



# BRUHAT BENGALURU MAHANAGARA PALIKE

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

No. BBMP/Addl.Dir/JD North/0022/2018-19

Date: 03/03/2023

## OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for Commercial (IT/BT) Building at Property Katha No. 840, 582/25/1, Sy No. 225/1, 252/2, Gunjuru Village, Varthur Hobli, Whitefield Sub-division, Ward no. 149, Mahadevapura Zone, Bengaluru.

- Ref: 1) Your application for issue of Occupancy Certificate dated: 11-11-2020  
2) Plan sanctioned by this office vide No. BBMP/Addl.Dir/JD North/0022/2018-19 dated: 21-02-2019  
3) Approval of Commissioner for issue of Occupancy Certificate dated: 08-01-2021  
4) CFO issued by KSPCB vide No. AW-326155 PCB ID: 64043, dated: 12-08-2021

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The Plan was sanctioned for the construction of Commercial (IT/BT) Building Consisting of 2BF+GF+4UF at Property Katha No. 840, 582/25/1, Sy No. 225/1, 252/2, Gunjuru Village, Varthur Hobli, Whitefield Sub-division, Ward no. 149, Mahadevapura Zone, Bengaluru by this office vide reference (2). The Commencement Certificate has been issued on 11-10-2019. Consent for Operation from KSPCB has been issued vide Ref (4).

The Commercial (IT/BT) building was inspected by the Officers of Town Planning Section on 04-12-2020 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 Occupancy Certificate for the Commercial (IT/BT) Building was approved by the Commissioner vide ref (3). Subsequent to the Approval accorded by Commissioner the applicant was endorsed on dated: 12-01-2021 to remit Compounding fine for the deviated portion, and Scrutiny fee of Rs. 11,37,000/- (Rupees Eleven Lakhs Thirty Seven Thousand only) and has been paid by the Applicant in the form of DD No. 140617 dated: 11-01-2021 drawn on Karnataka Bank Ltd., and taken into BBMP account vide receipt No.RE-ifms331-TP/000259 dated: 12-01-2021 The Deviations effected in the Building are condoned and Regularized accordingly.

Hence, Permission is hereby granted to occupy Commercial (IT/BT) Building Consisting of 2BF+GF+4UF at Property Katha No. 840, 582/25/1, Sy No. 225/1, 252/2, Gunjuru Village, Varthur Hobli, Whitefield Sub-division, Ward no. 149, Mahadevapura Zone, Bengaluru. Occupancy Certificate is accorded with the following details.

Floor Description	Built Up Area (in Sqm.)	Uses and other details.
Lower Basement Floor	1220.72	33 No.s Car Parking, STP, Lobby, Lift and Staircase
Upper Basement Floor	1171.40	60 No.s Car Parking, STP, Lobby, Lift and Staircase

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Ground Floor	787.77	Commercial Space, Toilets, Transformer Yard, Lobby, Lift and Staircases
First Floor	932.17	Commercial Space, Toilets, Lobby, Lift and Staircases
Second Floor	971.22	Commercial Space, Toilets, Lobby, Lift and Staircases
Third Floor	971.22	Commercial Space, Toilets, Lobby, Lift and Staircases
Fourth Floor	971.22	Commercial Space, Toilets, Lobby, Lift and Staircases
Terrace Floor	92.71	Lift Machine Room, Staircase Head Room, Solar Panel and OHT
<b>Total</b>	<b>7118.43</b>	
	<b>FAR</b>	2.281 < 2.50
	<b>Coverage</b>	45.11% < 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 Two Basement Floors 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. 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.

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11. This Occupancy Certificate is subject to conditions laid out in the CFO from KSPCB vide No. AW-326155 PCB ID: 64043, dated: 12-08-2021 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)  
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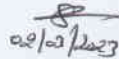
To,

Sri. R.Sandeep, Khata Holder,  
Katha No. 840, 582/25/1, Sy No. 225/1, 252/2,  
Gunjuru Village, Varthur Hobli, Whitefield Sub-division,  
Ward no. 149, Mahadevapura Zone, Bengaluru

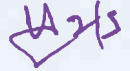
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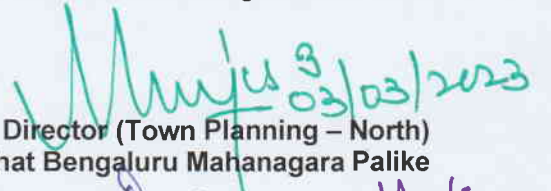
1. JC (Mahadevapura Zone) / EE (Mahadevapura Division) / AEE/ ARO (Whitefield Sub-division) for information and necessary action.
2. Senior Environmental Officer, KSPCB, # 49, Church Street, Bengaluru - 01 for information
3. Superintendent Engineer (West), BESCOM, Kalyananagar, Banasawadi, Bengaluru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

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

  
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