



# BRUHAT BENGALURU MAHANAGARA PALIKE

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

No. PRJ/1895/2022-23

Dated: 06.05.2024

## **OCCUPANCY CERTIFICATE**

Sub: Issue of Occupancy Certificate for the Commercial (Office) Building at Katha No. 1080, Survey No.: 175, 170/1A, 170/1B, 170/2, 172/1,2, 169/1,2,3,4, 176/3, 177, 136/1, 136/2 & 137, Hoodi Village, K.R.Puram Hobli, Bangalore East Taluk, Ward No. 82, Mahadevapura Zone, Bengaluru.

- Ref: 1) Your application for issue of Occupancy Certificate, Dated: 06-03-2024  
2) Modified Plan Sanctioned by this Office Vide PRJ/1895/2022-23, Dated:15-09-2022  
3) Approval of Chief Commissioner for issue of Occupancy Certificate, Dated: 19-04-2024  
4) Fire Clearance for the Occupancy Certificate vide No. Docket No. KSFES/CC/772/2022, Dated: 22-12-2022 and Docket No. KSFES/CC/741/2023 Dated: 09-02-2024.

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The Modified Plan was sanctioned for the construction of Residential Apartment BUILDING - 1 Wing 01 & 07 -BF+GF+28UF Wing 02 to 06 - BF+GF+30UF (Stepped Units Consisting of BF+GF+6 UF) BUILDING - 2 , Wing - 1 & 2 Consisting of 4BF+GF+33 Uf For Residential Apartment Building, & BUILDING - 3, 3BF+GF+MF+22 UF For Commercial Building and Row Houses - 1, 2 & 3 Consisting of GF+1UF at Property Katha No. 1080, Survey No.: 175, 170/1A, 170/1B, 170/2, 172/1,2, 169/1,2,3,4, 176/3, 177, 136/1, 136/2 & 137, Hoodi Village, K.R.Puram Hobli, Bangalore East Taluk, Ward No. 82, Mahadevapura Zone, Bengaluru. by this office vide reference (2). Now the Applicant has applied for issue of Occupancy Certificate for the BUILDING - 3 Commercial Building Consisting of 3BF+GF+MF+22 UF vide reference (1). The Fire and Emergency Services Department has issued Fire Clearance Certificate to Occupy Building vide reference (4).

The BUILDING - 3 Commercial (Office) Building was inspected by the Officers of Town Planning Section on 12-03-2024 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 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: 19-04-2024 to remit Rs. 2,03,49,663.00/- towards the issuance of Occupancy Certificate i.e., Compounding Fee for deviated portion & Scrutiny Fees and the same has been paid by the applicant by the mode of RTGS bearing UTR NO. SBINR52024041917072373, Dated: 19-04-2024 through State Bank of India, Commercial Branch, Bengaluru. The Deviation effected in the Building are condoned and regularized accordingly and Occupancy Certificate is issued.



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Digitally signed by V RAKESH KUMAR  
Date: 06 May 2024 17:57:52  
Project No.: PRJ/1895/22-23IN  
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Designation: Joint Director Town Planning (JDTP)  
FileNo: PRJ/1895/22-23/OC01/MOD



Hence, Permission is hereby granted to occupy BUILDING – 3 Commercial (Office) Building Consisting of 3BF+GF+MF+22 UF commercial use constructed at Property Katha No. 1080, Survey No.: 175, 170/1A, 170/1B, 170/2, 172/1,2, 169/1,2,3,4, 176/3, 177, 136/1, 136/2 & 137, Hoodi Village, K.R.Puram Hobli, Bangalore East Taluk, Ward No. 82, Mahadevapura Zone, Bengaluru Occupancy Certificate is accorded with the following details.

