



## BRUHAT BENGALURU MAHANAGARA PALIKE

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

No. BBMP/Addl.Dir/JD North/0276/2017-18

Dated: 01/9/2021

### OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for Commercial Building at Property Khata No. 731, 2389, Sy No. 93/9, 93/2A2 & 96/2, Munekolalu Village, Varthur Hobli, Marathahalli Main Road, Ward No. 86, Mahadevapura Zone, Bangalore.

- Ref: 1) Your application for issue of Occupancy Certificate dated: 21-01-2021  
2) Plan sanctioned by this office vide No. BBMP/Addl.Dir/JD North/0276/2017-18 dated:17-11-2018.  
3) Approval of Commissioner for issue of Occupancy Certificate dated: 03-03-2021  
4) Fire Clearance for the Occupancy Certificate vide No.GBC(1)06/2009, Docket No. KSFES/ CC/003/2021, dated: 16-02-2021  
5) CFO issued by KSPCB vide No. CFO Fresh – 96986, PCB ID 99964, dated: 26-11-2020

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The Plan was sanctioned for the construction of Commercial Building comprising 2BF+GF+5 UF at Property Khata No. 731, 2389, Sy No. 93/9, 93/2A2 & 96/2, Munekolalu Village, Varthur Hobli, Marathahalli Main Road, Ward No. 86, Mahadevapura Zone, Bangalore by this office vide reference (2). The Commencement Certificate was issued on 16-08-2019. The Fire and Emergency Services Department has issued Clearance Certificate to Occupy Building vide Ref. No. (4).KSPCB vide Ref (5) has issued consent for Operation of Sewage Treatment Plant (STP).

The Commercial Building was inspected by the Officers of Town Planning Section on 30-01-2021 for the 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 Building Bye-laws - 2003. The proposal for the issuance of Occupancy Certificate for the Commercial Building was approved by the Commissioner vide ref (3). The compounding fees for the deviated portion, Ground Rent Arrears, GST and Scrutiny fee of Rs. 38,25,000/- (Rupees Thirty Eight Lakhs Twenty Five Thousand only), has been paid by the applicant in the form of DD No.117442 & 117443 drawn on HDFC Bank Ltd., dated: 16-03-2021 and taken into BBMP account vide receipt No.RE-ifms331-TP/000316 dated: 18-03-2021. The deviations effected in the building are condoned and regularized accordingly.

Hence, Permission is hereby granted to occupy Commercial Building comprising of 2BF+GF+5 UF at Property Khata No. 731, 2389, Sy No. 93/9, 93/2A2 & 96/2, Munekolalu Village, Varthur Hobli, Marathahalli Main Road, Ward No. 86, Mahadevapura Zone, Bangalore. Occupancy Certificate is accorded with the following details.

Sl. No.	Floor Description	Built Up Area (in Sqm.)	Uses and other details.
1	Upper Basement Floor	5190.61	110 No.s of Normal Car Parking, UG Sump, Fire Water Tank, Lobbies, Lifts and Staircase
2	Lower Basement Floor	4777.77	236 No.s of Machanical Car Parking and 18 NO.s of Normal Car Parking, Strom Water Collection Tank, Lobbies, Lifts and Staircase

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3	Ground Floor	2987.66	13 No.s of Surface Car Parking, Office Space, Toilets, Lobbies, Lifts and Staircase
4	First Floor	3010.85	Office Space, Toilets, Lobbies, Lifts and Staircase
5	Second Floor	3316.50	Office Space, Toilets, Lobbies, Lifts and Staircase
6	Third Floor	3339.44	Office Space, Toilets, Lobbies, Lifts and Staircase
7	Fourth Floor	3362.40	Office Space, Toilets, Lobbies, Lifts and Staircase
8	Fifth Floor	3410.55	Office Space, Toilets, Lobbies, Lifts and Staircase
9	Terrace	56.22	Lift Machine Room, Staircase Head Room, OHT
	<b>Total</b>	<b>29452.00</b>	
10	FAR		2.749 < 2.75
11	Coverage		46.95% < 55%

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

1. The car parking at Two Basement 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.
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 and Surface area should be used for car parking purpose only and the additional area if any available in Two 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. Since, deviations have been done from the sanctioned plan while constructing the building, the security deposit is here with forfeited.
8. 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.
9. 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.

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10. 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.
11. 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.
12. 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.
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.
14. 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.
15. This Occupancy Certificate is subject to conditions laid out in the Clearance Certificate issued from Fire Force Department vide No. GBC(1)06/2009, Docket No.KSFES/ CC/003/2021, dated: 16-02-2021 and CFO from KSPCB vide No. CFO Fresh – 96986, PCB ID 99964, dated: 26-11-2020 and Compliance of submissions made in the affidavits filed to this office
16. 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 issued will be withdrawn without any prior notice.

Sd/-

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

To,  
Sri. Shamareddy,  
# 572, MS Reddy Nagara, Marathahalli,  
Bengaluru.

**Copy to**

1. JC (Mahadevapura Zone) / EE (Mahadevapura Division) / AEE/ ARO (Marathahalli 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.

*Munish B*  
01/09/2021  
Joint Director (Town Planning – North)  
Bruhat Bengaluru Mahanagara Palike

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