



BRUHAT BENGALURU MAHANAGARA PALIKE

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

No. BBMP/Addl.Dir/JD NORTH/LP/0121/2017-18

Dated: 28-01-2022

OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for Commercial (Office) Building at Property Khatha No. 11, PID No. 76-28-11 Kasturba Road, Richmond Town, Ward No. 111, East Zone, Bangalore.

- Ref: 1) Your application for issue of Occupancy Certificate dated:19-07-2021
2) Plan sanctioned by this office vide No. BBMP/Addl.Dir/JD North/0121/2017-18 dated: 02-01-2018
3) Approval of Chief Commissioner for issue of Occupancy Certificate dated: 14-01-2022
4) CFO issued by KSPCB vide No. AW-324669 PCB ID: 102815, dated: 16-04-2021

The Plan was sanctioned for the construction of Commercial (Office) Building Consisting of 2BF+GF+4UF at Property Khatha No. 11, PID No. 76-28-11 Kasturba Road, Richmond Town, Ward No. 111, East Zone, Bangalore by this office vide reference (2). The Commencement Certificate was issued on 11-09-2020 by this Office. KSPCB vide Ref (4) has issued consent for Operation of Sewage Treatment Plant (STP).

The Commercial Building was inspected by the Officers of Town Planning Section on 07-08-2021 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 (Office) Building was approved by the Chief Commissioner vide ref (3). Subsequent to the Approval accorded by Chief Commissioner the applicant was endorsed on dated: 19-01-2022 to remit Compounding fees for the deviated portion, Ground Rent Arrears, and Scrutiny fee of Rs. 66,13,000/- (Rupees Sixty Six Lakhs Thirteen Thousand only), has been paid by the Applicant in the form of DD No 185448 drawn on HDFC Bank, dated: 25-01-2022 and taken into BBMP account vide receipt No.RE-ifms331-TP/000136 dated: 27-01-2022. The Deviations effected in the Building are condoned and Regularized accordingly.

Hence, Permission is hereby granted to occupy Commercial (Office) Consisting of 2BF+GF+4UF at Property Khatha No. 11, PID No. 76-28-11 Kasturba Road, Richmond Town, Ward No. 111, East Zone, Bangalore 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	801.89	37 No.s of Mechanical Car Parking, Lobbies, Lifts and Staircases
2	Upper Basement Floor	801.89	28 No.s of Mechanical Car Parking, STP, Lobbies, Lifts and Staircases

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(Handwritten signatures and dates: 28/1/22, 28/1/22, 28/1/22)



3	Ground Floor	511.17	Commercial Space, Transformer Yard, Generator Room, Toilets, Lobbies, Lifts and Staircase
4	First Floor	573.44	Commercial Space, Toilets, Balcony, Lobbies, Lifts and Staircase
5	Second Floor	636.14	Commercial Space, Toilets, Balcony, Lobbies, Lifts and Staircase
6	Third Floor	636.14	Commercial Space, Toilets, Balcony, Lobbies, Lifts and Staircase
7	Fourth Floor	604.05	Commercial Space, Toilets, Balcony, Lobbies, Lifts and Staircase
8	Terrace Floor	47.96	Lift Machine Room, Staircase Head Room and Solar Pannels
	Total	4612.68	
9	FAR		2.36 < 2.50
10	Coverage		44.77% < 45%

This Occupancy Certificate is issued subject to the following conditions:

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

Joint Director of Town Planning (North)
Bruhat Bengaluru MahanagaraPalike

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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.
11. This Occupancy Certificate is subject to conditions laid out in the CFO issued from KSPCB vide No. AW-324669 PCB ID: 102815, dated: 16-04-2021 and Compliance of submissions made in the affidavits filed to this office
12. The Applicant / Developer should abide by the condition imposed during Occupancy Certificate.
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.

Sd/-

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

To,

Sri. M.P.Mehtha, Kamlesh P Talera Alias Kamiash Pankharaj Talera, Dinesh Talera
No. 11, Kasturba Road,
Bengaluru

Copy to

1. JC (East Zone) / EE (Shanthinagar Division) / AEE/ ARO (Shanthinagar Sub-division) for information and necessary action.
2. Senior Environmental Officer, KSPCB, # 49, Church Street, Bengaluru - 01 for information.
3. Superintendent Engineer, (Electrical), BESCOM, North Division, No. 8, Benson Town, Nandi Durga Road, Bengaluru - 560046.
4. Office copy.

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

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