



## BRUHAT BENGALURU MAHANAGARA PALIKE

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

No. BBMP/Addl.Dir/JD NORTH/ LP/0045/2019-20  
BBMP/Addl.Dir/JD NORTH/ LP/0079/2015-16

Date: 29/8/2022

### OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for Commercial (Office) Building at Property Katha No. 607/144/151/2, 152, Thanisandra Village, Byatarayanapura Sub-division, Ward No. 06, Yelahanka Zone , Bengaluru.

- Ref: 1) Your application for issue of Occupancy Certificate dated:18-05-2022  
2) Modified Plan sanctioned by this office vide No. BBMP/Addl.Dir/JD North/0045/2019-20 Dated: 10-09-2020  
3) Approval of Chief Commissioner for issue of Occupancy Certificate dated: 26-07-2022  
4) Fire Clearance for the Occupancy Certificate vide No: KSFES/CC/102/2022, dated: 21-03-2022  
5) CFO issued by KSPCB vide No. AW-332667 PCB ID: 132680 dated: 05-08-2022

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The Modified Plan was sanctioned for the Construction of Commercial (Office) Building consisting of 3BF+GF+15 UF at Property Khatha No. 607/144/151/2, 152, Thanisandra Village, Byatarayanapura Sub-division, Ward No. 06, Yelahanka Zone , Bengaluru by this office vide reference (2). The Commencement Certificate was issued on 18-12-2020. 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).

The Commercial (Office) Building was inspected by the Officers of Town Planning Section on 18-06-2022 for the issue of Occupancy Certificate 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 (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: 26-08-2022 to remit Compounding fees for the deviated portion, Ground Rent Arrears, GST and Scrutiny fee of Rs. 2,83,21,000/- (Rupees Two Crores Eighty Three Lakhs Twenty One Thousand only) and 2020-21 Audit objection amount of earlier Plan sanctioned of Rs. 4,04,78,446/- (Rupees Four Crores Four Lakhs Seventy Eight Thousand Four Hundred and Forty Six). Hon'ble High Court Interim order vide W.P. No. 14542/2022 (LB-BMP) dated: 11-08-2022 has granted Interim Stay for the Audit Objection amount of Rs. 4,04,78,446/-. Hence, the applicant has paid of Rs. 2,83,21,000/- (Rupees Two Crores Eighty Three Lakhs Twenty One Thousand only) towards Occupancy Certificate in the form of DD No.341720 dated:29-08-2022 drawn on Federal Bank and taken into BBMP account vide receipt No.RE-ifms 331-TP/0000063 dated: 29-08-2022.

Hence, Permission is hereby granted to occupy Commercial (Office) Building consisting of 3BF+GF+15 UF at Property Khatha No. 607/144/151/2, 152, Thanisandra Village, Byatarayanapura Sub-division, Ward No. 06, Yelahanka Zone , Bengaluru 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	Basement – 3 Floor	8248.04	384 No.s of Car Parking, Fire Pump Room, LT Panel Room, STP, Lobbies, Lifts and Staircases
2	Basement - 2 Floor	8124.60	205 No.s of Car Parking, Pump Room, STP, LT Panel Room, UG Sumps, DG Room, Lobbies, Lifts and Staircases
3	Basement – 1 Floor	7912.27	192 No.s of Car Parking, LT Panel Room, UG Sumps, DG Room, Service Rooms, Storage Room, MBS Room, Toilets, Maintenance Room, Electrical Pannel Room, Lobbies, Lifts and Staircases
4	Ground Floor	2753.21	Commercial Space, Electrical Room, AHU's, Seminar Hall, Meeting Room, Service Bay, Admin Room, KIOSK, Retails 1 & 2, Toilets, Lobbies, Lifts and Staircases.
5	First Floor	1777.40	Commercial Space, Meeting Cabin, Electrical Room, AHU's, Service Room, Service Bay, Toilets, Lobbies, Lifts and Staircases.
6	Second Floor	2719.08	Commercial Space, Meeting Cabin, Electrical Room, AHU's, Service Room, Service Bay, Toilets, Lobbies, Lifts and Staircases.
7	Third Floor	2745.37	Commercial Space, Meeting Cabin, Electrical Room, AHU's, Service Room, Service Bay, Toilets, Lobbies, Lifts and Staircases.
8	Fourth Floor	2827.47	Commercial Space, Meeting Cabin, Electrical Room, AHU's, Service Room, Service Bay, Toilets, Lobbies, Lifts and Staircases.
9	Fifth Floor	2827.47	Commercial Space, Meeting Cabin, Electrical Room, AHU's, Service Room, Refuge Area, Service Bay, Toilets, Lobbies, Lifts and Staircases.
10	Sixth Floor	2830.73	Commercial Space, Meeting Cabin, Electrical Room, AHU's, Service Room, Service Bay, Toilets, Lobbies, Lifts and Staircases.
11	Seventh Floor	2834.73	Commercial Space, Meeting Cabin, Electrical Room, AHU's, Service Room, Service Bay, Toilets, Lobbies, Lifts and Staircases.
12	Eighth Floor	2834.73	Commercial Space, Meeting Cabin, Electrical Room, AHU's, Service Room, Service Bay, Toilets, Lobbies, Lifts and Staircases.
13	Ninth Floor	2834.73	Commercial Space, Meeting Cabin, Electrical Room, AHU's, Service Room, Service Bay, Toilets, Lobbies, Lifts and Staircases.
14	Tenth Floor	2834.73	Commercial Space, Meeting Cabin, Electrical Room, AHU's, Service Room, Service Bay, Toilets, Lobbies, Lifts and Staircases.

