

BRUHAT BENGALURU MAHANAGARA PALIKE

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

No. BBMP/Addl.Dir/JD NORTH/LP/0057/2021-22(PRJ No. 8464/21-22)

Dated: 18/11/23

BBMP/Addl.Dir/JD North/0008/2021-22 (PRJ No. 0067/20-21)

OCCUPANCY CERTIFICATE (PARTIAL)

Sub: Issue of Occupancy Certificate (Partial) for Academic Block – 2 & Food Court Building at Property Khatha No. 72, Sy No. 2 (P), 3(P), 4, 5, 6(P), 7(P), 8, 9, 10(P), 12(P), 13(P), 14(P), 15/3(P), 16/3(P), 17/3(P), 18(P), 19(P), 21(P), Vasudevapura Village, Sy. No. 4(P), 5(P), 14, 16 & 17 of Govindapura Village and Sy. No. 11/2(P) & 12(P) of Kenchanahalli Village, Yelahanka, Ward No. 01, Bengaluru.

- Ref: 1) Your application for issue of Occupancy Certificate dated: 24-07-2023
- 2) Plan sanctioned by this office vide No. BBMP/Addl.Dir/JD NORTH/LP/0057/2021-22(PRJ No. 8464/21-22) Dated: 19-05-2022 & BBMP/Addl.Dir/JD North/0008/2021-22 (PRJ No. 0067/20-21) 29-09-2021.
- 3) Approval of Chief Commissioner for issue of Occupancy Certificate dt:31-08-2023
- 4) Fire Clearance for the Occupancy Certificate vide No: KSFES/GBC(1) 004, Docket No.KSFES/CC/437/2023 Date:11-09-2023
- 5) CFO issued by KSPCB vide No. AW-340573 PCB ID: 85594 dated: 08-11-2023 & vide No. AW-333092 dated: 07-09-2022 & Addendum No:PCB04 infra 2020/4166 Dated:21-09-2022

The Plan and Modified Plan was sanctioned for the Construction of Manipal Institute Building consisting of Academic Block - 2 GF+5 UF Food Court-GF + 3UF at Property Khatha No. 72, Sy No. 2 (P), 3(P), 4, 5, 6(P), 7(P), 8, 9, 10(P), 12(P), 13(P), 14(P), 15/3(P), 16/3(P), 17/3(P), 18(P), 19(P), 21(P), Vasudevapura Village, Sy. No. 4(P), 5(P), 14, 16 & 17 of Govindapura Village and Sy. No. 11/2(P) & 12(P) of Kenchanahalli Village, Yelahanka, Ward No. 01, Bengaluru by this office vide reference (2). The Commencement Certificate was issued for Academic Block - 2 on 22-07-2022 and Food Court on 11-03-2022. 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 was submitted by the applicant vide ref (1) for the issue of Occupancy Certificate (Partial), the Educational Institute Building was inspected by the Officers of Town Planning Section on 05-08-2023 for the issue of Occupancy Certificate. During the inspection it is observed that, the construction has been completed in accordance with the Sanctioned and Modified Sanctioned Plan. The proposal for the issuance of Occupancy Certificate for Academic Block – 2 & Food Court was approved by the Chief Commissioner vide Ref (3). Since, the Partial Occupancy Certificate is now being considered only Academic Block – 2 & Food Court the percentage of violation will be calculated at the time of issue of Final Occupancy Certificate for the remaining Blocks. Subsequent to the approval accorded by Commissioner the applicant was endorsed on dated: 01-09-2023 to remit Rs. 2,04,000/- (Rupees Two Lakhs Four Thousand Only), towards Scrutiny Fees. The applicant has paid in the form of DD No.507758 dated:02-09-2023 drawn on ICICI Bank Ltd., The same has been taken into BBMP account vide receipt No. RE-ifms 331-TP/000059 dated:06-09-2023 respectively. The deviations effected in the building are condoned & regularized accordingly.

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Handwritten signatures and dates: 18/11/23, 17/11/23, 18/11/2023



Hence, Permission is hereby granted to occupy the Educational Institute Building for Academic Block - 2 GF+5 UF Food Court-GF + 3UF at Property Khatha No. 72, Sy No. 2 (P), 3(P), 4, 5, 6(P), 7(P), 8, 9, 10(P), 12(P), 13(P), 14(P), 15/3(P), 16/3(P), 17/3(P), 18(P), 19(P), 21(P), Vasudevapura Village, Sy. No. 4(P), 5(P), 14, 16 & 17 of Govindapura Village and Sy. No. 11/2(P) & 12(P) of Kenchanahalli Village, Yelahanka, Ward No. 01, Bengaluru. This Occupancy Certificate is accorded with the following details.

