



BRUHAT BENGALURU MAHANAGARA PALIKE

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

No. BBMP/Addl.Dir/JD North/0069/2019-20

Date: 25/01/24

OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for Commercial (Office) Building constructed at Property Khata No. 12/2, Palace Road, ward No.93, Vasanthanagar, Bengaluru East Zone, Bengaluru.

- Ref: 1) Your application for issue of Occupancy Certificate dated: 06-05-2023.
2) Modified Plan sanctioned by this office vide LP No. BBMP/Addl.Dir/JD North/0069/2019-20 dated:18-12-2020.
3) Approval of Chief Commissioner for issue of Occupancy Certificate dated:18-10-2023.
4) CFO issued by KSPCB vide No. AW-121532 PCB ID: 135980 INW ID:173864 dated: 24-11-2022.

The Modified Plan was sanctioned for the Construction of Commercial (Office) Building consisting of 2 BF + GF + 3 UF at Property Khata No. 12/2, Palace Road, ward No.93, Vasanthanagar, East Zone, Bengaluru by this office vide reference (2). The Commencement Certificate was issued on 29-09-2021. The KSPCB vide Ref (4) 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 27-09-2023 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 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:18-10-2023 to remit Rs. 1,16,47,000/- (Rupees One Crore Sixteen Lakhs Fourty Seven Thousand only) towards Compounding Fees, Sucrutiny Fees. The applicant has paid of Rs. 52,34,500/- (Rupees Fifty Two Lakhs Thirty Four Thousand Five Hunderded Only) as per the Hon'ble High Court Interim order vide W.P. No. 25888/2023 (LB-BMP), dated: 28-11-2023 in the form of DD No.007916 dated:16-01-2024 drawn on Axis Bank, Sadashivanagar Branch., The same has been taken into BBMP account vide receipt No. RE-ifms 331-TP/000109 dated:17-01-2024.

Hence, Permission is hereby granted to occupy the Commercial (Office) Building consisting of 2BF + GF + 3 UF Constructed at Property Khata No. 12/2, Palace Road, ward No.93, Vasanthanagar, Bengaluru East Zone, Bengaluru. This Occupancy Certificate is accorded with the following details.

V. K. T. 25/1/24
Joint Director of Town Planning (North)
Bruhat Bengaluru Mahanagara Palike

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Commercial Building:

Sl. No.	Floor Description	Built Up Area (in Sqm.)	Uses and other details.
1	Second Basement Floor	786.14	18 No.s Car Parking, Pump Room, Service Area, STP, Lifts & Staircases.
2	First Basement Floor	786.14	13 No.s Car Parking, Service Rooms, Lifts & Staircases.
3	Ground Floor	539.74	Office Spaces, Panel Room, Waiting area, Toilets, Lifts and Staircases.
4	First Floor	527.31	Office Space, Toilets, Lifts and Staircases.
5	Second Floor	468.33	Office Space, Toilets, Lifts and Staircases.
6	Third Floor	541.27	Office Space, Board Room, Toilets, Lifts and Staircases.
7	Terrace Floors	83.64	Lift Machine Rooms, Staircase Head Rooms & OHT.
	Total	3732.57	
	FAR	1.290 < 2.25	
	Coverage	46.55% < 50%	

This Occupancy Certificate is issued subject to the following conditions:

1. The car parking at 2 Basement Floors 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 Floors 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.

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

(Handwritten signatures and dates)
25/11/24
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9. 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.
10. 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.
11. All the rain water and waste water generated from the usage shall be pumped into the rain water harvesting pits and used for landscaping.
12. 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.
13. This Occupancy Certificate is subject to conditions laid out in the Clearance Certificate issued from CFO from KSPCB vide No AW-121532 PCB ID: 135980 INW ID:173864 dated: 24-11-2022.
14. The Applicant should abide to the final Order of Hon'ble High Court Vide W.P.No. 25888/2023 (LB-BMP) towards the payment of fees, as per the submitted under taking to the office dated:18-01-2024.
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 MEL Properties Pvt Ltd.
Rep by Sri Basant Poddar,
No.407, 6th A Cross, 12th Main,
RMV Extension, Sadashivanagara,
Bengaluru-560080

Copy to

- ① JC (Eastr Zone) / EE (Shivajinagara) / AEE/ ARO (Shivajinag Sub-division) for information and necessary action.
2. Senior Environmental Officer, KSPCB, # 49, Church Street, Bengaluru - 01 for information.
3. Office copy.

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

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