



BRUHAT BENGALURU MAHANAGARA PALIKE

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

No. BBMP/Addl.Dir/JD North/0172/2016-17

Date: 02-02-2023

OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for Commercial Building at Property Katha No. 275, Bagalagunte, Mallasandra, Ward No. 14, Dasarahalli Zone, Bengaluru.

- Ref: 1) Your application for issue of Modified Plan Cum Occupancy Certificate dated: 17-11-2022
2) Plan sanctioned by this office vide No. BBMP/Addl.Dir/JD North/0172/2016-17 Dated: 29-06-2019
3) Approval of Chief Commissioner for issue of Modified Plan Cum Occupancy Certificate dated: 12-01-2023
4) CFO issued by KSPCB vide No. AW-119875 PCB ID: 130764 dated: 10-05-2022

The Plan was sanctioned for the construction of Commercial Building Consisting of 2BF+GF+4UF at Property Katha No. 275, Bagalagunte, Mallasandra, Ward No. 14, Dasarahalli Zone, Bengaluru by this office vide reference (2). The Commencement Certificate has been issued on 05-03-2020. Consent for Operation from KSPCB has been issued vide Ref (4).

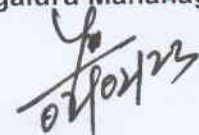
Further, the applicant vide ref (1) has applied for sanction of Modified Plan Cum Occupancy Certificate to Modify the earlier Sanction plan issued vide ref (2) with modifications such as reducing the number of Floors from 2BF+GF+4 UF to 2BF+GF+3 at Property Katha No. 275, Bagalagunte, Mallasandra, Ward No. 14, Dasarahalli Zone, Bengaluru.

The Commercial building were inspected by the Officers of Town Planning Section on 13-12-2022 for the issue of Occupancy Certificate. During inspection, 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 Modified Plan Cum Occupancy Certificate for the Commercial Building was approved by the Commissioner vide ref (3). Subsequent to the Approval accorded by Chief Commissioner the applicant was endorsed on dated: 18-01-2023 remit Compounding fine for the deviated portion, Ground Rent Arrears, GST, Licence Fee and Scrutiny fee of Rs. 18,91,000/- (Rupees Eighteen Lakhs Ninty One Thousand only). and has been paid by the Applicant in the form of DD No.685602 dated: 19-01-2023 drawn on SBI Bank Ltd., and taken into BBMP account vide receipt No.RE-ifms331-TP/000132 dated: 24-01-2023 The Deviations effected in the Building are condoned and Regularized accordingly.

Hence, Permission is hereby granted to occupy Commercial Building Consisting of 2BF+GF+3UF at Property Katha No. 275, Bagalagunte, Mallasandra, Ward No. 14, Dasarahalli Zone, Bengaluru. Occupancy Certificate is accorded with the following details.

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


01/02/2023


02/02/23


02/2



Sl. No.	Floor Description	Built Up Area (in Sqm.)	Uses and other details.
1	Lower Basement Floor	1010.35	27 No.s Car Parking, STP, Lift and Staircase
2	Upper Basement Floor	1010.35	27 No.s Car Parking, Lift and Staircase
3	Ground Floor	679.61	Commercial Space, Transformer Yard, Lift and Staircase
4	First Floor	712.96	Commercial Space, Lift and Staircase
5	Second Floor	712.96	Commercial Space, Lift and Staircase
6	Third Floor	712.96	Commercial Space, Lift and Staircase
7	Terrace Floor	76.61	Lift Machine Room, Staircase Head Room, Solar Panel and OHT
	Total	4915.80	
	FAR		1.99 < 2.50
	Coverage		49.27% < 60%

This Occupancy Certificate is issued subject to the following conditions:

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

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

01/02/2023

02/02/23

02/02/23



9. All the rain water and waste water generated from the usage shall be pumped into the rain water harvesting pits and used for landscaping.
10. 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.
11. This Occupancy Certificate is subject to conditions laid out in the CFO from KSPCB vide No. AW-119875 PCB ID: 130764 dated: 10-05-2022 and Compliance of submissions made in the affidavits filed to this office.
12. The Applicant / Developer should abide by the condition imposed during Occupancy Certificate.
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 issued will be withdrawn without any prior notice.

Sd/-

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

To,


Smt. R.Neeraja and Sri. R.Devi Prasad Choudary (Khata Holder)
275, Bagalagunte, Mallasandra,
Ward No. 14, Dasarahalli Zone.,
Bangalore.

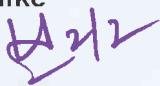
Copy to

1. JC (Dasarahalli Zone) / EE (Dasarahalli Division) / AEE/ ARO (Dasarahalli Sub-division) for information and necessary action.
2. Senior Environmental Officer, KSPCB, # 49, Church Street, Bengaluru - 01 for information
3. Superintendent Engineer (West), BESCO, Kalyananagar, Banasawadi, Bengaluru - 560043.
4. Office copy.


**Joint Director (Town Planning – North)
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01/02/2023


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