Academic Block-2 and Food Court

Sl. No.	Floor Description	Built Up Area (in Sqm.)	Uses and other details.
1	Ground Floor	2822.85	Café, Toilets, Faculty Cabins, Legal Aid clinic, Conference room, MIRM Labs, Electrical Panel room, Fire Command room, AHU room, switch room etc
2	First Floor	2623.45	Classrooms, Tutorial Rooms, Girls Common room, MIRM Labs, Electrical Panel room, Toilets, Fire Command room, AHU room, Switch room etc
3	Second Floor	2822.85	Classrooms, Moot court, Assembly Hall, Seminar Hall, Tutorial rooms, Directors cabins workstations, Boys common room, Conference room, Electrical Panel room, Toilets, Fire Command room, AHU room, switch room etc
4	Third Floor	2822.85	Classrooms, Tutorial rooms, computer Labs, Seminar Hall, Electrical Panel room, Toilets, Fire Command room, AHU room, switch room etc
5	Fourth Floor	2647.12	Classrooms, Tutorial rooms, Electrical Panel room, Toilets, Fire Command room, AHU room, switch room etc
6	Fifth Floor	2647.12	Board room, Faculty cabins, Workstations, Meeting room, Psychology labs, Studio, Computer labs, Tutorials, Electrical Panel room, Toilets, Fire Command room, AHU room, switch room etc
7	Terrace	199.26	Staircase Head Room, Over Head Tank , Solar Panels and Lift Machine Room
	Total - I	16585.50	

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Food Court/Auditorium

Sl. No.	Floor Description	Built Up Area (in Sqm.)	Uses and other details.
1	Ground Floor	3321.23	Dining area, Live Kitchen, Veg & Non veg kitchen, Cold room, Veg cutting area, Grinding area, Utensil washing area, Plate collection, Toilets, Hand wash area, Drinking water coolers area, Electrical Panel room, Fire Command room, switch room, lifts & Staircases
2	First Floor	3046.12	Dining area, Kiosks, Stores, Plate wash, Cold storage, Bakery, Indian kitchen, western kitchen, Confectionary, Chefs office, Banquet pantry, Store office, Gunny bag storage area, Plate collection, Toilets, Hand wash area, Drinking water coolers area, Electrical Panel room, Fire Command room, switch room, lifts & Staircases
3	Second Floor	3011.62	Auditorium, Green room, VIP lounge, IT support room, storeroom, Toilets, Drinking water coolers area, Electrical Panel room, Fire Command room, switch room, lifts & Staircases
4	Third Floor	2886.76	Auditorium, Banquet Hall, Control room, AHU room, Storeroom, Toilets, Drinking water coolers area, Electrical Panel room, Fire Command room, switch room, lifts & Staircases
5	Terrace	192.15	Staircase Head Room, Over Head Tank, Solar Panels and Lift Machine Room
	Total - II	12457.88	
	Grand Total for I & II	29043.38	
	FAR		0.080 < 3.00 (Total of all OC issued blocks = 0.384)
	Coverage		1.909% < 45% (Total of all OC issued blocks = 6.869)

This Occupancy Certificate (Partial) 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.
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.

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4. Surface area should be used for car parking purpose only and the additional area if any available in Surface area shall be used exclusively for car parking purpose only.
5. Footpath and road side drain in front of the premises / 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.
15. This Occupancy Certificate is subject to conditions laid out in the Clearance Certificate issued from Fire Force Department vide No: KSFES/GBC(1) 004, Docket No.KSFES/CC/437/2023 Date:11-09-2023 and CFO from KSPCB vide No. AW-340573 PCB ID: 85594 dated: 08-11-2023 & vide No. AW-333092 dated: 07-09-2022 & Addendum No:PCB04 infra 2020/4166 Dated:21-09-2022 and Compliance of submissions made in the affidavits filed to this office.

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16. The Remaining Building / Blocks should be completed as per the Modified Sanctioned Plan & Occupancy Certificate should be obtained after Completion.
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 (Partial) issued will be withdrawn without any prior notice.


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

To,

M/s Manipal Academy of Higher Education Trust
Khata No, 72, Sy No. 2 (P), 3(P), 4, 5, 6(P), 7(P),
8, 9, 10(P), 12(P), 13(P), 14(P), 15/3(P), 16/3(P),
17/3(P), 18(P), 19(P), 21(P), Vasudevapura Village,
Sy. No. 4(P), 5(P), 14, 16 & 17 of Govindapura Village and
Sy. No. 11/2(P) & 12(P) of Kenchanahalli Village,
Yelahanka, Ward No. 01, Bengaluru.

Copy to :

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


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