



BRUHAT BENGALURU MAHANAGARA PALIKE

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

No. JDTP/LP/89/210-11

Date: 25-11-2021

OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for the Commercial Building at Property Katha No. 31, Race Course Road, Bengaluru


- Ref: 1) Your application for issue of Occupancy Certificate dated: 20-03-2019.
 2) Plan sanctioned by this office vide No. JDTP/LP/89/2010-11 dated: 18-03-2011
 3) Approval of Chief Commissioner for issue of Occupancy Certificate dated: 27-07-2021
 4) CFO issued by KSPCB vide No. CTE-109533 dated: 29-03-2019.

The Plan was sanctioned for the construction of Commercial Building comprising BF+GF+4UF at Property Katha No. 31, Race Course Road, Bengaluru by this office vide reference (2). KSPCB has issued consent for Operation of Sewage Treatment Plant (STP) vide Ref (4)

The Commercial Building was inspected by the Officers of Town Planning Section on 25-07-2021 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 Commercial Building was approved by the Chief Commissioner vide ref (3). Subsequent to the approval accorded by Commissioner the applicant was endorsed on dated: 29-07-2021 remit Rs. 7,24,51,000/- (Rupees Seven Crore Twenty Four Lakhs Fifty One Thousand only) has been paid by the applicant in the form of DD No 065403 drawn on IDBI Bank Ltd., dated: 16-11-2021 and taken into BBMP account vide receipt No.RE-ifms331-TP/000103 dated: 19-11-2021. The deviations effected in the building are condoned and regularized accordingly.

Hence, Permission is hereby granted to occupy Commercial Building comprising of 2BF+GF+4UF at Property Katha No. 31, Race Course Road, Bengaluru Occupancy Certificate is accorded with the following details.

Sl. No.	Floor Description	Built Up Area (in Sqm.)	Uses and other details.
1	Lower Basement Floor	690.02	Fire Fighting Pump, Treated Water Sump, Electrical Room.
2	Upper Basement Floor	870.11	62 No.s of Mechanical Car Parking, Fire Fighting Pump, Treated Water Sump, Electrical Room, Lobby, Lift and Staircase.
3	Ground Floor	448.04	20 No.a of Surface Parking, Office Space, Server Room, Toilet, Lobby, Lift and Staircase.
4	First Floor	771.34	Office Space, Balcony, Lobby, Lift and Staircase.


Joint Director of Town Planning (North)
Bruhat Bengaluru Mahanagara Palike
 25/11/21
 25/11/2021
 25/11/21



5	Second Floor	850.51	Office Space, Balcony, Lobby, Lift and Staircase
6	Third Floor	850.51	Office Space, Balcony, Lobby, Lift and Staircase
7	Fourth Floor	850.51	Office Space, Balcony, Lobby, Lift and Staircase
8	Terrace Floor	124.95	Lift Machine Room and Staircase Head Room,
Total		5455.96	
9	FAR		2.53<3.00
10	Coverage		30.91% <40%

This Occupancy Certificate is issued subject to the following conditions:

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

Mujis B-11/2024
Joint Director of Town Planning (North)
Bruhat Bengaluru MahanagaraPalike

B
25/11/24

B
25/11/24

B
25/11/24



11. This Occupancy Certificate is subject to conditions laid out in the CFO issued by KSPCB vide AW-109533 PCB, dated: 29-03-219 and Compliance of submissions made in the affidavits filed to this office.
12. In case of any false information, misrepresentation of facts, or pending court cases, the Occupancy Certificate shall be 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. Micro Labs Ltd.,
31, Race Course Road,
Bengaluru.

Copy to

1. JC (EastZone) / EE (ShivajinagarDivision) / AEE/ ARO (Whitefield Sub-division) for information and necessary action.
2. Superintendent Engineer (West), BESCO, Kalyananagar, Banasawadi, Bengaluru - 560043.
3. Office copy.

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

25/11/24

25/11/24

25/11/24

o LL