



## BRUHAT BENGALURU MAHANAGARA PALIKE

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

No. BBMP/Addl.Dir/JD NORTH/LP/1001/2021-22

Dated: 25/04/2022

### OCCUPANCY CERTIFICATE (PARTIAL)

Sub: Issue of Occupancy Certificate (Partial) for Academic Block – 4, Hostel Block – 1, Center Utility Block – 01, Security Block – 1, 2 & 3 Building at Property Khatha No. 72, Sy No. 2 (P), 3(P), 4, 5, 6(P), 7(P), 8, 9, 10(P), 12(P), 13(P), 14(P), 15/3(P), 16/3(P), 17/3(P), 18(P), 19(P), 21(P), Vasudevapura Village, Sy. No. 4(P), 5(P), 14, 16 & 17 of Govindapura Village and Sy. No. 11/2(P) & 12(P) of Kenchanahalli Village, Yelahanka, Ward No. 01, Bengaluru.

- Ref: 1) Your application for issue of Occupancy Certificate dated:02-03-2022  
2) Plan sanctioned by this office vide No. BBMP/Addl.Dir/JD North/1001/2020-21 and PRJ No. 0067/20-21 Dated: 18-01-2021 & BBMP/Addl.Dir/JD North/0008/2021-22 and Dated: 29-09-2021  
3) Approval of Chief Commissioner for issue of Occupancy Certificate dated: 13-04-2022  
4) Fire Clearance for the Occupancy Certificate vide No: KSFES/GBC(1)/229, Docket No. KSFES/CC/094/2022, dated: 05-03-2022  
5) CFO issued by KSPCB vide No. AW-330935 PCB ID: 85594 dated: 19-04-2022

\*\*\*\*\*

The Plan and Modified Plan was sanctioned for the Construction of Manipal Institute Building consisting of Academic Block – 04 Consisting of GF+6UF, Hostel Block – 1 Consisting of GF+5 UF, Center Utility Block – 01 Consisting of BF+GF, Security Block – 01 Consisting of GF+1 UF, Security Block – 02 & 3 Consisting of GF, at Property Khatha No. 72, Sy No. 2 (P), 3(P), 4, 5, 6(P), 7(P), 8, 9, 10(P), 12(P), 13(P), 14(P), 15/3(P), 16/3(P), 17/3(P), 18(P), 19(P), 21(P), Vasudevapura Village, Sy. No. 4(P), 5(P), 14, 16 & 17 of Govindapura Village and Sy. No. 11/2(P) & 12(P) of Kenchanahalli Village, Yelahanka, Ward No. 01, Bengaluru by this vide reference (2). The Commencement Certificate was issued for Security – 1 & 3, Academic Block – 4, Hostel Block – 1 on 31-03-2021 and for Security Block – 2 & Center Utility Block – 1 on 11-03-2022. The Fire and Emergency Services Department has issued Clearance Certificate to Occupy Building vide Ref. No. (4).KSPCB vide Ref (5) has issued consent for Operation of Sewage Treatment Plant (STP).

The Proposal was submitted by the applicant vide ref (1) for the issue of Occupancy Certificate, the Educational Institute Building was inspected by the Officers of Town Planning Section on 09-03-2022 for the issue of Occupancy Certificate. During the inspection it is observed that, the construction has been completed in accordance with the Sanctioned and Modified Sanctioned Plan. The proposal for the issuance of Occupancy Certificate for Academic Block – 4, Hostel Block – 1, Center Utility Block – 01, Security Block – 1, 2 & 3 was approved by the Chief Commissioner vide Ref (3). Since, Partial Occupancy Certificate is now being considered only for Academic Block – 4, Hostel Block – 1, Center Utility Block – 01, Security Block – 1, 2 & 3 Building, the percentage of violation has been calculated at the time of issue of Occupancy Certificate for the remaining Blocks. Subsequent to the approval accorded by Commissioner the applicant was endorsed on dated: 20-04-2022 to remit Rs. 3,62,000/- (Rupees Three Lakhs Sixty Two Thousand Only), towards difference in FAR Area and Scrutiny Fees. The applicant has paid in the form of DD No.507391 dated:20-04-2022 drawn on ICICI Bank Ltd., The same has been taken into BBMP account vide receipt No. RE-ifms 331-TP/000010 dated: 21-04-2022.

Joint Director of Town Planning (North)  
Bruhat Bengaluru MahanagaraPalike

1000  
2214

22/04

22/04/22





Hence, Permission is hereby granted to occupy the Educational Institute Building for Academic Block – 04 Consisting of GF+6UF, Hostel Block – 1 Consisting of GF+5 UF, Center Utility Block– 01 Consisting of BF+GF, Security Block – 01 Consisting of GF+1 UF and Security Block – 02 & 3 Consisting of GF, at Property Khatha No. 72, Sy No. 2 (P), 3(P), 4, 5, 6(P), 7(P), 8, 9, 10(P), 12(P), 13(P), 14(P), 15/3(P), 16/3(P), 17/3(P), 18(P), 19(P), 21(P), Vasudevapura Village, Sy. No. 4(P), 5(P), 14, 16 & 17 of Govindapura Village and Sy. No. 11/2(P) & 12(P) of Kenchanahalli Village, Yelahanka, Ward No. 01, Bengaluru. This Occupancy Certificate is accorded with the following details.