### **Commercial (Office) Building-3**

SL NO	LEVEL DESCRIPTION	BUILT UP AREA	USES AND OTHER DETAILS
1	3 <sup>rd</sup> Basement Floor	9114.13	226 nos. of Car Parking, Lifts and Staircases.
2	2 <sup>nd</sup> Basement Floor	8521.67	182 nos. of Mechanical and 124 nos. of Normal Car Parking, Lifts and Staircases.
3	1 <sup>st</sup> Basement Floor	6872.65	214 nos. of Mechanical / Normal Car Parking, Lifts and Staircases.
4	GROUND FLOOR	1759.08	12 nos of Retail shops, 2 Retail Spaces, Lobbies, Lifts, Common Toilets and Staircases
5	MEZZANINE FLOOR	652.96	6 nos of Retail shops, Lobbies, Lifts, Servcie room and Staircases
6	First FLOOR	1871.61	Office Space, Toilets, AHU Room, Lobbies, Lifts and Staircases, Deck & Covered Garden
7	Second FLOOR	1839.99	Office Space, Toilets, AHU Room, Lobbies, Lifts and Staircases, Deck & Covered Garden
8	Third Floor FLOOR	1871.61	Office Space, Toilets, AHU Room, Lobbies, Lifts and Staircases, Deck & Covered Garden
9	4 <sup>th</sup> FLOOR	1839.67	Office Space, Toilets, AHU Room, Lobbies, Lifts and Staircases, Deck & Refuge Area
10	5 <sup>th</sup> FLOOR	1871.61	Office Space, Toilets, AHU Room, Lobbies, Lifts and Staircases, Deck & Covered Garden
11	6 <sup>th</sup> FLOOR	1839.99	Office Space, Toilets, AHU Room, Lobbies, Lifts and Staircases, Deck & Covered Garden
12	7 <sup>th</sup> FLOOR	1871.61	Office Space, Toilets, AHU Room, Lobbies, Lifts and Staircases, Deck & Covered Garden
13	8 <sup>th</sup> FLOOR	1839.99	Office Space, Toilets, AHU Room, Lobbies, Lifts and Staircases, Deck & Refuge Area
14	9 <sup>th</sup> FLOOR	1871.61	Office Space, Toilets, AHU Room, Lobbies, Lifts and Staircases, Deck & Covered Garden
15	10 <sup>th</sup> FLOOR	1839.99	Office Space, Toilets, AHU Room, Lobbies, Lifts and Staircases, Deck & Covered Garden
16	11 <sup>th</sup> FLOOR	1871.61	Office Space, Toilets, AHU Room, Lobbies, Lifts and Staircases, Deck & Covered Garden
17	12 <sup>th</sup> FLOOR	1839.99	Office Space, Toilets, AHU Room, Lobbies, Lifts and Staircases, Deck & Refuge Area
18	13 <sup>th</sup> FLOOR	1871.61	Office Space, Toilets, AHU Room, Lobbies, Lifts and Staircases, Deck & Covered Garden
19	14 <sup>th</sup> FLOOR	1839.99	Office Space, Toilets, AHU Room, Lobbies, Lifts and Staircases, Deck & Covered Garden



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20	15 <sup>th</sup> FLOOR	1871.61	Office Space, Toilets, AHU Room, Lobbies, Lifts and Staircases, Deck & Covered Garden
21	16 <sup>th</sup> FLOOR	1839.99	Office Space, Toilets, AHU Room, Lobbies, Lifts and Staircases, Deck & Refuge Area
22	17 <sup>th</sup> FLOOR	1871.61	Office Space, Toilets, AHU Room, Lobbies, Lifts and Staircases, Deck & Covered Garden
23	18 <sup>th</sup> FLOOR	1839.99	Office Space, Toilets, AHU Room, Lobbies, Lifts and Staircases, Deck & Covered Garden
24	19 <sup>th</sup> FLOOR	1871.61	Office Space, Toilets, AHU Room, Lobbies, Lifts and Staircases, Deck & Covered Garden
25	20 <sup>th</sup> FLOOR	1839.99	Office Space, Toilets, AHU Room, Lobbies, Lifts and Staircases, Deck & Refuge Area
26	21 <sup>st</sup> FLOOR	1871.61	Office Space, Toilets, AHU Room, Lobbies, Lifts and Staircases, Deck & Covered Garden
27	22 <sup>nd</sup> FLOOR	1155.23	Hospitality, Toilets, Lobbies, Lifts and Staircases, Refuge area
28	Terrace	341.25	Lift Machine Room, Staircase Head Room & OHT
	<b>Total Built Up Area in Sqm</b>	<b>67403.31</b>	
	FAR Achieved		<b>3.08 &gt; 3.00 ( Deviation is within 5% of Permissible limits of regularization)</b>
	Coverage Achieved		<b>12.44% &lt; 50%</b>

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

1. The car parking area at Three Basement Floors 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.
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. Three 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 exclusively for car parking purpose only.
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



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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 equipment's 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.
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/GBC(1)/195, Docket No. KSFES/CC/772/2022, Dated: 22-12-2022 and Docket No. KSFES/CC/741/2023, Dated: 09-02-2024 and Compliance of submissions made in the affidavits filed to this office.
15. The Applicant should submit Consent for Operation obtained from Karnataka State Pollution Control Board within 6 months or when Karnataka State Pollution Control Board start issuing Consent for Operation whichever is earlier for Commercial Building from the date of issue of this Occupancy Certificate as per the Indemnity Bond Dated: 23-03-2024 submitted 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 (Partial) issued will be withdrawn without any prior notice.



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

To,

M/s Total Environment Habitat Pvt Ltd.,  
Rep. by Mr. Suresh Bhandhari  
Office at No: 78, Imagine, ITPL Main Road,  
EPIP Zone, Whitefield, Bengaluru-560066.

**Copy to**

1. JC ( Mahadevapura Zone) / EE (Mahadevapura Division) / AEE/ ARO (Hoodi Sub Division) for information and necessary action.



2. Senior Environmental Officer, KSPCB, # 49, Church Street, Bengaluru - 01 for information
3. Superintendent Engineer (West), BESCOM, Kalyanagar, Banasawadi, Bengaluru - 560043.
4. Office copy.



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