



BRUHAT BENGALURU MAHANAGARA PALIKE

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

No. BBMP/Addl.Dir/JD North/1031/2020-21
PRJ/5284/2020-21

Date: 11/01/2024

OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for Commercial Building constructed at Property Khata No. 39, Sy No.58, Kothanur Village, K R Puram Hobli, Bengaluru East Taluk, Ward no.25, Mahadevapura Zone Bengaluru.

- Ref: 1) Your application for issue of Occupancy Certificate dated: 19-07-2023.
2) Modified Plan sanctioned by this office vide LP No. BBMP/Addl.Dir/JD North/1031/2020-21 dated:20.04.2022.
3) Approval of Chief Commissioner for issue of Occupancy Certificate dated:30-12-2023.
4) Fire Clearance for the Occupancy Certificate vide No: KSFES/CC/325/2023 Dated:04-08-2023.
5) CFO issued by KSPCB vide No. AW-339145 PCB ID: 102116 INW ID:194469 dated: 25-08-2023

The Modified Plan was sanctioned for the Construction of Commercial Building consisting of 2 BF + GF + 2 UF at Property Khata No. 39, Sy No.58, Kothanur Village, K R Puram Hobli, Bengaluru East Taluk, Ward no.25, Mahadevapura Zone Bengaluru by this office vide reference (2). The Commencement Certificate was issued for Commercial Building on 05-12-2022. 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, the Commercial Building was inspected by the Officers of Town Planning Section on 21-08-2023. During the inspection it is observed that, the construction has been completed in accordance with the Modified Sanctioned Plan. The proposal for the issuance of Occupancy Certificate for was approved by the Chief Commissioner vide Ref (3). Subsequent to the approval accorded by Commissioner the applicant was endorsed on dated: 03-01-2024 to remit Rs. 27,59,000/- (Rupees Twenty Seven Lakhs Fifty Nine Thousand Only), towards Compounding Fees, Ground Rent arrears for additional construction period and Scrutiny Fees. The applicant has paid in the form of DD No.894530 dated:04-01-2024 drawn on Canara Bank., The same has been taken into BBMP account vide receipt No. RE-ifms 331-TP/000106 dated:06-01-2024.

Hence, Permission is hereby granted to occupy the Commercial Building consisting of 2BF + GF + 2 UF Constructed at Property Khata No. 39, Sy No.58, Kothanur Village, K R Puram Hobli, Bengaluru East Taluk, Ward no.25, Mahadevapura Zone Bengaluru. This Occupancy Certificate is accorded with the following details.

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Joint Director of Town Planning (North)
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Commercial Building:

Sl. No.	Floor Description	Built Up Area (in Sqm.)	Uses and other details.
1	Lower Basement Floor	2857.44	60 No.s Car Parking, Pump Room, Lifts & Staircases, Car Lifts.
2	Upper Basement Floor	2857.44	49 Nos of Car Parking, STP, Compreser Room, Service Room, Electrical Room, Car Lifts, Pannel Room, Lifts & Staircases.
3	Ground Floor	1917.86	16 Nos of Surface Car Parking, Show room Space, Office Space, Store room, car lifts, Electrical panel room, Toilets, Lifts and Staircases.
4	First Floor	1917.86	Show room Space, Office Space, Store room, car lifts, Electrical panel room, Toilets, Lifts and Staircases.
5	Second Floor	1917.86	Show room Space, Office Space, Store room, car lifts, Electrical panel room, Toilets, Lifts and Staircases.
6	Terrace Floors	162.29	Lift Machine Rooms, Staircase Head Rooms, OHT.
	Total	11630.75	
	FAR	1.26 < 3.00	
	Coverage	46.21% < 50%	

This Occupancy Certificate is issued subject to the following conditions:

1. The car parking at 2 Basement Floors 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. 2 Basement Floor and Surface area should be used for car parking purpose only and the additional area if any available in at 2 Basement Floor 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. 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.
8. Since, deviations have been done from the sanctioned plan while constructing the building, the security deposit is here with forfeited.

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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 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.
11. The Owner / Association of the 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.
12. All the rain water and waste water generated from the usage shall be pumped into the rain water harvesting pits and used for landscaping.
13. 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.
14. This Occupancy Certificate is subject to conditions laid out in the Clearance Certificate issued from Fire Force Department vide No: KSFES/CC/325/2023 Date:04-08-2023 and CFO from KSPCB vide No AW-339145 PCB ID: 102116 INW ID:194469 dated: 25-08-2023.
15. 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 Maruti Suzuki India Ltd.
Zonal Office (South)
Unit 1001, 11th Floor, "SKV 909"
9/1, Lavelle road,
Bengaluru-560001

Copy to

1. Director General of Police, Fire and Emergency Services, # 1, Annaswamy Modaliar Road, Bengaluru – 560 042 for information.
2. JC (Mahadevpaura Zone) / EE (K R Puram Division) / AEE/ ARO (Hooramavu Sub-division) for information and necessary action.
3. Senior Environmental Officer, KSPCB, # 49, Church Street, Bengaluru - 01 for information.
4. Office copy.

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

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