



BRUHAT BENGALURU MAHANAGARA PALIKE

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

No. BBMP/Addl.Dir/JD North/0059/2018-19

Date: 18-05-2023

OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for Residential Units and 1 No of Transit Units and Commercial Building at Property Khata No. 30/22, Sy No. 68, Devasandra Industrial Area, Ward No. 55, Devasandra, Bengaluru.

- Ref: 1) Your application for issue of Occupancy Certificate dated: 02-02-2023
2) Building Plan sanctioned No. BBMP/Addl.Dir/JD North/0059/2018-19 Dated:17-08-2019
3) Approval of Commissioner for issue of Occupancy Certificate dated: 24-03-2023
4) Fire Clearance for the Occupancy Certificate vide No. KSFES/GBC(1)348Docket No. KSFES/CC/214/2023, dated: 02-05-2023
5) CFO issued by KSPCBI vide No. AW-335176 PCB ID: 136014 dated: 27-12-2022

The Plan was sanctioned for the construction of Residential Units and 1 No of Transit Units and Commercial Building consisting of Wing - 1 & 2 - BF+GF+9UF, Wing - 3 - BF+GF+7UF, Club House - BF+GF+1UF, BCC Office - GF+2UF, State Office - BF+GF+5UF, Canteen Block - GF+1UF Substation Block - GF+1UF at Property Katha No. 30/22, Sy No. 68, Devasandra Industrial Area, Ward No. 55, Devasandra, Bengaluru by this office vide reference (2). The Commencement Certificate was issued on 16-10-2021. 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 Residential Units and 1 No of Transit Units and Commercial Building was inspected by the Officers of Town Planning Section on 17-02-2023 for the issue of Occupancy Certificate. During inspection, it is observed that, there is additional 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 Residential and Commercial Building was approved by the Chief Commissioner vide ref (3). Subsequent to the Approval accorded by Chief Commissioner the applicant was endorsed on dated: 24-03-2023 to remit Rs. 63,69,000/- (Rupees Sixty Three Lakhs Sixty Nine Thousand only) towards fee for the additional construction portion Ground rent arrears, GST, Scrutiny Fees and has been paid by the Applicant in the form of DD No.350535 dated: 29-03-2023 drawn on State Bank of India and taken into BBMP account vide receipt No.RE-ifms331-TP/000168 dated: 29-03-2023. The additional construction effected in the Building are condoned and Regularized accordingly.

Hence, Permission is hereby granted to Occupy Residential Units and 1 No of Transit Units and Commercial Building consisting of Wing - 1 & 2 - BF+GF+9UF, Wing - 3 - BF+GF+7UF, Club House - BF+GF+1UF, BCC Office - GF+2UF, State Office - BF+GF+5UF, Canteen Block - GF+1UF Substation Block - GF+1UF at Property Katha No. 30/22, Sy No. 68, Devasandra Industrial Area, Ward No. 55, Devasandra, Bengaluru Occupancy Certificate is accorded with the following details.


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Residential and Transist Block

Sl. No.	Floor Description	Built Up Area (in Sqm.)	Uses and other details.
1	Combined Basement Floor	9785.25	145 Nos of Car parking, Electrical room, Lift Lobby, Lift and staircase and Two wheeler parking.
2	Ground Floor	1080.61	4 Nos of Car parking in Ground Floor and 74 No.s of Surface Car Parking, Electrical room, Reception, Office, Drivers Dormetry, Outdoor play area, Electrical room, Toilets, Two wheeler parking, Garbage, Telecommunication and Toilets, Lift Lobby, Lift and staircase,
3	First Floor	1070.93	4 Nos Residential units, 1 No of Transit Unit, Training Hall, Dining Hall, Kitchen, PC Room, Passages, Toilets, Lift and Staircase.
4	Second Floor	1070.93	4 Nos Residential units, Transit rooms, TV Lounge, Pantry / Laundry, Passages, Lift and Staircase.
5	Third Floor	1070.93	4 Nos Residential units, Transit rooms, TV Lounge, Pantry / Laundry, Passages, Lift and Staircase.
6	Fourth Floor	1070.93	4 Nos Residential units, Transit rooms, TV Lounge, Pantry / Laundry, Passages, Lift and Staircase.
7	Fifth Floor	1061.68	4 Nos Residential units, Guest rooms, Transit rooms, Pantry, Store, Passages, Lift and Staircase.
8	Sixth Floor	1061.68	4 Nos Residential units, Guest rooms, Transit rooms, Pantry, Store, Passages, Lift and Staircase.
9	Seventh Floor	1061.68	4 Nos Residential units, Conference, Health Club, Suite rooms, Passages, Lift and Staircase.
10	Eighth Floor	695.38	4 Nos Residential units , Lift and Staircase.
11	Ninth Floor	533.27	3 Nos Residential units, Lift and Staircase.
12	Terrace Floor	307.14	Lift Machine Rooms, Staircase Head Rooms, OHT & Solar Panels
	Total	19870.41	

