



BRUHAT BENGALURU MAHANAGARA PALIKE

Office of the Joint Director of Building License Cell (North), N.R. Square, Bengaluru – 02.

No. JDTP/LP/66/2010-11

Date: 15-09-2020

OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for the Commercial (Office / Retail) Building at Property Katha No. 271/272/312/312/321, Byatarayanapura Village, Yelahanka Zone, Bengaluru.

- Ref: 1) Your application for issue of Occupancy Certificate dated: 12-05-2020.
2) Building Modified Plan Sanctioned No. JDTP/LP/66/2010-11, dated.09-10-2013.
3) Approval of Commissioner for issue of Occupancy Certificate dated: 14-07-2020.
4) CFO issued by KSPCB vide No. AW-317756, PCB ID. 85823, date: 20-03-2020.
5) Fire Clearance for the Occupancy Certificate vide No. KSFES/CC/593/2019, GBC(1) 422/2007, Dated: 10-01-2020.

The Building Modified Plan was sanctioned for the construction of Commercial (Office / Retail) Building consisting of 3BF+GF+6UF at Property Katha No. 271/272/312/312/321, Byatarayanapura Village, Yelahanka Zone, Bengaluru by this office vide reference (2). The Commencement Certificate was issued on 24-05-2014. KSPCB vide Ref (4) has issued consent for Operation of Sewage Treatment Plant (STP). The Fire and Emergency Services Department has issued Clearance Certificate to Occupy Building vide Ref. No. (5).

The Commercial (Office / Retail) Building was inspected by the Officers of of Building Licence Cell North Section on 19-06-2020 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 / Retail) Building was approved by the Commissioner on date: 14-07-2020 vide ref (3). Subsequent to the approval accorded by Commissioner the applicant was endorsed on dated: 17-07-2020 to remit Rs. 5,78,77,000/- (Rupees Five Crores Seventy Eight Lakhs Seventy Seven Thousand Only), towards Compounding Fee, Ground rent arrears, GST, Lake Improvement Charges, License Fee and Scrutiny Fees. The applicant has paid of Rs. 1,65,07,000/- (Rupees One Crore Sixty Five Lakhs Seven Thousand only) towards 50% of Scrutiny fees, Lake Improvement Charges, License Fee and Compounding fine as per the Hon'ble High Court Interim order dated: 31-08-2020 vide W.P.No. 9479/2020 (LB-BMP) in the form of DD No. 349060, dated: 10-09-2020 drawn on Kotak Mahindra Bank, Bengaluru Branch,. The same has been taken into BBMP account vide receipt No. RE-ifms 331-TP/000134 dated: 11-09-2020. The deviations effected in the building are condoned and regularized accordingly.

Hence, Permission is hereby granted to occupy the Commercial (Office / Retail) Building consisting of 3BF+GF+6UF at Property Katha No. . 271/272/312/312/321, Byatarayanapura Village, Yelahanka Zone, Bengaluru. Occupancy Certificate is accorded with the following details.

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Sl. No.	Floor Descriptions	Built Up Area (in Sqm)	Uses and other details.
1	2		4
1	3 rd Basement Floor	2915.72	148 No.s of Car Parking, UG Sump, Lobbies, Lifts and Staircases,
2	2 nd Basement Floor	2911.87	65 No.s of Car Parking, Pump Room, UG Sump, Lobbies, Lifts and Staircases,
3	1st Basement Floor	2911.87	55 No.s of Car Parking, Pump Room, Electrical Panel Room, BMS Room, Communication Room, UG Sump, Lobbies, Lifts and Staircases,
4	Ground Floor	2183.60	Office Space, Retail Space, 56 No.s of Surface Car Parking, STP, DG Yard, Transformer, OWC, Lobbies, Lifts and Staircases
5	First Floor	2146.43	Office Space, Retail Space, Toilets, Lobby, Lift and Staircase
6	Second Floor	2320.66	Office Space, Toilets, Lobby, Lift and Staircase
7	Third Floor	2320.66	Office Space, Toilets, Lobby, Lift and Staircase
8	Fourth Floor	2320.66	Office Space, Toilets, Lobby, Lift and Staircase
9	Fifth Floor	2320.66	Office Space, Toilets, Lobby, Lift and Staircase
10	Sixth Floor	2320.66	Office Space, Toilets, Lobby, Lift and Staircase
11	Terrace Floor	152.77	Lift Machine Room, OHT and Staircase Head Room
	Total	24825.53	
12	FAR		3.09 < 3.25
13	Coverage		42.02% < 50%

This Occupancy Certificate is issued subject to the following conditions:

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

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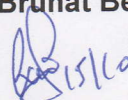
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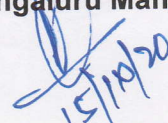
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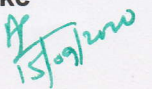


5. Footpath and road side drain in front of the building should be maintained in good condition.
6. Rain water harvesting structure shall be maintained in good condition for storage of water and shall be used for non potable purpose or recharge of ground water at all times as per Building Bye-laws-2003 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.
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)422/2007, Docket No. KSFES/CC/593/2019, Dated: 10-01-2020 and CFO from KSPCB vide No. AW-317756, PCB ID. 85823, date: 20-03-2020 and Compliance of submissions made in the affidavits filed to this office.


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16. The Demand for payment of Ground rent, GST and others fees in interim stay as per the order of the Hon'ble High Court Vide W.P No.9479/2020 (LB-BMP), Dated. 31-08-2020 is subject to condition for remittance of such cost in future, based on the outcome of the final order of the Hon'ble High Court as per the court order and Indemnity Bond submitted to this office.
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/-

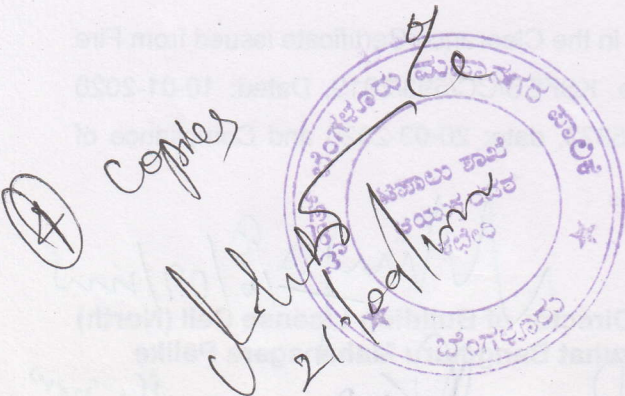
**Joint Director of Building License Cell (North)
Bruhat Bengaluru Mahanagara Palike**

To,
Sri. B G Shashikiran and Others
271/272/312/312/321, Byatarayanapura Village,
Yelahanka Zone,
Bengaluru

Copy to

1. JC (Yelahanka Zone) / EE (Yelahanka Division) / AEE/ ARO (Kodigehalli 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 of Building License Cell (North)
Bruhat Bengaluru Mahanagara Palike**



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