



BRUHAT BENGALURU MAHANAGARA PALIKE

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

No. BBMP/Addl.Dir/JD North/LP/0024/2018-19

Date: 19-04-2023

OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for Commercial (Office) Building at Property Khata No. 111 (Old No. 112), New No. 60/1, (Sy No. 60/1) Ward No. 82, , Mahadevapura Village, K R Puram Hobli, Bengaluru.

- Ref: 1) Your application for issue of Occupancy Certificate dated: 26-09-2022
2) Building Plan sanctioned No. BBMP/Addl.Dir/JD North/0024/18-19 dated:11-11-2021
3) Approval of Commissioner for issue of Occupancy Certificate dated: 10-02-2023
4) Fire Clearance for the Occupancy Certificate vide No. KSFES/CC/326/2022, dated: 25-07-2022
5) CFO issued by KSPCB vide No. AW-333258 PCB ID: 133112 dated: 14-09-2022

The Modified Plan was sanctioned for the construction of Commercial Building comprising of 2BF+GF+9UF at Property Katha No. 111 (Old No. 112), New No. 60/1, (Sy No. 60/1) Ward No. 82, , Mahadevapura Village, K R Puram Hobli, Bengaluru by this office vide reference (2). The Commencement Certificate was issued on 23-06-2022. The Fire and Emergency Services Department has issued Clearance Certificate to Occupy Building vide Ref. No. (4). KSPCB vide Ref (5) has issued consent for Operation of Sewage Treatment Plant (STP).

The Proposal submitted by the applicant vide ref (1) for the issue of Occupancy Certificate for Commercial (Office) Building was inspected by the Officers of Town Planning Section on 28-10-2022 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 Commercial (Office) Building was approved by the Chief Commissioner vide ref (3). Subsequent to the Approval accorded by Chief Commissioner the applicant was endorsed on dated: 14-02-2023 to remit Rs. 2,37,59,347 (Rupees Two Crores Thirty Seven Lakhs Fifty Nine Thousand Three Hundred and Forty Seven only) towards Compounding fee for the deviated portion Ground rent arrears, GST, Scrutiny Fees and Audti Objection amount. As per the Hon'ble High Court Interim order vide W.P. No. 5795/2023 (LB-BMP) dated: 27-03-2023 the applicant has paid of Rs. 70,97,000/- (Rupees Seventy Lakhs Ninty Seven Thousand only) in the form of DD No. 772813 dated: 17-04-2023 drawn on Union Bank of India and the same has been taken into BBMP account vide receipt No. RE-ifms 331-TP/000005 dated: 18-04-2023 and Rs. 7,76,000/- (Rupees Seven Lakhs Seventy Six Thousand only) in the form of DD No. 772812 dated: 17-04-2023 drawn on Union Bank of India and the same has been taken into BBMP account vide receipt No. RE-ifms 331-TP/000003 dated: 18-04-2023 respectively. 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.

Hence, Permission is hereby granted to Occupy Commercial (Office) Building Consisting 2BF+GF+9 UF at Property Katha No. 111 (Old No. 112), New No. 60/1, (Sy No. 60/1) Ward No. 82, , Mahadevapura Village, K R Puram Hobli, Bengaluru Occupancy Certificate is accorded with the following details.

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

19/04/23

19/4/23

19/4/23



Sl. No.	Floor Description	Built Up Area (in Sqm.)	Uses and other details.
1	Lower Basement Floor	8649.23	248 No.s of Car Parking, STP, Fire Pump Room, Fire Tanks, Electrical Room, Lobby, Lifts & Staircase.
2	Upper Basement Floor	9089.12	244 No.s of Car Parking, STP, Electrical Room, UPS Room, PHE Pump Room, Water Tanks, Toilets, Lobby, Lifts & Staircases.
3	Ground Floor	4898.86	Office Space, Retail Space, 56 No.s Surface Car Parking, Lobby, Electro Mechanical Rooms, BMS Rooms, Cafeteria, Kitchen, Toilets, Lobby, Lifts and Staircases
4	First Floor	4569.83	55 No.s of Car Parking, Electro Mechanical Rooms, Lobby, Lifts and Staircases.
5	Second Floor	5066.21	Office Space, 61 No.s of Car Parking, Toilets, Electrical Rooms, Server Rooms, UPS Rooms, AHU Rooms, Lobby, Lifts and Staircases
6	Third Floor	5075.84	Office Space, 61 No.s of Car Parking, Toilets, Electrical Rooms, Server Rooms, UPS Rooms, AHU Rooms, Lobby, Lifts and Staircases
7	Fourth Floor	5073.40	Office Space, Toilets, Electrical Rooms, Server Rooms, UPS Rooms, AHU Rooms, Lobby, Lifts and Staircases
8	Fifth Floor	5073.40	Office Space, Toilets, Electrical Rooms, Server Rooms, UPS Rooms, AHU Rooms, Lobby, Lifts and Staircases
9	Sixth Floor	5072.93	Office Space, Refuge Area, Toilets, Electrical Rooms, Server Rooms, UPS Rooms, AHU Rooms, Lobby, Lifts and Staircases
10	Seventh Floor	5073.40	Office Space, Toilets, Electrical Rooms, Server Rooms, UPS Rooms, AHU Rooms, Lobby, Lifts and Staircases
11	Eighth Floor	4305.18	Office Space, Toilets, Electrical Rooms, Server Rooms, UPS Rooms, AHU Rooms, Lobby, Lifts and Staircases
12	Ninth Floor	4296.12	Office Space, Toilets, Electrical Rooms, Server Rooms, UPS Rooms, AHU Rooms, Lobby, Lifts and Staircases
13	Terrace Floor	281.89	Lift Machine Rooms, Staircase Head Rooms, OHT & Chillers and Cooling Towers
	Total	66525.40	Commercial (office) Building
	FAR		2.73 < 2.75
	Coverage		42.93% < 55%

V. N. 19/4/23
Joint Director (Town Planning – North)
Bruhat Bengaluru Mahanagara Palike
19/04/23
19/4/23
19/4/23



This Occupancy Certificate is issued subject to the following conditions:

1. The car parking at Two Basement Floors, Part of First Floor, Second Floor, Third Floor and 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. 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, Part of First Floor, Second Floor, Third Floor and Surface Area should be used for car parking purpose only and the additional area if any available in Two Basement Floors, Part of First Floor, Second Floor, Third Floor and 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. The area reserved for Lake & Nala Buffer as per the sanctioned plan by this office should not be deviated for other purpose and should not be encroached.
8. Since, deviations have been done from the sanctioned plan while constructing the building, the security deposit is here with forfeited.
9. 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.
10. 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.
11. 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.
12. 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.
13. 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.

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19/04/23
19/4/23
19/4/23



14. All the rain water and waste water generated from the usage shall be pumped into the rain water harvesting pits and used for landscaping.
15. 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.
16. This Occupancy Certificate is subject to conditions laid out in the Clearance Certificate issued from Fire Force Department vide No Docket No KSFES/CC/326/2022, dated: 25-07-2022 and CFO from KSPCB vide No AW-333258 PCB ID: 133112 dated: 14-09-2022 and Compliance of submissions made in the affidavits filed to this office
17. 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,
M/s MFAR Developers Pvt Ltd., GPA Holder for
Sri. Chatrabhuj Basarmal Pardhanani (Katha Holder)
3, Levelle Road, Bangalore – 560 001.

Copy to

1. JC (Mahadevapura Zone) / EE (Mahadevapura Division) / AEE/ ARO (Hudi 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.

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19/4/23
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