

BRUHAT BENGALURU MAHANAGARA PALIKE

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

No. JDTP/LP/38/2004-05

Dated: 21-09-2021

OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for Alterations to Existing Commercial (IT/BT) Building at Khata No. 65/2-1, Byrasandra Village, C.V.Ramannagar, Ward No. 58, Bangalore.

- Ref: 1) Your application for issue of Occupancy Certificate dated: 29-07-2021
- 2) Occupancy Certificate issued by this office vide LP No. JDTP/LP/38/2004-05, dated: 21-06-2007
- 3) Licence issued to Internal Alteration to Existing Commercial Building by this office vide No. JDTP/LP/38/2004-05, Dated 28-07-2021.
- 4) Approval of Chief for issue of Occupancy Certificate for Alterations to existing IT/BT Building dated: 03-08-2021
- 5) Renewal Fire Clearance for the Occupancy Certificate vide No. GBC(1)/949/2004, Docket No. KSFES/CC/509/2020, dated: 15-12-2020
- 6) Renewal CFO issued by KSPCB vide No. AW-321747, PCB ID: 12353, Date:21-11-2020

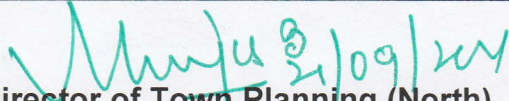
The Plan for the construction of GF + 8UF Commercial (IT/BT) building at Khata No. 65/2-1, Byrasandra Village, C.V.Ramannagar, Ward No. 58, Bangalore, was sanctioned by this office vide No. JDTP/LP/38/2004-05, dated: 28-01-2006 and Occupancy Certificate was issued on dated: 21-06-2007 vide ref (2).

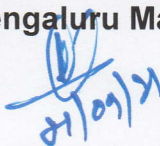
Further a plan was sanctioned by this office vide No: JDTP/LP/38/2004-05 dated 28-07-2021 for Alterations at Ground, First, Second & Sixth Floor in the existing Occupancy Certificate issued Commercial building vide ref (3) at Property No: 65/2-1, Byrasandra Village, C.V.Ramannagar, Ward No. 58, Bangalore. The Fire and Emergency Services Department has Renewed the Clearance Certificate to Building vide Ref. No. (5) and KSPCB has Renewed consent for Operation of Sewage Treatment Plant (STP) vide Ref (6).

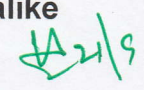
On Receipt of Notice of the Completion of alteration to existing Building from the Registered Architect, the Building was inspected by the Officers of Town Planning Section for the issue of Occupancy Certificate. During inspection, it is observed that, the construction of alteration work has been completed in accordance with sanctioned plan vide ref (3) issued for Alteration. The proposal for the issuance of Occupancy Certificate was approved by the Chief Commissioner on 03-08-2021. The Scrutiny Fees works out to Rs.1,58,000/- (Rs One Lakhs Fifty Eight Thousand only) has been paid by the Applicant in the form of DD No.168097 drawn on Indian Overseas Bank, dated: 20-09-2021 and taken into BBMP account vide receipt No.RE-ifms 331-TP/000082 dated: 20-09-2021.

Hence, Permission is hereby granted to Occupy the Altered portions in existing Ground, First, Second and Sixth Floor at Property Khata No. 65/2-1, Byrasandra Village, C.V.Ramannagar, Ward No. 58, Bangalore. The floor wise details are as under.

Sl. No.	Floor Descriptions	Area (in Sqm)	Usage details
1	Ground Floor	5367.57	Office Space, Reception,BMS Room, Covered Parking, Pump Room, DG Room, AHU, Electrial Rooms, Security Room, Toilets, Ramp, Lobby, Lifts and Staircases


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2	First Floor	3853.22	Covered Parking, DG Room, Electrical Rooms, Panel Room, Store Room, Communication Rooms, Toilets, Ramp, Lobby, Lifts & Staircases
3	Second Floor	3589.54	Office Space, Toilets, Cafeteria, AHU, Lobby, Lifts & Staircases
4	Sixth Floor	2798.27	Office Space, AHU, Refuge Area, Electrical Rooms, Toilets, Lobby, Lifts & Staircases
	Total	15608.60	

This Occupancy Certificate is issued subject to the following conditions:

1. The car parking at Ground 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.
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. Ground Floor, First Floor and Surface area area should be used for car parking purpose only and the additional area if any available in Ground 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. 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.
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.

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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 Renewal Clearance Certificate issued from Fire Force Department vide No. GBC(1)/949/2004, Docket No. KSFES/CC/509/2020, dated: 15-12-2020 and Renewal CFO from KSPCB vide No. AW-321747, PCB ID: 12353, Date:21-11-2020 and Compliance of submissions made in the affidavits filed to this office
16. This Occupancy Certificate is issued for the Altered portions in existing Ground, First, Second and Sixth Floor only and Floorwise details for the remaining floors remains same as already issued in the Occupancy Certificated by this office vide ref (2).
17. 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,
M/s Bagmane Developers.
65/2-1, Byrasandra Village,
C.V.Ramannagar, Ward No. 58,
Bangalore.

Copy to

1. JC (East Zone) / EE (C.V.Raman Nagar Division) / AEE/ ARO (C.V.Raman Nagar 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), BESCOM, North Division, No. 8, Benson Town, Nandi Durga Road, Bengaluru - 560046.
5. Office copy.

**Joint Director (Town Planning – North)
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