



BRUHAT BENGALURU MAHANAGARA PALIKE

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

No. BBMP/Addl.Dir/JD NORTH/LP/0027/2018-19

Dated: 07/05/2022

OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for the Commercial (Office) Building at Property Khatha No. 19/16/1 & 17/2, Ambalipura Village, Varthur Hobli, Ward No. 150, Bangalore East Taluk, Mahadevapura Zone, Bangalore.

- Ref: 1) Your application for issue of Occupancy Certificate dated:23-03-2022
2) Plan sanctioned by this office vide No. BBMP/Addl.Dir/JD NORTH/ LP/ 0027/ 2018-19 dated: 18-02-2019
3) Approval of Chief Commissioner for issue of Occupancy Certificate dated: 30-04-2022
4) Fire Clearance for the Occupancy Certificate vide No KSFES/CC/175/2022, dated: 22-03-2022
5) CFO issued by KSPCB vide No AW-330896, PCB ID: 74684, dated: 13-04-2022

The Plan was sanctioned for the Construction of Commercial (Office) Building consisting of GF+10 UF in South Tower, GF+2 UF in Central Tower and GF+8 UF in North Tower with Common 2 Basement Floors at Property Khatha No. 19/16/1 & 17/2, Ambalipura Village, Varthur Hobli, Ward No. 150, Bangalore East Taluk, Mahadevapura Zone, Bangalore by this office vide reference (2). The Commencement Certificates were issued on 10-03-2020 and 29-08-2020. 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).

For the Proposal submitted by the applicant vide ref (1) for the issue of Occupancy Certificate, the Commercial (Office) Building was inspected by the Officers of Town Planning Section on 06-04-2022. During inspection, it is observed that, there was 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 Chief Commissioner vide ref (3). Subsequent to the Approval accorded by Chief Commissioner the applicant was endorsed on dated:05-05-2022 to remit Compounding fees for the deviated portion, Ground Rent Arrears, GST and Scrutiny fee of Rs. 1,39,62,000/-. (Rupees One Crore Thirty Nine Lakhs Sixty Two Thousand only) and has been paid by the Applicant in the form of DD No 186033 dated: 30-04-2022 drawn on HDFC Bank Ltd., and taken into BBMP account vide receipt No.RE-ifms331-TP/00020 dated: 05-05-2022 The Deviations effected in the Building are condoned and Regularized accordingly.

Hence, Permission is hereby granted to occupy Commercial (Office) Building Consisting of GF+10 UF in South Tower, GF+2 UF in Central Tower and GF+8 UF in North Tower with Common 2 Basement Floors at Property Khatha No. 19/16/1 & 17/2, Ambalipura Village, Varthur Hobli, Ward No. 150, Bangalore East Taluk, Mahadevapura Zone, Bangalore. Occupancy Certificate is accorded with the following details.

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Sl. No.	Floor Description	Built Up Area (in Sqm.)	Uses and other details.
1	Lower Basement Floor	12206.14	614 Nos of Car Parking Space, Pump Room, S.T.P Room, Lifts, Lobbies, and Staircases
2	Upper Basement Floor	14030.68	610 Nos of Car Parking Space, Electrical Room, Maintenance Room, D.G. Room, S.T.P Room, Lifts, Lobbies, and Staircases
3	Ground Floor	7865.58	Office Space, AHU Rooms, Electrical Rooms, Fire Control Room, Toilets, Reception Lobbies, Lifts, Lobbies, and Staircases, 24 Nos of Surface Car Parking, O.W.C, Tranformer Yard
4	First Floor	6485.02	Office Space, AHU Rooms, Electrical Rooms, Toilets, Escalators, Lifts, Lobbies and Staircases
5	Second Floor	7713.32	Office Space, Kitchens, Stores, Out Door and Indoor Seating, AHU Rooms, Electrical Rooms, Gym, Toilets, Lifts, Lobbies and Staircases
6	Third Floor	5716.24	Office Space, AHU Rooms, Electrical Rooms, Gym, Indoor Seating, Toilets, Balconies, Lifts, Lobbies and Staircases
7	Fourth Floor	5715.98	Office Space, AHU Rooms, Electrical Rooms, Toilets, Lift Machine Room, OHT, Lifts, Lobbies and Staircases, Open Terrace
8	Fifth Floor	5715.98	Office Space, AHU Rooms, Electrical Rooms, Toilets, Lifts, Lobbies and Staircases
9	Sixth Floor	5834.95	Office Space, AHU Rooms, Electrical Rooms, Toilets, Refuge Areas, Lifts, Lobbies and Staircases
10	Seventh Floor	5715.98	Office Space, AHU Rooms, Electrical Rooms, Toilets, Lifts, Lobbies and Staircases
11	Eighth Floor	5715.98	Office Space, AHU Rooms, Electrical Rooms, Toilets, Lifts, Lobbies and Staircases
12	Ninth Floor	2977.08	Office Space, AHU Rooms, Electrical Rooms, Toilets, Refuge Area, Lift Machine Room, Over Head Tank, Lifts, Lobbies and Staircases,
13	Tenth Floor	2929.61	Office Space, A.H.U Rooms, Electrical Rooms, Toilets, Lifts, Lobbies and Staircases

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14	Terrace Floor	399.02	Lift Machine Rooms, Staircase Head Rooms, Solar Panels and OHT.
	TOTAL	89021.56	
15	FAR		2.986 < 3.00
16	Coverage		38.90% < 45%

This Occupancy Certificate is issued subject to the following conditions:

1. The car parking at Two Basement Floors and Surface Parking 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 and Surface Parking area should be used for car parking purpose only and the additional area if any available in Two Basement Floors and Surface Parking 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. This Occupancy Certificate is subject to conditions laid out in the Clearance Certificate issued from Fire Force Department vide No. KSFES/CC/175/2022, dated: 22-03-2022 and CFO from KSPCB vide No AW-330896, PCB ID: 74684, dated: 13-04-2022 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 Vaishnavi Infrastructure Pvt Ltd., GPA Holder for
Sri. Govindachari and Others, Khata Holder
2/2, Vittal Malya Road, Walton Road,
Bengaluru – 560 001.

Copy to :

1. JC (Mahadevapura Zone) / EE (Mahadevapura Division) / AEE/ ARO (Marathahalli Sub-division) for information and necessary action.
2. Senior Environmental Office 8r, 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), BESCO, North Division, No. 8, Benson Town, Nandi Durga Road, Bengaluru - 560046.
5. Office copy.

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