



BRUHAT BENGALURU MAHANAGARA PALIKE

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

No. BBMP/Addl.Dir/JD NORTH/LP/1001/2021-22

Dated: 23-12-22

BBMP/Addl.Dir/JD North/0008/2021-22 (PRJ No. 0067/20-21)

OCCUPANCY CERTIFICATE (PARTIAL)

Sub: Issue of Occupancy Certificate (Partial) for Hostel Block – 3 Building at Property Khatha No. 72, Sy No. 2 (P), 3(P), 4, 5, 6(P), 7(P), 8, 9, 10(P), 12(P), 13(P), 14(P), 15/3(P), 16/3(P), 17/3(P), 18(P), 19(P), 21(P), Vasudevapura Village, Sy. No. 4(P), 5(P), 14, 16 & 17 of Govindapura Village and Sy. No. 11/2(P) & 12(P) of Kenchanahalli Village, Yelahanka, Ward No. 01, Bengaluru.

- Ref: 1) Your application for issue of Occupancy Certificate dated: 02-11-2022
2) Plan sanctioned by this office vide No. BBMP/Addl.Dir/JD North/0008/2021-22 and Dated: 29-09-2021
3) Approval of Chief Commissioner for issue of Occupancy Certificate dated: 05-12-2022
4) Fire Clearance for the Occupancy Certificate vide No: KSFES/GBC(1)/229, Docket No. KSFES/CC/458/2022, dated:09-11-2022
5) CFO issued by KSPCB vide Addendum No: PCB 04 Infra 2020/4166, dated: 21-09-2022

The Modified Plan was sanctioned for the Construction of Manipal Institute Building consisting of Hostel Block - 3 comprising GF+5 UF at Property Khatha No. 72, Sy No. 2 (P), 3(P), 4, 5, 6(P), 7(P), 8, 9, 10(P), 12(P), 13(P), 14(P), 15/3(P), 16/3(P), 17/3(P), 18(P), 19(P), 21(P), Vasudevapura Village, Sy. No. 4(P), 5(P), 14, 16 & 17 of Govindapura Village and Sy. No. 11/2(P) & 12(P) of Kenchanahalli Village, Yelahanka, Ward No. 01, Bengaluru by this office vide reference (2). The Commencement Certificate was issued for Hostel Block – 3 on 11-03-2022. 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 Proposal was submitted by the applicant vide ref (1) for the issue of Occupancy Certificate (Partial) for Hostel Block – 3 in said Educational Institute Building Premises was inspected by the Officers of Town Planning Section on 07-11-2022 for the issue of Occupancy Certificate. During the inspection it is observed that, the construction has been completed in accordance with the Modified Sanctioned Plan. The proposal for the issuance of Occupancy Certificate for Hostel Block – 3 was approved by the Chief Commissioner vide Ref (3). Since, the Partial Occupancy Certificate is now being considered only for Hostel Block – 03 the percentage of violation will be calculated at the time of issue of Final Occupancy Certificate for the remaining Blocks. Subsequent to the approval accorded by Commissioner the applicant was endorsed on dated: 09-12-2022 to remit Rs. 1,34,000/- (Rupees One Lakhs Thirty Four Thousand Only), towards difference in FAR Area, Terrace area and Scrutiny Fees. The applicant has paid in the form of DD No.507559 dated: 12-12-2022 drawn on ICICI Bank Ltd., The same has been taken into BBMP account vide receipt No. RE-ifms 331-TP/000115 dated: 16-12-2022

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Hence, Permission is hereby granted to occupy the Hostel Block - 3 comprising GF+5 UF in the said premises at Property Khatha No. 72, Sy No. 2 (P), 3(P), 4, 5, 6(P), 7(P), 8, 9, 10(P), 12(P), 13(P), 14(P), 15/3(P), 16/3(P), 17/3(P), 18(P), 19(P), 21(P), Vasudevapura Village, Sy. No. 4(P), 5(P), 14, 16 & 17 of Govindapura Village and Sy. No. 11/2(P) & 12(P) of Kenchanahalli Village, Yelahanka, Ward No. 01, Bengaluru. This Occupancy Certificate is accorded with the following details.

