



BRUHAT BENGALURU MAHANAGARA PALIKE

Office of the Joint Director of Building License Cell (North), N.R. Square, Bengaluru – 02.
No. BBMP/Addl.Dir/JD NORTH/LP/0380/2014-15

Date: 29-06-2020

30/6/2020

OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for the Commercial (IT/BT), One Residential Unit and Part of Hostel Building at Property Katha No. 139/26-1, Domluru Village, Ward No. 112, Bangalore.

- Ref: 1) Your application for issue of Occupancy Certificate dated: 14-02-2020
2) Building Plan Sanctioned No. BBMP/Addl.Dir/JD NORTH/LP/0380/2014-15 dated: 14-02-2018
3) Approval of Commissioner for issue of Occupancy Certificate dated: 20-06-2020.
4) CFO issued by KSPCB vide No. AW-317222 PCB ID: 85430, dated: 19-02-2020,

The Building Plan was sanctioned for the construction of Commercial (IT/BT), One Residential Unit and Part of Hostel Building consisting 2BF + GF + 4UF at Property Katha No. 139/26-1, Domluru Village, Ward No. 112, Bangalore by this office vide reference (2). The Commencement Certificate was issued on 06-02-2020. KSPCB vide Ref (4) has issued consent for Operation of Sewage Treatment Plant (STP).

The Commercial (IT/BT), One Residential Unit and Part of Hostel Building was inspected by the Officers of of Building Licence Cell Section on 01-06-2020 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 (IT/BT), One Residential Unit and Part of Hostel Building was approved by the Commissioner vide ref (3). The compounding fees for the deviated portion, Ground Rent, GST and Scrutiny fee Charges of Rs. 24,19,000/- (Rupees Twenty Lakhs Nineteen Thousand only), has been paid by the applicant in the form of DD No.500721 drawn on State Bank of India, dated: 25-06-2020 and taken into BBMP account vide receipt No.RE-ifms 331-TP/000059 dated: 29-06-2020. The deviations effected in the building are condoned and regularized accordingly.

Hence, Permission is hereby granted to occupy the Commercial (IT/BT), One Residential Unit and Part of Hostel Building constructed at Property Katha No139/26-1, Domluru Village, Ward No. 112, 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	1019.07	25 No.s of Car Parking, Lift and Staircase,
2	Upper Basement Floor	1019.07	31 NO.s of Car Parking & Two Wheeler Parking, STP, UG Sump, DG Store, Lift and Staircase

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3	Ground Floor	697.54	11 No.s of Car Parking, IT/BT Office Space, Transformer Yard, Toilets, RWH, Organic Waste Covertor, Lift and Staircase
4	First Floor	793.65	IT/BT Office Space, Electrical Room, AHU Room, Toilets, Lobby, Lift and Staircase
5	Second Floor	858.12	IT/BT Office Space, Electrical Room, AHU Room, Toilets, Lobby, Lift and Staircase
6	Third Floor	935.10	Hostel Rooms, Toilets, One Residential Unit, Lobby, Lift and Staircase
7	Fourth Floor	965.70	
8	Terrace Floor	55.47	Lift Machine Room, Staircase Head Room, Over Head Tank and Solar Panel
	Total	6343.72	
9	FAR		2.27 > 2.25 (deviation 1.33% < 5%)
10	Coverage		38.19% < 50%

This Occupancy Certificate is issued subject to the following conditions:

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

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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-317222 PCB ID: 85430, dated: 19-02-2020 and Compliance of submissions made in the affidavits filed to this office
12. This Occupancy Certificate is subject to conditions of Final Orders of the ACB and BMTF Case registered vide Petition No. 33/2018 & ADGP/BMTF/Petition/361/2018 respectively.
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 of Building License Cell (North)
Bruhat Bengaluru Mahanagara Palike**

To,
Sri. S.K.Sunil Guptha,
S-711, Manipal Centre,
Dickenson Road, Bangalore.

Copy to

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

**Joint Director of Building License Cell (North)
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[Handwritten signatures and dates]
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