



# BRUHAT BENGALURU MAHANAGARA PALIKE

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

No. BBMP/Addl.Dir/JD NORTH/ LP/ 0426/ 2012-13

Dated: 24-06-2022

## OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for the Commercial Building at Property Khatha No. 287, Sy No. 133/2, Bhoganahalli Village, Varthur Hobli, Bangalore East Taluk, Ward No. 150, Mahadevapura Zone, Bangalore.

- Ref: 1) Your application for issue of Occupancy Certificate dated: 26-10-2021
- 2) Plan Sanctioned by this office vide No. BBMP/Addl.Dir/JD NORTH/LP/0426/2012-13, dated: 18-05-2013
- 3) Approval of Chief Commissioner for issue of Occupancy Certificate dated: 04-05-2022
- 4) Fire Clearance for the Occupancy Certificate vide No Docket No. KSFES/ CC/ 338/ 2021, dated: 09-09-2021
- 5) CFO issued by KSPCB vide No. AW-326663 PCB ID: 105014, dated: 06-09-2021

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The Plan was sanctioned for the Construction of Commercial Building consisting of 2BF+GF+5 UF at Property Khatha No. 287, Sy No. 133/2, Bhoganahalli Village, Varthur Hobli, Bangalore East Taluk, Ward No. 150, Mahadevapura Zone, Bangalore. by this office on dated: 18-05-2013. Subsequently Modified Plan was sanctioned for the construction of Commercial Building consisting of 2BF+GF+8UF by Loading TDR vide reference (2). vide reference (2). 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, Commercial Building was inspected by the Officers of Town Planning Section on 25-11-2021 for the issue of Occupancy Certificate. During inspection, it is observed that, there is deviation in construction with reference to the Modified 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: 12-05-2022 to remit Compounding fees for the deviated portion, Ground Rent Arrears, GST and Scrutiny fee of Rs. 1,55,43,000/-. (Rupees One Crore Fifty Five Lakhs Forty Three Thousand only) and has been paid by the Applicant in the form of DD No 733124 dated:13-05-2022 drawn on Yes Bank Ltd., and taken into BBMP account vide receipt No.RE-ifms331-TP/000030 dated: 21-05-2022 The Deviations effected in the Building are condoned and Regularized accordingly.

Hence, Permission is hereby granted to occupy Commercial Building Consisting of 2BF+GF+8 UF at Property Khatha No. 287, Sy No. 133/2, Bhoganahalli Village, Varthur Hobli, Bangalore East Taluk, Ward No. 150, Mahadevapura Zone, Bangalore. Occupancy Certificate is accorded with the following details.

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Handwritten signature and date: 21/06/2022



Sl. No.	Floor Description	Built Up Area (in Sqm.)	Uses and other details.
1	Lower Basement Floor	6110.33	275 No.s of Car Parking, STP, Storm Water Collection Sump, Two Wheeler Parking Lobbies, Lifts and Staircases
2	Upper Basement Floor	5820.34	259 No.s of Car Parking, Transformer Yard, Store Room, LT Pannel, Electrical Pannel Room, Toilets, Lobbies, Lifts and Staircases
3	Ground Floors	3031.45	Office Space, Toilets, Lobbies, Lifts and Staircases
4	First Floor	2773.00	Office Space, Toilets, Lobbies, Lifts and Staircases
5	Second Floor	2948.99	Office Space, Toilets, Lobbies, Lifts and Staircases
6	Third Floor	3110.66	Office Space, Toilets, Lobbies, Lifts and Staircases
7	Fourth Floor	3049.83	Office Space, Toilets, Lobbies, Lifts and Staircases
8	Fifth Floor	3062.22	Office Space, Toilets, Lobbies, Lifts and Staircases
9	Sixth Floor	3111.20	Office Space, Toilets, Lobbies, Lifts and Staircases
10	Seventh Floor	3056.69	Office Space, Toilets, Lobbies, Lifts and Staircases
11	Eighth Floor	3042.58	Office Space, Toilets, Lobbies, Lifts and Staircases
12	Terrace Floor	178.41	Lift Machine Rooms, Staircase Head Rooms, Chiller Platforms and Water Tanks.
	<b>TOTAL</b>	<b>39295.70</b>	
13	<b>FAR</b>		<b>3.84 &lt; 4.00 (2.50 + 1.50 TDR)</b>
14	<b>Coverage</b>		<b>42.60% &lt; 50%</b>

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

1. The car parking at Two Basement Floors 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.

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4. Two Basement Floors area should be used for car parking purpose only and the additional area if any available in Two Basement Floors 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.
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. Docket No. KSFES/CC/338/2021, dated: 09-09-2021 and CFO from KSPCB vide AW-326663 PCB ID: 105014, dated:06-09-2021 and Compliance of submissions made in the affidavits filed to this office.

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16. In case of any false information, misrepresentation of facts, or pending court cases, the Occupancy Certificate shall be 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,

Sri. H.Pilla Reddy and R. Srinivasa Reddy, Khata Holder,  
M/s Sai Srusti Infrastructure Pvt Ltd., GPA Holder,  
# 18, Kay Kay towers, 17<sup>th</sup> Cross, 9<sup>th</sup> Main,  
sector – 7, HSR Layout, Bangalore – 560 102

Copy to :

1. JC (Mahadevapura Zone) / EE (Mahadevapura Division) / AEE/ ARO (Marathahalli 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), BESCO, North Division, No. 8, Benson Town, Nandi Durga Road, Bengaluru - 560046.
5. Office copy.

**Joint Director (Town Planning – North)  
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