



BRUHAT BENGALURU MAHANAGARA PALIKE

Office of the Joint Director (Town Planning – North) N.R. Square, Bengaluru – 02
No. BBMP/Ad.Com/YLK/0791/2019-20

Dated: 28/05/24

OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for the Commercial Space / Office Building Constructed at Property Khata No. 1947/2/2, Survey No. 2/2, Amruthahalli Village, Ward No. 07, Yelahanka Zone, Bengaluru.

- Ref:
- 1) Your application for issue of Occupancy Certificate, Dated: 19-01-2024
 - 2) Modified Plan Sanctioned by this Office Vide LP No: BBMP/Ad. Com/YLK/0791/2019-20, Dated: 18-08-2021.
 - 3) Approval of Chief Commissioner for issue of Occupancy Certificate, Dated 23-05-2024
 - 4) Fire Clearance for the Occupancy Certificate vide No. KSFES/GBC(1)/177, Docket No. KSFES/CC/581/2023, Dated: 29-11-2023.
 - 5) CFO issued by KSPCB vide No. AW-342088, PCB ID: 87091, INW ID: 207930, Dated: 23-02-2024.

The Modified Plan was sanctioned for the construction of Commercial Space / Office Building Consisting of 2BF+GF+7UF at Property Khata No. 1947/2/2, Survey No. 2/2, Amruthahalli Village, Ward No. 07, Yelahanka Zone, Bengaluru by this office vide reference (2). The Commencement Certificate was issued on 22-09-2022. Now the Applicant has applied for issue of Occupancy Certificate for Commercial Space / Office Building consisting of 2BF+GF+7UF. The Fire and Emergency Services Department has issued Fire Clearance Certificate to Occupy Building vide reference (4). The Karnataka State Pollution Control Board has issued CFO vide ref (5).

The Commercial Building was inspected by the Officers of Town Planning Section on 02-05-2024 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 Space / Office 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: 27-05-2024 to remit Rs. 83,65,000/- towards the issuance of Occupancy Certificate i.e., Ground rent including GST for additional construction period, Compounding Fee for deviated portion & Scrutiny Fees and the same has been paid by the applicant in the form of DD No. 390003, dated: 23-05-2024 drawn on State Bank of India, Bengaluru. The same has been taken into BBMP account vide receipt No. RE-ifms 331-TP/000024, dated: 28-05-2024.

Hence, Permission is hereby granted to occupy Commercial Space / Office Building Consisting of 2BF+GF+7UF Constructed at Property Khata No. 1947/2/2, Survey No. 2/2, Amruthahalli Village, Ward No. 07, Yelahanka Zone, Bengaluru Occupancy Certificate is accorded with the following details.

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(Handwritten signature and date 28/5/24)



Commercial Space / Office Building

| Sl. No. | Floor Description | Built Up Area (in Sqm.) | Uses and other details. |
|---------|----------------------|-------------------------|---|
| 1. | Low Basement Floor | 2534.00 | 118 No.s of Car Parking, Fire Pump Room, Pump Room, Lifts & Staircases |
| 2. | Upper Basement Floor | 2534.00 | 96 No.s of Car Parking, BMS Room, Electrical Room, STP, Lifts & Staircases |
| 3. | Ground Floor | 1421.00 | Commercial Space, Toilets, Pantry, Service Room, Lobby, Lifts & Staircases |
| 4. | First Floor | 1447.00 | Commercial Space, Pantry, Toilets, Service Room, Lobby, Lifts & Staircases |
| 5. | Second Floor | 1447.00 | Commercial Space, Toilets, Service Area, Pantry, Lobby, Lifts & Staircases |
| 6. | Third Floor | 1447.00 | Office Space, Toilets, Service Area, Pantry, Lobby, Lifts & Staircases |
| 7. | Fourth Floor | 1447.00 | Office Space, Toilets, Service Area, Pantry, Lobby, Lifts & Staircases |
| 8. | Fifth Floor | 1447.00 | Office Space, Toilets, Service Area, Pantry, Lobby, Lifts & Staircases |
| 9. | Sixth Floor | 1458.00 | Office Space, Refuge Area, Toilets, Service Area, Pantry, Lobby, Lifts & Staircases |
| 10. | Seventh Floor | 1458.00 | Office Space, Refuge Area, Toilets, Service Area, Pantry, Lobby, Lifts & Staircases |
| 11. | Terrace Floor | 128.78 | Staircase Head Room, Lift Machine Room & OHT |
| Total | | 16768.78 | |
| 12. | FAR | | 3.05 < 3.25 |
| 13. | Coverage | | 41.63% < 50% |

This Occupancy Certificate is issued subject to the following conditions:

1. The Car parking at Two Basement Floors, Ground Floor & 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.
4. Footpath and road side drain in front of the building should be maintained in good condition.
5. 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).


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6. Since, deviations have been done from the Sanction plan while constructing the building; the security deposit is here with forfeited.
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. All the rain water and waste water generated from the usage shall be pumped into the rain water harvesting pits and used for landscaping.
9. 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.
10. This Occupancy Certificate is subject to conditions laid out in the Clearance Certificate issued from Fire Force Department vide KSFES/GBC(1)/177, Docket No. KSFES/CC/581/2023, Dated: 29-11-2023 and CFO issued by KSPCB vide No. AW-342088, PCB ID: 87091, INW ID: 207930, Dated: 23-02-2024.
11. The Demand for payment of remaining Plan sanction fee as per the Interim order of the Hon'ble High Court interim order vide W.P. No. 10446/2020 (LB-BMP) & W.P. No. 9237/2022 (LB-BMP) is subject to condition for remittance of such cost in future, based on the outcome of the final order of the Hon'ble High Court.
12. The Applicant / Developer should abide by the condition imposed during Occupancy Certificate.
13. 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 Surya Heights Rep by its Partner Sri H.M Vishwanath
684, 2nd Floor, CRC Square
HIG 'A' Sector, Opp. To Sheshadripuram College,
Above State Bank of Hyderabad,
Yelahanka New Town, Bengaluru-560064**

1. JC (Yelahanka Zone) / EE (Byatarayanapura Division) / AEE/ ARO (Byatarayanapura) for information and necessary action.
2. Senior Environmental Officer, KSPCB, # 49, Church Street, Bengaluru - 01 for information.
3. Superintendent Engineer (West), BESCOM, Kalyananagar, Banasawadi, Bengaluru-560043.
4. Office copy.

**Joint Director (Town Planning – North)
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