

BRUHAT BENGALURU MAHANAGARA PALIKE

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

No. BBMP/Addl.Dir/JD NORTH/LP/0236/2016-17

Date: 28-01-2021

OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for the Commercial Building at Property Katha No. 1455/70/1, Plot No. 1538, Sy No. 183, Varthur Village, Varthur Hobli, Bangalore East Taluk, Ward No. 149, Mahadevapura Zone, Bangalore.

- Ref: 1) Your application for issue of Occupancy Certificate dated: 03-10-2019 & 31-12-2020
2) Building Plan Sanctioned by this office vide No. BBMP/Addl.Dir/JD NORTH/ LP/0236/ 2016-17 dated: 10-07-2017
3) Approval of Commissioner for issue of Occupancy Certificate dated: 18-01-2021
4) CFO issued by KSPCB vide No. AW-319147 PCB ID: 87162 dated: 21-07-2020

The Plan was sanctioned for the construction of Commercial Building consisting of 2BF + GF + 4UF at Property Katha No. 1538, Sy No. 183, Varthur Village, Varthur Hobli, Bangalore East Taluk, Ward No. 149, Mahadevapura Zone, Bangalore by this office vide reference (2). The Commencement Certificate was issued on 25-07-2018. KSPCB vide Ref (4) has issued consent for Operation of Sewage Treatment Plant (STP).

The Building was inspected by the Officers of Town Planning Section 28-12-2020 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 Building was approved by the Commissioner vide ref (3). The Compounding fees for the deviated portion, Ground Rent Arrears GST and Scrutiny fee Charges of Rs. 26,45,000/- (Rupees Twenty Six Lakhs Forty Five Thousand only), has been paid by the applicant in the form of DD No.07078 drawn on Federal Bank Ltd., dated: 21-01-2021 and taken into BBMP account vide receipt No.RE-ifms 331-TP/000274 dated: 21-01-2021. The deviations effected in the Building are condoned and Regularized accordingly.

Hence, Permission is hereby granted to occupy the Commercial Building constructed at Property Katha No. 1455/70/1, Plot No. 1538, Sy No. 183, Varthur Village, Varthur Hobli, Bangalore East Taluk, Ward No. 149, Mahadevapura Zone, Bangalore Consisting of 2BF+GF+ 4UF. Occupancy Certificate is accorded with the following details.

Sl. No.	Floor Descriptions	Built Up Area (in Sqm)	Uses and other details.
1	2	3	4
1	Lower Basement Floor	1268.18	31 No.s of Car Parking, STP, UG Sump, Lobby, Lift and Staircase
2	Upper Basement Floor	1268.18	64 No.s of Car Parking, DG Yard, Lobby, Lift and Staircase

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3	Ground Floor	911.12	Commercial Retail Shops, Toilets, Lobby, Lift and Staircase, Transformer Yard
4	First Floor	923.73	Commercial Retail Shops, Toilets, Lobby, Lift and Staircase, Transformer Yard
5	Second Floor	923.73	Commercial Retail Shops, Toilets, Lobby, Lift and Staircase, Transformer Yard
6	Third Floor	923.73	Commercial Retail Shops, Toilets, Lobby, Lift and Staircase, Transformer Yard
7	Fourth Floor	923.73	Commercial Retail Shops, Toilets, Lobby, Lift and Staircase, Transformer Yard
8	Terrace	45.54	Lift Machine Room, Staircase Head Room, OHT & Solar Panel.
	Total	7187.94	
9	FAR		2.674 < 3.00
10	Coverage		52.990% < 55%

This Occupancy Certificate is issued subject to the following conditions:

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

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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 from KSPCB vide No. AW-319147 PCB ID: 87162 dated: 21-07-2020 and Compliance of submissions made in the affidavits filed to this office.
12. As soon as BWSSB starts issuing NOC, the applicant should obtain NOC from BWSSB and submit to this office.
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.

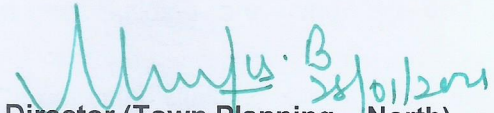
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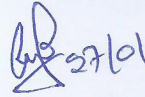
**Joint Director (Town Planning – North)
Bruhat Bengaluru Mahanagara Palike**

Sri. Sandeep
1538, Varthur Village, Varthur Hobli,
Bangalore East Taluk, Ward No. 149,
Mahadevapura Zone, Bangalore.

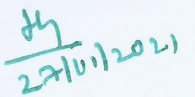
Copy to

1. JC (Mahadevapura Zone) / EE (Mahadevapura Division) / AEE/ ARO (Whitefield Sub-division) for information and necessary action.
2. Superintendent Engineer, (Electrical), BESCOM, North Division, No. 8, Benson Town, Nandi Durga Road, Bengaluru - 560046.
3. Office copy


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