



## 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: 25/01/2023

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

### **OCCUPANCY CERTIFICATE (PARTIAL)**

Sub: Issue of Occupancy Certificate (Partial) for Academic Block-3 Educational Institute 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: 03-11-2022  
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: 12-01-2023  
4) Fire Clearance for the Occupancy Certificate vide No: KSFES/GBC(1)/229, Docket No. KSFES/CC/4587/2022, dated:09-11-2022  
5) CFO issued by KSPCB vide No: AW-333092 dated: 07-09-2022 & Addendum No. PCB 04 Infra 2020/4166, dated: 21-09-2022

The Plan was sanctioned for the Construction of Manipal Institute Building consisting of Academic 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 and Adendum 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 Academic Block-3 in said Educational Institute Building. The Premises of the said block was inspected by the Officers of Town Planning Section on 19-12-2022 for the issue of Occupancy Certificate. During the inspection it is observed that, the construction has been completed in accordance with the sanctioned & Modified Sanctioned Plan. The proposal for the issuance of Occupancy Certificate for Academic Block-3 Educational Institute was approved by the Chief Commissioner vide Ref (3). Since, the Partial Occupancy Certificate is now being considered only for Academic Block-3 Educational Institute the percentage of violation will be calculated at the time of issuance of Final Occupancy Certificate for the remaining Blocks. Subsequent to the approval accorded by Commissioner the applicant was endorsed on dated: 16-01-2023 to remit Rs. 20,06,000/- (Rupees Twenty Lakh Six Thousand Only), towards difference in FAR Area, Terrace area and Scrutiny Fees. The applicant has paid in the form of DD No.504042 dated: 17-01-2023 drawn on ICICI Bank Ltd., The same has been taken into BBMP account vide receipt No. RE-ifms 331-TP/000130 dated: 20-01-2023.

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Hence, Permission is hereby granted to occupy the Academic Block-3 in said Educational Institute building comprising of 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.

### Academy Block -3

Sl. No.	Floor Description	Built Up Area (in Sqm.)	Uses and other details.
1	Ground Floor	6482.90	2 No.s Red Zone Wood Workshop, Block Zone Wood Workshop, Paint Shop, Material Storage Room, Printing Publishing and Book Workshop, Reception & Exhibition, 2 No.s Green Screens, Equipment Storage, Acoustical Room, Lab, Integrated Children Room, Weaving Workshop, Drafting Room, Storage Room, Electrical Room, Lift, Lobby, Staircase, Toilets, Corridor.
2	First Floor	6483.22	Green Zone Rooms, Studio Rooms, Learning Room, Computer Lab, Lab's, Performing Art / Theatre, Textile & Fabrics Lab, Faculty Room, Drafting Rooms, Atlier Rooms, Switch Rooms, Toilets, Lift, Lobby, Staircase.
3	Second Floor	6087.22	Amber Zone Rooms, Studio Rooms, Learning Space Room's Screening Rooms, Faculty Room, Eletrical & Production Lab, Research Centre, Office Room, Meeting Room, Drafting Room, Atlier Rooms, Toilets, Lifts, Lobbies, Staircase & Corridor.
4	Third Floor	6221.85	Workshops, Studio Rooms, Material Strage Rooms, Learning Space Rooms, Lab Room, Sound insulated Room, Fab Lab Rooms, Labs, Faculty Rooms, Research Center, Altier Rooms, Switch Room, Lifts, Labbies, Toilets, Staircase, Corridor.
5	Fourth Floor	5744.63	Studion Room's, Research Centre, Library, Admin, Learning Space Room's, Faculty Room's, Severaning Room's, Store Room, Media Archives Room, Switch Room's, Toilets, Lifts, Lobbies, Corridor, Staircase.

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6	Fifth Floor	5346.13	Co Working Room, Material room, Faculty Rooms, Studio Rooms, Office Room, Screening Space Rooms, Learning Space Rooms, PG Boy Rooms, Toilets, Lobbies, Corridor, Staircase.
7	Terrace	768.51	OHT Room, Lift head Rooms, Staircase Head Rooms.
	<b>Total</b>	<b>37134.36</b>	
	FAR		0.2441 < 3.00 (Total of all blocks = 0.389)
	Coverage		4.961% < 45% (Total of all blocks = 7.908%)

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. Footpath and road side drain in front of the premises / building should be maintained in good condition.
5. 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).
6. Since, deviations have been done from the sanctioned plan while constructing the building, the security deposit is here with forfeited.
7. 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.
8. All the rain water and waste water generated from the usage shall be pumped into the rain water harvesting pits and used for landscaping.
9. 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.
10. This Occupancy Certificate is subject to conditions laid out in the Clearance Certificate issued from Fire Force Department vide No. KSFES/GBC(1)/2022 Docket No KSFES/CC/457/2022, dated: 09-11-2022 and CFO from KSPCB vide Addendum No: PCB 04 Infra 2020/4166, dated: 21-09-2022 & AW-333092 dated: 07-09-2022 and Compliance of submissions made in the affidavits filed to this office.

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11. This Occupancy Certificate is issued subject to the conditions in imposed in the NOC's obtained from various departments.
12. The Remaining Building / Blocks should be completed as per the Plan and Modified Sanctioned Plan accordingly & Occupancy Certificate should obtained after Completion.
13. 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), BESCOM, North Division, No. 8, Benson Town, Nandi Durga Road, Bengaluru - 560046.

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