**Academic Block - 4**

Sl. No.	Floor Description	Built Up Area (in Sqm.)	Uses and other details.
1	Ground Floor	1481.48	112 No.s Surface Car Parking, Auditorium, Computer Laboratoris, Corridor, Lift & Staircase.
2	First Floor	2475.39	Reception, Administration, Library, Chemistry & Physics Lab, Server Room, Toilets, Corridor, Lift & Staircase.
3	Second Floor	2838.63	Class Rooms, Service Room, Toiltes & Corridor Lift & Staircase,
4	Third Floor	2838.63	Computer Labs, Seminar Hall, Class Rooms, Toilets & Corridor Lift & Staircase,
5	Fourth Floor	2838.63	Class Rooms, Library, Toiltes, Corridor Lift & Staircase,
6	Fifth Floor	2671.23	Board Room, Faculty Cabins, Corriodr, Lift & Staircase.
7	Sixth Floor	2671.23	Examination Centre, Faculty Cabins, Corriodr, Lift & Staircase.
8	Terrace	192.67	OHT, Solar Panels and LMR
	<b>Total – I</b>	<b>18007.89</b>	

**Hostel Block -**

Sl. No.	Floor Description	Built Up Area (in Sqm.)	Uses and other details.
1	Ground Floor	1729.67	65 No.s Surface Car Parking, Reception, Student Rooms, Toiltes, Corriodr, Lift & Staircase.
2	First Floor	1714.67	Warden Office, Student Rooms, Toilets, Corriodr, Lift & Staircase.
3	Second Floor	1714.67	Student Rooms, Toilets, Corriodr, Lift & Staircase.
4	Third Floor	1714.67	Student Rooms, Toilets, Corriodr, Lift & Staircase.

Joint Director of Town Planning (North)  
Bruhat Bengaluru MahanagaraPalike

22/4

22/4

22/4/20





5	Fourth Floor	1714.67	Student Rooms, Toilets, Corridor, Lift & Staircase.
6	Fifth Floor	1714.67	Student Rooms, Toilets, Corridor, Lift & Staircase.
7	Terrace	90.28	OHT, Solar Panels and LMR
	<b>Total - II</b>	<b>10393.29</b>	

### Center Utility Block - 1

Sl. No.	Floor Description	Built Up Area (in Sqm.)	Uses and other details.
1	Basement Floor	683.14	Treated Water Tank and Pump Room,
2	Ground Floor	453.62	03 No.s Surface Car Parking, Panel Room, HAVC Pump Room, BMS (Building Modulation System) Room.
	<b>Total - III</b>	<b>1136.76</b>	

### Security Block - 1

Sl. No.	Floor Description	Built Up Area (in Sqm.)	Uses and other details.
1	Ground Floor	190.30	03 No.s Surface Car Parking, Reception, Server Room, Chief Security Officers Cabin, Toilets, Staircase.
2	First Floor	194.09	Facility Office, Drivers Lounge, Toilets and Staircase.
3	Terrace	22.42	Staircase. & Head Room
	<b>Total - IV</b>	<b>406.81</b>	

### Security Block - 2

1	Ground Floor	62.00	01 No.s Surface Car Parking, Reception, Security Desk, Toilets.
---	--------------	-------	---

### Security Block - 3

1	Ground Floor	51.40	01 No.s Surface Car Parking, Reception, Security Desk, Toilets.
	<b>Grand Total for I to VI</b>	<b>30058.15</b>	
	<b>FAR</b>		<b>0.085 &lt; 3.00</b>
	<b>Coverage</b>		<b>1.66% &lt; 45%</b>

Joint Director of Town Planning (North)  
Bruhat Bengaluru MahanagaraPalike

22/4

22/4

22/4/22





**This Occupancy Certificate is issued subject to the following conditions:**

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

**Joint Director of Town Planning (North)**  
**Bruhat Bengaluru MahanagaraPalike**

22/4

22/4

22/4/22





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. KSFES/GBC(1)/229, Docket No. KSFES/CC/094/2022, dated: 05-03-2022 and CFO from KSPCB vide No AW-330935 PCB ID: 85594 dated: 19-04-2022 and Compliance of submissions made in the affidavits filed to this office
16. 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,

M/s Manipal Academy of Higher Education Trust  
Khata No, 72, Sy No. 2 (P), 3(P), 4, 5, 6(P), 7(P),  
8, 9, 10(P), 12(P), 13(P), 14(P), 15/3(P), 16/3(P),  
17/3(P), 18(P), 19(P), 21(P), Vasudevapura Village,  
Sy. No. 4(P), 5(P), 14, 16 & 17 of Govindapura Village and  
Sy. No. 11/2(P) & 12(P) of Kenchanahalli Village,  
Yelahanka, Ward No. 01, Bengaluru.

Copy to :

1. Director General of Police, Fire and Emergency Services, # 1, Annaswamy Modaliar Road, Bengaluru – 560 042 for information.
2. Senior Environmental Officer, KSPCB, # 49, Church Street, Bengaluru - 01 for information.
3. JC (Yelahanka Zone) / EE (Yelahanka Division) / AEE/ ARO (Yelahanka Sub-division) for information and necessary action.
4. Superintendent Engineer, (Electrical), BESCOM, North Division, No. 8, Benson Town, Nandi Durga Road, Bengaluru - 560046.
5. Office copy.

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

22/4

22/4

22/4/22