



## BRUHAT BENGALURU MAHANAGARA PALIKE

Office of the Joint Director (Town Planning – North) N.R. Square, Bengaluru – 02.  
No. BBMP/Addl.Dir/JD North/LP/0028/2018-19

Date: 18-04-23

### OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for High School Building in Block – B at Property Khata No. 1161/13/15, Jakkuru Village, Yeelahanka Hobli, Bangalore North Taluk, Ward No. 05, Yelahanka Zone, Bengaluru.

- Ref: 1) Your application for issue of Occupancy Certificate for Block – B High School Building dated: 12-01-2023  
2) Building Modified Plan sanctioned No. BBMP/Addl.Dir/JD North/ LP/ 0028/ 2018-19, dated: 23-02-2019.  
3) Occupancy Certificate (Partial) issued for Block – A by this office dated: 12-04-2019 & 24-03-2021  
4) Approval of Commissioner for issue of Occupancy Certificate dated: 10-03-2023  
5) Fire Clearance for the Occupancy Certificate vide No. GBC(1)331/2017. Docket No. KSFES/CC/098/2023 dated: 05-04-2023  
6) CFO issued by KSPCB vide No. AW-123263 PCB ID 75803 dated: 17-04-2023

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The Modified Plan was sanctioned for the construction of High School Building comprising of BF+GF+4 UF in Block – A and BF+GF+5 UF in Block – B at Property Katha No. 1161/13/15, Jakkuru Village, Yeelahanka Hobli, Bangalore North Taluk, Ward No. 05, Yelahanka Zone, Bengaluru by this office vide reference (2). Occupancy Certificate (Partial) was issued for BF+GF+3UF & 4th Floor of Block – A vide Ref (3). Now the applicant has applied for Occupancy Certificate for remaining portion of building consisting of BF+GF+5 Uf in Block – B. The Fire and Emergency Services Department has issued Clearance Certificate to Occupy Building vide Ref. No. (5). KSPCB vide Ref (6) has issued consent for Operation of Sewage Treatment Plant (STP).

The proposal for issue of Occupancy Certificate for Block – B for High School Building was inspected by the Officers of Town Planning Section on 18-01-2023 for the issue of Occupancy Certificate. During inspection, it is observed that, there is deviation in construction with reference to the Modified 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 HighSchool Building was approved by the Chief Commissioner vide ref (4). Subsequent to the Approval accorded by Chief Commissioner the applicant was endorsed on dated: 15-03-2023 to remit Rs. 22,84,000/- (Rupees Twenty Two Lakhs Eighty Four Thousand only) towards Compounding fine for the deviated portion, Penalty for not obtaining the Commencement Certificate, Ground rent arrears, GST and Scrutiny Fees, and has been paid by the Applicant in the form of DD No.006385 dated: 17-03-2023 drawn on HDFC Bank Ltd., and taken into BBMP account vide receipt No.RE-ifms331-TP/000155 dated: 18-03-2023. Hence, as per provision of section 3.13 (ii) of Zonal regulations of RMP – 2015 & clause 4.15 (2) of Building Bye-law – 2003, the security deposit paid during approval of building plan and modified plan is hereby forfeited. The Deviations effected in the Building are condoned and Regularized accordingly.

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Hence, Permission is hereby granted to Occupy High School Building Consisting BF+GF+5 UF in Block – B at Property Khatha No. 1161/13/15, Jakkuru Village, Yealahanka Hobli, Bangalore North Taluk, Ward No. 05, Yelahanka Zone, Bengaluru. Occupancy Certificate is accorded with the following details.

Block – B

Sl. No.	Floor Description	Built Up Area (in Sqm.)	Uses and other details.
1	Basement Floor	322.18	Pump Room, Roof Water Sump, Rain Water Sump, Treated Water Sump, Staircase
2	Ground Floor	845.25	61 No.s of Surface Car Parking, Class Room, Server Room, CC TV Room, Fire Tower Lobby, Toilets, Corridor, Lobby, Lift and Staircase
3	First Floor	845.25	Class Rooms, Store, Staff Room, Fire Man Room, Toilets, Pre Function, Corridor, Lobby, Lift and Staircase
4	Second Floor	1009.96	Class Rooms, CC TV Room, Toilets, W/c, Fire Tower Lobby, Fireman Room, Corridor, Lobby, Lift and Staircase
5	Third Floor	1009.96	Class Rooms, Staff Room, Toilets, Fire Tower Lobby, Fireman Room, Corridor, Lobby, Lift and Staircase
6	Fourth Floor	1009.96	Class Rooms, Art / Music Room, Staff Room, W/c, Toilets, Fire Tower, Lobby, Fireman Room, Corridor, Lobby, Lift and Staircase
7	Fifth Floor	845.25	Class Room, Lab Room, Art and Music Room, Staff Room, Fireman Room, Fire Tower, Lobby, Corridor, Lobby, Lift and Staircase
8	Terrace Floor	91.12	Lift Machine Room, Fireman Room, Fire Tower Lobby, Staircase Head Room
	<b>Total</b>	<b>5978.93</b>	
9	FAR		2.25 > 1.028 (Including A & B block)
10	Coverage		45% > 18.08 (Including A & B block)

This Occupancy Certificate is issued subject to the following conditions:

1. The car parking at 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.

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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. Surface area should be used for car parking purpose only and the additional area if any available at Surface 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 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 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.

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15. This Occupancy Certificate is subject to conditions laid out in the Clearance Certificate issued from Fire Force Department vide No.GBC(1)331/2017, Docket No. KSFES/CC/098/2023 dated: 05-04-2023 and CFO from KSPCB vide No AW-123263 PCB ID 75803 dated: 17-04-2023 and Compliance of submissions made in the affidavits filed to this office.
16. 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,  
Sri. K.S.Bharath (Khata Holder)  
No. D-406, CASA Ansal Apartment,  
Bannerghatta Road, Beside Gopalan Mall,  
J.P.Nagara 3<sup>rd</sup> Phase, Bengaluru – 560 076.

Copy to

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

*V. 11/4/23*  
Joint Director (Town Planning - North)  
Bruhat Bengaluru Mahanagara Palike

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