 5037.05                 | Office Space, AHU Rooms, Electrical Rooms, Toilets, Lobbies, Lifts and Staircases  |
| 7       | Third Floor                | 5008.56                 | Office Space, AHU Rooms, Electrical Rooms, Toilets, Lobbies, Lifts and Staircases  |
| 8       | Fourth Floor               | 5008.56                 | Office Space, AHU Rooms, Electrical Rooms, Toilets, Lobbies, Lifts and Staircases  |
| 9       | Fifth Floor                | 5008.56                 | Office Space, AHU Rooms, Refuge Area, Electrical Rooms, Toilets, Lobbies, Lifts and Staircases   |
| 10      | Sixth Floor                | 5008.56                 | Office Space, AHU Rooms, Electrical Rooms, Toilets, Lobbies, Lifts and Staircases  |
| 11      | Seventh Floor              | 5008.56                 | Office Space, AHU Rooms, Electrical Rooms, Toilets, Lobbies, Lifts and Staircases  |
|         | <b>Total</b>               | <b>58062.91</b>         |  |
| 12      | FAR                        |                         | 3.04 < 4.81  |
| 13      | Coverage                   |                         | 43.15% < 50%   |

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

1. The car parking at Two Basement Floor, Part of Ground Floor, Intermediate Floor & First Floor and Surface area shall have adequate safety measures. It shall be done entirely at the risk and cost of the 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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*M. Suresh* 24/06/2021  
*P. S. Suresh* 24/06/21  
*A. P.* 24/06/21



3. Owner shall not add or alter materially, the structure or a part of the structure there off without specific permission from BBMP. In the event of the applicant violating, the BBMP has the right to demolish the deviated / altered / additional portion without any prior notice.
4. Two Basement Floor, Part of Ground Floor, Intermediate Floor & First Floor and Surface area should be used for car parking purpose only and the additional area if any available in Two Basement Floor, Part of Ground Floor, Intermediate Floor & First 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. 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 Zonal Health Officer.
8. 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.
9. 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.
10. 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.
11. 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.
12. All the rain water and waste water generated from the usage shall be pumped into the rain water harvesting pits and used for landscaping.
13. Garbage originating from building shall be segregated into organic and inorganic waste and should be processed Scientifically in the recycling processing unit of suitable capacity i.e. organic waste convertor to be installed at site for its re – use / disposal.
14. This Occupancy Certificate is subject to conditions laid out in the Clearance Certificate issued from Fire Force Department vide No. KSFES/CC/489/2020, dated. 05-11-2020 and CFO from KSPCB vide AW-322561, PCB ID. 98677, Dated: 29-12-2020 and Compliance of submissions made in the affidavits filed to this office

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15. The Developers should publicize mortgaged property details in the proposed site.
16. The Developers should not take any advance enter in to any kind of agreements with anybody, towards the sale of 8<sup>th</sup> floor to 12<sup>th</sup> floor which is mortgaged to BBMP.
17. The Applicant / Developer should submit the Utilisation Certificate from BDA for the additional FAR area utilized in Modified Sanctioned Plan and release the mortgaged portion of building & Final Occupancy Certificate should be obtained from BBMP for the remaining portion of the building.
18. The Developers should submit modified NOC's from SEIAA and BWSSB obtaining final Occupancy Certificate.
19. The Developers should abide to the submitted undertaking dated: 07-05-2021.
20. In case of any false information, misrepresentation of facts, or pending court cases, the Occupancy Certificate shall deemed to be cancelled.

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

Sd/-

**Joint Director (Town Planning – North)  
Bruhat Bengaluru Mahanagara Palike**

To,  
M/s Umiya Builder and Developers., Rep by its Proprietor  
Sri. Annirudh Mehta, GPA Holder for M/s MRO-TEK Ltd, Khata Holder  
# 29/3, H.M. Strafford, 2nd Floor,  
7th Cross Road, Vasanthnagar,  
Bengaluru-560052

**Copy to**

1. JC (Yelahanka Zone) / EE (Byatarayanapura Division) / AEE/ ARO (Byatarayanapura Sub-division) for information and necessary action.
2. Senior Environmental Officer, KSPCB, # 49, Church Street, Bengaluru - 01 for information.
3. Director General of Police, Fire and Emergency Services, # 1, Annaswamy Modaliar Road, Bengaluru – 560 042 for information.
4. Superintendent Engineer, (Electrical), BESCO, North Division, No. 8, Benson Town, Nandi Durga Road, Bengaluru - 560046.
5. Office copy.

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