



# BRUHAT BENGALURU MAHANAGARA PALIKE

**Office of the Joint Director (Town Planning – North) N.R. Square, Bengaluru – 02**  
**No. PRJ/3194/22-23** **Dated: 19-04-2024**

## **OCCUPANCY CERTIFICATE**

Sub: Issue of Occupancy Certificate for the Commercial (Hospital) Building Constructed at Property Khata No. 1474, Sy No. 138, (Old No. 218/138, Ward No. 05), Yelahanka Village, Yelahanka Hobli, Bengaluru North Taluk, Ward No. 01, Yelahanka Zone, Bengaluru-560064.

- Ref: 1) Your application for issue of Occupancy Certificate, Dated: 08-02-2024  
2) Modified Plan Sanctioned by this Office Vide PRJ/3194/22-23 Dated: 14-09-2023  
3) Approval of Chief Commissioner for issue of Occupancy Certificate, Dated: 01-04-2024  
4) Fire Clearance for the Occupancy Certificate vide No KSFES/CC/725/2023 Dated: 18-11-2023.  
5) CFO issued by KSPCB vide No. AW-340810, PCB ID 152539, INW 212190, Dated: 24-11-2023.

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The Modified Plan was sanctioned for the construction of Commercial (Hospital) Building at Property Khata No. 1474, Sy No. 138, (Old No. 218/138, Ward No. 05), Yelahanka Village, Yelahanka Hobli, Bengaluru North Taluk, Ward No. 01, Yelahanka Zone, Bengaluru by this office vide reference (2). Now the Applicant has applied for issue of Occupancy Certificate for the Commercial (Hospital) Building Consisting of 2B+GF+8UF vide reference (1). The Fire and Emergency Services Department has issued Fire Clearance Certificate to Occupy Building vide reference (4). KSPCB consent for Operation of Sewage Treatment Plant (STP) has issued vide reference (5)

The Commercial (Hospital) Building was inspected by the Officers of Town Planning Section on 30-01-2024 for the issue of Occupancy Certificate. During the course of inspection it is observed that, there is deviation in construction with reference to the Modified Sanctioned Plan which is within the regularization limit as per Building Bye-laws 2003. The proposal for the issuance of Occupancy Certificate for Commercial (Hospital) building was approved by the Chief Commissioner vide reference (3). Subsequent to the approval accorded by the Chief Commissioner, the applicant was endorsed on dated: 01-04-2024 to remit Rs. 25,54,000/- towards Scrutiny Fee, Commencement Certificate Fee with Penalty for not obtaining Commencement Certificate and Compounding Fine for deviated portion, and the same has been paid by the applicant in the form of Online Receipt No. BBMP/EoDB/RC/0097/24-25, Dated: 01-04-2024.

Hence, Permission is hereby granted to occupy Commercial (Hospital) Building Constructed at Property Khata No. 1474, Sy No. 138, (Old No. 218/138, Ward No. 05), Yelahanka Village, Yelahanka Hobli, Bengaluru North Taluk, Ward No. 01, Yelahanka Zone, Bengaluru Occupancy Certificate is accorded with the following details.



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Mahanagara Palike**

Digitally signed by V RAKESH KUMAR  
Date: 19 Apr 2024 17:57:11  
Project No.: PRJ/3194/22-23IN  
Organization: Bruhat Bengaluru Mahanagara Palike  
Designation: Joint Director Town Planning (JDTP)  
FileNo: PRJ/3194/22-23/OC/01/MOD



## Commercial (Hospital) Building

Sl. No.	Floor Description	Built Up Area (in Sqm.)	Uses and other details.
1	Lower Basement Floor	2236.17	48 Nos. of Car Parking, Service Area, Panel Rooms, Lobbies, Lifts and Staircase.
2	Upper Basement Floor	2065.27	39 Nos. of Car Parking, MRI Scan Room, CT Room, Ultra Sound Rooms, Dialysis Room, Store Room, Electrical Room, Fire Pump Room, STP, Service Area, Lobbies, Lifts and Staircases.
3	Ground Floor	1035.62	13 Nos. of Surface Car Parking, Hospital Usage Space, Electrical Room, Toilets, Service area, Pharmacy, Corridor, Lobbies Lifts and Staircases.
4	First Floor	853.08	Hospital Usage Space , Lab Rooms, Blood storage Room, Pantry, Electrical Room, Toilets, Service area, Corridor, Lobbies Lifts and Staircases.
5	Second Floor	1015.72	Hospital Usage Space , Electrical Room, Toilets, Service area, Corridor, Lobbies Lifts and Staircases.
6	Third Floor	1120.22	Hospital Usage Space , Electrical Room, Toilets, Service area, Corridor, Lobbies Lifts and Staircases.
7	Fourth Floor	1120.26	Hospital Usage Space , Electrical Room, Toilets, Service area, Corridor, Lobbies Lifts and Staircases.
8	Fifth Floor	1120.10	Hospital Usage Space , Electrical Room, Toilets, Service area, Corridor, Lobbies Lifts and Staircases.
9	Sixth Floor	1143.50	Hospital Usage Space , Operation Theatre Rooms, Electrical Room, Toilets, Service area, Corridor, Lobbies Lifts and Staircases.
10	Seventh Floor	1078.41	Hospital Usage Space , Electrical Room, Toilets, Service area, Corridor, Lobbies Lifts and Staircases.
11	Eighth Floor	1092.95	Hospital Usage Space , Operation Theatre Rooms, Electrical Room, Toilets, Service area, Corridor, Lobbies Lifts and Staircases.
14	Terrace Floor	82.41	Lift Machine Rooms, Staircase Head Rooms and OHT
<b>Total</b>		<b>13963.71</b>	<b>Commercial (Hospital) Building</b>
	FAR Achieved		<b>2.51 &lt; 3.00</b>
	Coverage Achieved		<b>29.48% &lt; 50%</b>

### This Occupancy Certificate is issued subject to the following conditions:

1. The car parking area at part of Two Basement floors and Surface area 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.



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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.
4. The reserved area for parking in part of Two Basement floors and surface area should be used for car parking purpose only and the additional area if any available in Two Basement Floors Area Shall be used except as mentioned in the above Table.
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 Applicant / 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. The Applicant / owner 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.
9. The Applicant / owner 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.
10. The Applicant / owner 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.
11. The Applicant / owner 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.
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.



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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. The Applicant Should abide by the Final order of Hon'ble High Court vide W.P No.17798/2023 wrt Payment of Plan Sanction fee as per the submitted undertaking to the Office.
15. The Applicant should abide to the conditions imposed in the NOC's issued by other departments for construction and occupying the Building.
16. This Occupancy Certificate is subject to conditions laid out in the Clearance Certificate issued from Fire Force Department vide No. KSFES/CC/725/2023, Dated: 18-11-2023 and CFO issued by KSPCB vide No. CFO issued by KSPCB vide No. AW-340810, PCB ID 152539, INW 212190, Dated: 24-11-2023 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



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

To,

Dr. Sharan S.Patil & Mrs. Meena S.Patil, Smt. Rangamma  
# 254, 18<sup>th</sup> Cross, Near Ganesh Temple  
Sadashivanagar, Bengaluru – 560080.

**Copy to**

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