



BRUHAT BENGALURU MAHANAGARA PALIKE

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

No. BBMP/Addl.Dir/JD NORTH/LP/0004/2019-20

Date: 12/01/2023

OCCUPANCY CERTIFICATE (PARTIAL)

Sub: Issue of Occupancy Certificate for Commercial Building at Property Katha No.1871/64/1, 64/9, 64/3, 64/4, Kykondrahalli Village, Bellanduru, Ward No. 150, Marathahalli Sub-division, Mahadevapura Zone, Bangalore.

- Ref: 1) Your application for issue of Occupancy Certificate dated: 03-06-2020
2) Modified Plan sanctioned by this office vide No. BBMP/Addl.Dir/JD North/0004/2019-20 dated: 10-02-2020
3) Approval of Chief Commissioner for issue of Occupancy Certificate dated: 22-02-2021

The Modified Plan was sanctioned for the Construction of Tower – 1, Block – A, B, C, & D Consisting of GF+8 UF Tower – 2, Block Block – E and F Consisting of GF+8 UF, Tower – 3, Block – G, H & J Consisting of GF+9 UF with Common 2 Basement Floors and Commercial Block Consisting of BF+GF+4 UF at Property Katha No. 1871/64/1, 64/9, 64/3, 64/4, Kykondrahalli Village, Bellanduru, Ward No. 150, Marathahalli Sub-division, Mahadevapura Zone, Bangalore by this office vide reference (1). The Commencement Certificate was issued by this office on 23-05-2016. Now the applicant has applied for Occupancy Certificate (Partial) for Commercial Block Consisting of BF+GF+2 UF.

The Commercial Building was inspected by the Officers of Town Planning Section on 04-11-2020 for the issue of Occupancy Certificate (Partial). 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 (Partial) for Commercial Block – 2 was approved by the Chief Commissioner vide Ref (3). Since, the Partial Occupancy Certificate is now being considered only for Commercial Block consisting of BF+GF+2 UF 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: 05-03-2021 to remit Rs. 40,05,000/- (Rupees Forty Laksh Five Thousand Only) towards Ground Rent Arrears and Scrutiny Fees. As per the Hon'ble High Court Interim order vide W.P. No. 8337/2021 (LB-BMP) dated: 27-07-2022 the applicant has paid of Rs. 20,03,000/- (Rupees Twenty Lakhs Three Thousand only) in the form of DD No.234170 dated: 18-11-2022 drawn on HDFC Bank Ltd., The same has been taken into BBMP account vide receipt No. RE-ifms 331-TP/000094 dated: 22-11-2022

Hence, Permission is hereby granted to occupy Commercial (Office) Building consisting of BF+GF+2 UF at Property Katha No. 1871/64/1, 64/9, 64/3, 64/4, Kykondrahalli Village, Bellanduru, Ward No. 150, Marathahalli Sub-division, Mahadevapura Zone, Bangalore. Occupancy Certificate is accorded with the following details.

Sl. No.	Floor Description	Built Up Area (in Sqm.)	Uses and other details.
1	Basement Floor	2830.40	56 No.s of Car Parking, Lift and Staircase

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2	Ground Floor	1783.01	Office Space, 61 No.s of Surface Parking, Toilets, Lift and Staircase
3	First Floor	1783.01	Office Space, Toilets, Lift and Staircase
4	Second Floor	1783.01	Office Space, Toilets, Lift and Staircase
5	Terrace Floor	78.99	Lift and Staircase
	Total	8258.42	Commercial Building
6	FAR		0.181 < 2.25
7	Coverage		6.16% < 60%

This Occupancy Certificate is issued subject to the following conditions:

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

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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 Demand for payment of fees as per the Interim order of the Hon'ble High Court vide W.P. No. 8337/2021 (LB-BMP) dated: 27-07-2022 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 and Indemnity Bond submitted to this office.~~
14. The Remaining Residential Blocks should be completed as per the Sanctioned Plan & Occupancy Certificate should be obtained after Completion.
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 (Partial) issued will be withdrawn without any prior notice.

Sd/-
Joint Director (Town Planning – North)
Bruhat Bengaluru Mahanagara Palike

To,
M/s Alekhya Property Development Pvt Ltd.,
Rep by Sri. B.M.Jayashankar and B.M.Karunesh
10, Vittal Malya Road, Bangalore

Copy to

1. JC (Mahadevapura Zone) / EE (Mahadevapura Division) / AEE/ ARO (Marathahalli Sub-division) for information and necessary action.
2. Superintendent Engineer, (Electrical), BESCOM, North Division, No. 8, Benson Town, Nandi Durga Road, Bengaluru - 560046.
3. Office copy


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