



BRUHAT BENGALURU MAHANAGARA PALIKE

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

No. BBMP/Addl.Dir/JD North/LP/0028/2018-19

Date: 24-03-2021

OCCUPANCY CERTIFICATE (PARTIAL)

Sub: Issue of Occupancy Certificate (Partial) for High School Building in Block – A at Property Khata No. 1161/13/15, Jakkuru Village, K.R.Puram Hobli, Bangalore East Taluk, Ward No. 05, Yelahanka Zone, Bengaluru.

- Ref: 1) Your application for issue of Occupancy Certificate (Partial) High School Building dated: 26-11-2020
- 2) Building Modified Plan sanctioned No. BBMP/Addl.Dir/JD North/ LP/ 0028/ 2018-19, dated: 23-02-2019.
- 3) Approval of Commissioner for issue of Occupancy Certificate (Partial) dated: 08-01-2021.
- 4) Occupancy Certificate (Partial) issued by this office dated: 12-04-2019.

The Modified Plan was sanctioned for the construction of High School Building comprising of BF+GF+4 UF in Block – A and BF+GF+5 UF in Block – B Consisting of at Property Katha No. 1161/13/15, Jakkuru Village, K.R.Puram Hobli, Bangalore East Taluk, Ward No. 05, Yelahanka Zone, Bengaluru by this office vide reference (2). Occupancy Certificate (Partial) was issued for BF+GF+3UF Block – A vide Ref (4). Now the applicant has applied for Occupancy Certificate (Partial) for 4th Floor in Block – A.

The proposal for issue of Occupancy Certificate (Partial) for 4th Floor in Block – A for High School Building was inspected by the Officers of Town Planning Section on 27-11-2020 for the issue of Occupancy Certificate. During inspection, it is observed that, there is deviation in construction of with reference to the approved modified plan. Considering the entire building including the portion of building for which Occupancy Certificate (Partial) was already issued vide reference (4), the compounding fee for the deviations were calculated comparing with the approved Modified Plan. The proposal for the issuance of Occupancy Certificate for 4th Floor in Block – A was approved by the Commissioner on dated: 08-01-2021. The compounding fees for the deviated portion and Scrutiny fee Charges of Rs. 6,52,000/- (Rupees Six Lakhs Fifty Two Thousand only), has been paid by the applicant in the form of DD No. 995084 drawn on Union Bank of India, dated: 23-02-2021 and taken into BBMP account vide receipt No.RE-ifms 331-TP/000308 dated:01-03-2021. The deviations effected in the building are condoned and regularized accordingly.

Hence, permission is hereby granted to occupy the 4th Floor in Block – A constructed for High School Building at Property No. 1161/13/15, Jakkuru Village, K.R.Puram Hobli, Bangalore East Taluk, Ward No. 05, Yelahanka Zone, Bengaluru with the following details.

Sl. No.	Floor Descriptions	Built Up Area (in Sqm)	Uses and other details.
1	2	3	4
1	Fourth Floor	1141.99	Teachers Research Centre, Indoor Games, Computer Lab, Maths Lab, Science Lab, Art / Music Room, supervisor Room, Toilets, Corridors, Lobbies, Lifts and Staircase.

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2	Terrace Floor	90.68	Lift Machine Room, Staircase Head Room and Service Lobbies
	Total	1232.67	
3	OC issued Area	5895.29	
	Grand Total	7127.96	
4	FAR		0.508 < 2.25
5	Coverage		10.39% < 45%

This Occupancy Certificate (Partial) is issued subject to the following conditions:

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

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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. Hence, Occupancy Certificate (Partial) is in continuation of the Occupancy Certificate (Partial) was issued by this office vide reference (4) consisting of BF+GF+3 UF in Block - A.
16. This Occupancy Certificate is subject to conditions laid out in the Compliance of submissions made in the affidavits filed to this office.
17. The Remaining Wings in Block - B should be completed as per the Modified Sanctioned Plan & Occupancy Certificate should be obtained after Completion.
18. 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 (Partial) issued will be withdrawn without any prior notice.

Sd/-

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

To,
Sri. K.S.Bharath (Khata Holder)
No. D-406, CASA Ansal Apartment,
Bannerghatta Road, Beside Gopalan Mall,
J.P.Nagara 3rd Phase,
Bengaluru – 560 076.

Copy to

1. JC (Yelahanka Zone) / EE (Byatarayanapura Division) / AEE/ ARO (Byatarayanapura 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.

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

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