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15	Eleventh Floor	2796.81	Commercial Space, Meeting Cabin, Electrical Room, AHU's, Service Room, Refuge Area, Service Bay, Toilets, Lobbies, Lifts and Staircases.
16	Twelveth Floor	2290.37	Commercial Space, Meeting Cabin, Electrical Room, AHU's, Service Room, Service Bay, Toilets, Lobbies, Lifts and Staircases.
17	Thirteenth Floor	2200.82	Commercial Space, Meeting Cabin, Electrical Room, AHU's, Service Room, Service Bay, Toilets, Lobbies, Lifts and Staircases.
18	Fourteenth Floor	2156.88	Commercial Space, Meeting Cabin, Electrical Room, AHU's, Service Room, Refuge Area, Service Bay, Toilets, Lobbies, Lifts and Staircases.
19	Fifteenth Floor	1932.93	Commercial Space, Meeting Cabin, Electrical Room, AHU's, Service Room, Service Bay, Toilets, Lobbies, Lifts and Staircases.
20	Terrace Floor	181.62	Lift Machine Room, Staircase Head Room, Service Lift Lobby, Storage Room, OHT and Solar Panel,
	<b>Total - I</b>	<b>65663.99</b>	
	<b>FAR</b>		<b>3.240 &lt; 3.25</b>
	<b>Coverage</b>		<b>23.73% &lt; 50%</b>

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

1. The car parking at Three 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.
4. Three Basement Floors area should be used for car parking purpose only and the additional area if any available in, Three Basement Floors 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 and an affidavit to that effect shall be submitted to the corporation and Fire Force Department every year.

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9. 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.
10. 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.
11. All the rain water and waste water generated from the usage shall be pumped into the rain water harvesting pits and used for landscaping.
12. 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.
13. This Occupancy Certificate is subject to conditions laid out in the Clearance from Fire Force Department KSFES/CC/102/2022, dated 21-03-2022 CFO from KSPCB vide No. AW-332667 PCB ID: 132680 dated: 05-08-2022 and Compliance of submissions made in the affidavits filed to this office.
14. The Demand for payment of fees in interim stay as per the order of the Hon'ble High Court vide W.P. No. 14542/2022 (LB-BMP) dated: 11-08-2022 is subject to condition for remittance of such cost in future, based on the outcome of the final order of the Hon'ble High Court as per the Court Order and Indemnity Bond submitted to this office.
15. 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,

Smt. M.S.Raksha Ramaiah and Sri. M.S. Sunder Ram, GPA Holder for  
M/s MICRO Constructions, Khata Holder  
# 607/144/151/2, 152, Thanisandra Village, Byatarayanapura Sub-division,  
Ward No. 06, Mahadevapura Zone , Bengaluru

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

*M. S. Sunder Ram*  
29/08/22

**Joint Director of Town Planning (North)  
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