



BRUHAT BENGALURU MAHANAGARA PALIKE

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

No. BBMP/Addl.Dir/JD North/0017/2018-19

Dated: 06-04-2022

OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for Commercial (Office) Building at Property Khatha No. 6/1, sy.no. 12 & 13 Ward No. 14, Nagasandra village, Yeshwanthpura Hobli, Dasarahalli Zone, Bengaluru.

- Ref: 1) Your application for issue of Occupancy Certificate dated:06-01-2022.
 2) Plan sanctioned by this office vide No. BBMP/Addl.Dir/JD NORTH/ LP/ 0017/ 2018-19 dated: 01-12-2018
 3) Approval of Chief Commissioner for issue of Occupancy Certificate dated: 25-03-2022
 4) Fire Clearance for the Occupancy Certificate Vide No: Docket No. KSFES / CC/ 484/ 2021 dated: 08-12-2021

The Plan was sanctioned for the Construction of Commercial (Retail Warehouse & Office) Building consisting of BF+GF+4UF at Property Khatha No. 6/1, sy.no. 12 & 13 Ward No. 14, Nagasandra village Yeshwanthpura Hobli, Dasarahalli Zone, Bengaluru by this office vide reference (2). The Commencement Certificate was issued on 28-01-2020. The Fire and Emergency Services Department has issued Clearance Certificate to Occupy Building vide Ref. No. (4).

The Proposal submitted by the applicant vide ref (1) for the issue of Occupancy Certificate, the Commercial (Retail Warehouse & Office) Building was inspected by the Officers of Town Planning Section on 11-02-2022 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 (Retail Warehouse & Office) Building was approved by the Chief Commissioner vide ref (3). Subsequent to the Approval accorded by Chief Commissioner the applicant was endorsed on dated:25-03-2022 to remit Ground Rent Arrears, GST and Scrutiny fee of Rs. 3,84,09,000/-. (Rupees Three Crores Eighty Four Lakhs & Nine Thousand only) and has been paid by the Applicant in the form of DD No484284 dated: 28-03-2022 drawn on Standard Chartered Bank (Chb) and taken into BBMP account vide receipt No.RE-ifms331-TP/000179 dated: 31-03-2022.

Hence, Permission is hereby granted to occupy Commercial (Retail Warehouse & Office) Building consisting of BF+GF+4UF at Property Khatha No. 6/1, sy.no. 12 & 13 Ward No. 14, Nagasandra village Yeshwanthpura Hobli, Dasarahalli Zone, Bengaluru Occupancy Certificate is accorded with the following details.

Sl. No.	Floor Description	Built Up Area (in Sqm.)	Uses and other details.
1	Basement Floor	29,247.93	752 No.s of Car Parking, Electrical Rooms, STP, Sprinkler Tank, Rain Water Tank, Lifts and Staircase

Joint Director of Town Planning (North)
Bruhat Bengaluru Mahanagara Palike

4/4/22

4/4/22

4/4/22



2	Ground Floor	25,068.48	625 No.s of Car Parking, 131 No.s Surface Car Parking, 14 No's of Lorry Parking, Reception Area, Entrance Hall, Class Rooms, RWH, OWC, Toilets, lobbies, Lifts and Staircase
3	First Floor	26,112.88	Market Hall Sales area, Ware House, Goods Unloading area, Customer Service area, Trolley area, Toilets, lobbies, Lifts and Staircase
4	Second Floor	13,664.05	Living Room, Storage Room, Show Room, Sales area, Locker Room, Corridor, Toilets, lobbies, Lifts and Staircase
5	Third Floor	3,762.34	Service Offices, Refuge area, Battery Room, Solar Panels, Toilets, lobbies, Lifts and Staircase
6	Fourth Floor	3,379.27	Service Offices, Refuge area, Battery Room, Toilets, lobbies, Lifts and Staircase
7	Terrace Floor	51.06	Lift Machine Room, Staircase Head Room, OHT and Solar Panel.
	Total	101286.01	
8	FAR		0.936 < 3.25
9	Coverage		45.46% > 45%

This Occupancy Certificate is issued subject to the following conditions:

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

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Bruhat Bengaluru Mahanagara Palike

4/4/22

4/4/22

4/4/22



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 equipment's 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)/42/2016, Docket No, Docket No. KSFES /CC/484/2021 dated: 08-12-2021 and KSPCB CFO No. AW-329178 PCB ID 46486 dated; 12-01-2022 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 IKEA India Private Limited,
Khatha No. 6/1, sy.no. 12 & 13
Ward No. 14, Nagasandra village,
Yeshwanthpura Hobli, Dasarahalli Zone, Bengaluru.

Copy to

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

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