Hostel Block -3

Sl. No.	Floor Description	Built Up Area (in Sqm.)	Uses and other details.
1	Ground Floor	1696.41.	33 No.s Surface Car Parking, Men & Women Salon, 5 No's Shops, Clinic, Food Court, Kitchen, Departmental Sotre, Service Stores, Warden Office, Main Electrical Room, Pantry, Consulation Rooms, Nurse Station, Toiletes, Pantry Services, Wash Area, Fire Command Office, Fire Tower Lobby, Reception Lobby and waiting Lounge, Lobby, Lifts & Staircase.
2	First Floor	1715.61	49 No.s of Two Sharing Rooms, 05 No.s of Single Sharing Rooms, Common Deck, Switch Room, Fire Tower, Kitchen, Dinning, Toilets, Corridor, Lift & Staircase.
3	Second Floor	1715.61	49 No.s of Two Sharing Rooms, 05 No.s of Single Sharing Rooms, Common Deck, Switch Room, Fire Tower, Kitchen, Dinning, Toilets, Corridor, Lift & Staircase.
4	Third Floor	1715.61	49 No.s of Two Sharing Rooms, 05 No.s of Single Sharing Rooms, Common Deck, Switch Room / DB Room, Fire Tower, Kitchen, Dinning, Toilets, Corridor, Lift & Staircase.
5	Fourth Floor	1715.61	49 No.s of Two Sharing Rooms, 05 No.s of Single Sharing Rooms, Common Deck, Switch Room, Fire Tower, Kitchen, Dinning, Toilets, Corridor, Lift & Staircase.
6	Fifth Floor	1715.61	49 No.s of Two Sharing Rooms, 05 No.s of Single Sharing Rooms, Common Deck, Switch Room, Fire Tower, Kitchen, Dinning, Toilets, Corridor, Lift & Staircase.

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7	Terrace	108.90	Staircase Head Room, Over Head Tank , Solar Panels and Lift Machine Room
	Total - I	10383.36	
	FAR		0.029 < 3.00
	Coverage		2.947% < 45%

This Occupancy Certificate (Partial) is issued subject to the following conditions:

1. The car parking at designated 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. The car parking at designated Surface area should be used for car parking purpose only and the additional area if any available in Surface area shall be used exclusively for car parking purpose only.
5. Footpath and road side drain in front of the premises / 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

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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/GBC(1)/229, Docket No KSFES/CC/458/2022, dated:09-11-2022 and CFO from KSPCB vide Addendum No: PCB 04 Infra 2020/4166, dated: 21-09-2022 and Compliance of submissions made in the affidavits filed to this office
16. The Remaining Building / Blocks should be completed as per the Plan and Modified Sanctioned Plan accordingly & Occupancy Certificate should obtaine after Completion.
17. 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 (Partial) issued will be withdrawn without any prior notice.

Sd/-

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

To,

M/s Manipal Academy of Higher Education Trust
Khata No, 72, Sy No. 2 (P), 3(P), 4, 5, 6(P), 7(P),
8, 9, 10(P), 12(P), 13(P), 14(P), 15/3(P), 16/3(P),
17/3(P), 18(P), 19(P), 21(P), Vasudevapura Village,
Sy. No. 4(P), 5(P), 14, 16 & 17 of Govindapura Village and
Sy. No. 11/2(P) & 12(P) of Kenchanahalli Village,
Yelahanka, Ward No. 01, Bengaluru.

Copy to :

1. Director General of Police, Fire and Emergency Services, # 1, Annaswamy Modaliar Road, Bengaluru – 560 042 for information.
2. Senior Environmental Office, KSPCB, # 49, Church Street, Bengaluru - 01 for information.
3. JC (Yelahanka Zone) / EE (Yelahanka Division) / AEE/ ARO (Yelahanka Sub-division) for information and necessary action.
4. Superintendent Engineer, (Electrical), BESCO, North Division, No. 8, Benson Town, Nandi Durga Road, Bengaluru - 560046.
5. Office copy.

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