



# BRUHAT BENGALURU MAHANAGARA PALIKE

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

No. BBMP/Addl.Dir/JD NORTH/LP/0036/2020-21

Date: 13-10-2021

## OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for the Block – A Education Institution Building at Property Katha No. 271/61/2/62/1, 62/2, 67/3, 67/8, 69/3, Kuvempu nagara, Sigapura Village, Yelahanka Hobli, Ward No. 11, Yelahanka, Bangalore

- Ref: 1) Your application for issue of Occupancy Certificate dated: 14-07-2021  
 2) Plan sanctioned by this office vide No. BBMP/Addl.Dir/JD NORTH/LP/0036/2020-21 dated: 15-12-2020  
 3) Approval of Chief Commissioner for issue of Occupancy Certificate dated: 06-08-2021

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The Plan was sanctioned for the construction of Block – A Education Institution Building comprising Part of BF+GF+3 UF at Property Katha No. 271/61/2/62/1, 62/2, 67/3, 67/8, 69/3, Kuvempu nagara, Sigapura Village, Yelahanka Hobli, Ward No. 11, Yelahanka, Bangalore. by this office vide reference (2). The Commencement Certificate was issued on 02-06-2021

The Block – A Education Institution Building was inspected by the Officers of Town Planning Section on 16-07-2021 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 Education Institution Building was approved by the Chief Commissioner vide ref (3). Subsequent to the approval accorded by Commissioner the applicant was endorsed on dated: 06-08-2021 to remit Rs. 87,000/- (Rupees Eighty Seven Thousand only) has been paid by the applicant in the form of DD No 519220 drawn on ICICI Bank Ltd., dated: 13-09-2021 and taken into BBMP account vide receipt No. RE-ifms331-TP/000081 dated: 17-09-2021. The deviations effected in the building are condoned and regularized accordingly.

Hence, Permission is hereby granted to occupy Education Institution Building comprising of Part of BF+GF+3 UF at Property Katha No. 271/61/2/62/1, 62/2, 67/3, 67/8, 69/3, Kuvempu nagara, Sigapura Village, Yelahanka Hobli, Ward No. 11, Yelahanka, Bangalore. Occupancy Certificate is accorded with the following details.

Sl. No.	Floor Description	Built Up Area (in Sqm.)	Uses and other details.
1	Part of Basement Floor	362.06	2 No.s of Lab, Corridor, Staircase.
2	Ground Floor	2504.82	134 Nos of Surface Car Parking, Library, Directors Cabin, Maths Lab, Class Rooms,
3	First Floor	2532.37	Library, Anty Room, Directors Cabin, Maths Labs, Class Rooms, Staff Loungue, Staff Room, Toilets, Activity Space, AV Room, Coordinator Rooms, IA Rooms, Corridor, Lift and Staircase.

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4	Second Floor	2471.57	Indoor Games (Badminton Court), Store Room, Electrical Room, Staff Room, Labs, Class Rooms, Activity Space, Toilets, Coordinator Room, Corridor, Lift and Staircase.
5	Third Floor	2391.34	Staff Room, Labs, Class Rooms, Activity Space, Toilets, Electrical Room, Coordinator Room, Corridor, Lift and Staircase.
6	Terrace Floor	139.02	Lift Machine Room and Staircase Head Room,
Total		10401.18	
7	FAR		0.32 < 2.25
8	Coverage		9.02% < 50%

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

1. The car parking at 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. Basement Floor and Surface area should be used for car parking purpose only and the additional area if any available in 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. All the rain water and waste water generated from the usage shall be pumped into the rain water harvesting pits and used for landscaping.
10. 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.

**Joint Director of Town Planning (North)  
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*[Signature]*  
11/10/2021

*[Signature]*  
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11. This Occupancy Certificate is subject to conditions laid out in the Compliance of submissions made in the affidavits filed to this office.
12. CFO from KSPCB should be submitted within 30 days from the date of issue of this Occupancy Certificate as per the submitted undertaking by the Owner / Developer to this office. If failed, this Occupancy Certificate will be deemed cancelled .
13. 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.

*Murthy B*  
*13/10/21*  
Joint Director (Town Planning – North)  
Bruhat Bengaluru Mahanagara Palike

To,  
Sri. M.R.Mohan Murthy, G, Maruthish, B.M.Rangaswamy, M.R.Pramila Rani, Khata Holder,  
M/s Deseginaxel Lessee) Rep by Sri. Ajay Ashok,  
# 271/61/2/62/1, 62/2, 67/3, 67/8, 69/3, Kuvempu nagara,  
Sigapura Village, Yelahanka Hobli, Ward No. 11,  
Yelahanka, Bangalore

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