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Canteen Block

Sl. No.	Floor Description	Built Up Area (in Sqm.)	Uses and other details.
1	Ground Floor	656.63	Transformer, DG & Staircase, Kitchen Veg and Non veg and Dining area, Canteen Seating, Toilets & Hand Wash, Pot Wash Area, Tuck Shop.
2	First Floor	435.55	Dining, Waiting lounge, Dormitory, Dumbwaiter, Panel Room, Hand Wash & Toilet and and Staircase.
3	Terrace Floor	53.95	Staircase Head Rooms, OHT & Solar Panels
	Total	1146.13	

Office Block

Sl. No.	Floor Description	Built Up Area (in Sqm.)	Uses and other details.
1	Ground Floor	746.88	Office Space, Entrance, Toilets, Lifts, Electrical Room, Fire Control Room / BMS Room, Landscape area and Staircase.
2	First Floor	675.04	Office Space, Entrance, Toilets, Lifts, Electrical Room, Lifts and Staircase.
3	Second Floor	712.50	Office Space, Entrance, Toilets, Electrical Room, Lifts and Staircase.
4	Third Floor	748.81	Office Space, Entrance, Toilets, Electrical Room, Lifts and Staircase.
5	Fourth Floor	748.81	Office Space, Entrance, Toilets, Electrical Room, Lifts and Staircase.
6	Fifth Floor	690.18	Office Space, Entrance, Toilets, Electrical Room, Lifts and Staircase.
7	Terrace Floor	122.54	Lift Machine Rooms, Staircase Head Rooms, OHT & Solar Panels
	Total	4444.76	

BCC Office Block

Sl. No.	Floor Description	Built Up Area (in Sqm.)	Uses and other details.
1	Ground Floor	496.77	Passage, Panel Room, UPS, Lifts and Staircase, Telecommunication room, BMS Room, Loading area
2	First Floor	459.91	Passage, Data centre, Unpacking / Staging / Testing, Toilets, Lifts and Staircase.

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3	Second Floor	414.40	Workstation, Office Space, Electrical Room, Hub room, Toilets, Lifts and Staircase.
4	Terrace Floor	81.94	Lift Machine Rooms, Staircase Head Rooms, OHT & Solar Panels
	Total	1453.02	

Club House

Sl. No.	Floor Description	Built Up Area (in Sqm.)	Uses and other details.
1	Ground Floor	280.00	Multi-Purpose Hall, Store, Panel room, Green Room, Staircase, Toilets.
2	First Floor	180.88	Health club, Recreational area, Reading Room, Staircase.
4	Terrace Floor	57.51	Staircase Head Rooms, OHT & Solar Panels
	Total	518.39	
	Grand Total	27432.71	
	FAR		1.578 < 3.00
	Coverage		26.29% < 45%

This Occupancy Certificate is issued subject to the following conditions:

1. The car parking at Basement Floors, Part of Ground 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. Basement Floors, Part of Ground Floor and Surface Area should be used for car parking purpose only and the additional area if any available in at Basement Floors, Part of Ground Floor and Surface area shall be used exclusively for car parking purpose only.
5. Foot path 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.

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[Handwritten signatures and dates]
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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.
15. This Occupancy Certificate is subject to conditions laid out in the Clearance Certificate issued from Fire Force Department vide No Docket No KSFES/GBC(1)348Docket No. KSFES/CC/214/2023, dated: 02-05-2023 and CFO from KSPCB vide No AW-335176 PCB ID: 136014 dated: 27-12-2022 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,
M/s Indian Oil Corporation Ltd.,
No. 29, P.Kalinga Rao Road, (Mission Road),
Bengaluru - 560027.



Copy to

1. JC (Mahadevapura Zone) / EE (K.R.Puram Division) / AEE/ ARO (K.R.Puram 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), BESCO, North Division, No. 8, Benson Town, Nandi Durga Road, Bengaluru - 560046.
5. Office copy.

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18/5/23
Joint Director (Town Planning - North)
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