



BRUHAT BENGALURU MAHANAGARA PALIKE

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

No. JDTP(N)/LP/05/2010-11

Date: 21-09-2022

OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for Commercial Building at Property Katha No. 423/169, Kadubeesnahalli Village, Varthur Hobli, Ward No. 150, Mahadevapura Zone, Bengaluru.

- Ref: 1) Your application for issue of Occupancy Certificate dated: 27-12-2021
2) Plan sanctioned by this office vide No. JDTP(N)/LP/05/2010-11 Dated:21-05-2012
3) Approval of Chief Commissioner for issue of Occupancy Certificate dated: 04-04-2022
4) Fire Renewal Clearance for the Occupancy Certificate vide No: GBC(1)/213/2009, Docket No. KSFES/CC/059/2021, dated: 04-08-2021
5) CFO issued by KSPCB vide No. AW-311142/121/ PCB ID/41887, dated: 08-03-2019

The Plan was sanctioned for the Construction of Commercial Building consisting of 3BF+GF+7 UF at Property Khatha No. 423/169, Kadubeesnahalli Village, Varthur Hobli, Ward No. 150, Mahadevapura Zone, Bengaluru by this office vide reference (2). The Commencement Certificate was issued on 07-08-2014. 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 Building was inspected by the Officers of Town Planning Section on 04-01-2022 for the issue of Occupancy Certificate 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 Building was approved by the Chief Commissioner vide ref (3). Subsequent to the Approval accorded by Chief Commissioner the applicant was endorsed on dated: 08-04-2022 to remit Compounding fees for the deviated portion, Ground Rent Arrears, GST and Scrutiny fee of Rs. 1,92,49,000/- (Rupees One Crore Ninty Two Lakhs Forty Nine Thousand only) towards Compounding Fee, Ground rent arrears, GST, Lake Improvement Charges, Licence Fee and Scrutiny Fees. As per the Hon'ble High Court Interim order vide W.P. number 8754/2022 (LB-BMP) dated:22-04-2022, the Applicant has paid of Rs. 63,00,000/- (Rupees Sixty Three Lakhs only) in the form of DD No.186663 dated: 13-09-2022 drawn on Citi Bank. The same has been taken into BBMP account vide receipt No. RE-ifms 331-TP/000074 dated: 16-09-2022.

Hence, Permission is hereby granted to occupy Commercial Building consisting of 3BF+GF+7 UF at Property Khatha No. 423/169, Kadubeesnahalli Village, Varthur Hobli, Ward No. 150, Mahadevapura 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 - 3	1023.92	53 No.s of Car Parking (50 Mechanical Parking and 03 Normal Parking) Lifts and Stiarcases
2	Basement - 2	1045.60	44 No.s of Mechanical Car Parking, UG Sump, STP, Pump room, Lobbies, Lifts and Staircases

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3	Basement - 1	1100.08	40 No.s of Mechanical Car Parking, Pump Room, Electrical Room, STP, Lobbies, Lifts and Staircases
4	Ground Floor	987.59	Retails Space, 5 No.s of Car Parking, 25 No.s of Surface Parking, Electrical Room, Toilets, Lobbies, Lifts and Staircases.
5	First Floor	580.94	Office Space & Retails Space, Electrical Room, Lobbies, Lifts and Staircases
6	Second Floor	1094.43	Office Space, Electrical Room, Balconies, Toilets, Lobbies, Lifts and Staircases
7	Third Floor	1094.43	Office Space, Electrical Room, Balconies, Toilets, Lobbies, Lifts and Staircases
8	Fourth Floor	1094.43	Office Space, Electrical Room, Balconies, Toilets, Lobbies, Lifts and Staircases
9	Fifth Floor	1094.43	Office Space, Electrical Room, Balconies, Toilets, Lobbies, Lifts and Staircases
10	Sixth Floor	1094.43	Office Space, Electrical Room, Balconies, Toilets, Lobbies, Lifts and Staircases
11	Seventh Floor	1094.43	Office Space, Electrical Room, Balconies, Toilets, Lobbies, Lifts and Staircases
12	Terrace Floor	154.35	Lift Machine Room, Staircase Head Room, OHT and Solar Panel,
	Total	11459.06	
13	FAR		2.956 < 3.25
14	Coverage		35.72% < 50%

This Occupancy Certificate is issued subject to the following conditions:

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

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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 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. The Owner / Developer shall abide by the Final Judgement of Hon'ble High Court of Karnataka in the vide Writ Petition No. W.P. No. 8754/2022 (LB-BMP) as sworn in the affidavit submitted to this office in respect of payment of fee
14. This Occupancy Certificate is subject to conditions laid out in the Clearance from Fire Force Department vide No GBC(1)/213/2009, Docket No. KSFES/CC/059/2021, dated: 04-08-2021, CFO from KSPCB vide No. AW-311142/121/ PCB ID/41887, dated: 08-03-2019 and Compliance of submissions made in the affidavits filed to this office.
15. 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 Innovative Quest LLP
16/A, Millers Road,
Vasanthnagar, Bengaluru – 560 052.

Copy to

1. JC (Yelahanka Zone) / EE (Byatarayanapura Division) / AEE/ ARO (Kodigehalli 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.

**Joint Director of Town Planning (North)
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