



BRUHAT BENGALURU MAHANAGARA PALIKE

Office of the Joint Director (Town Planning – North) N.R. Square, Bengaluru – 02
No. BBMP/Addl.Dir/JD-NORTH/0097/2016-17

Dated: 30/05/2024

OCCUPANCY CERTIFICATE (PARTIAL-2)

Sub: Issue of Occupancy Certificate for the Commercial (Office) Block Building Constructed at Property Khata No. 140/17/338, Survey No. 50/6, 53/1, 53/2, 54/1, 54/8, 54/2 & 54/3, Hebbala Village, Kasaba Hobli, Bengaluru East Taluk, Ward No. 07, Yelahanka Zone, Bengaluru.

- Ref: 1) Your application for issue of Occupancy Certificate, Dated: 14-07-2023, 21-03-2024 & 18-04-2024.
2) Modified Plan Sanctioned by this Office Vide LP No: BBMP/Addl.Dir/JD North/LP/0097/2016-17 Dated: 24-05-2021.
3) Occupancy Certificate (Partial) issued Dated: 24-06-2021.
4) Approval of Chief Commissioner for issue of Occupancy Certificate, Dated 09-05-2024
5) Fire Clearance for the Occupancy Certificate vide No. KSFES/CC/489/020, KSFES/CC/652/022, Dated: 02-02-2023.
6) CFO issued by KSPCB vide No. AW-322561, PCB ID: 98677, Dated: 29-12-2020.

The Modified Plan was sanctioned for the construction of Commercial (Office & Retail) Building Consisting of 2BF+GF+12UF at Property Khata No. 140/17/338, Survey No. 50/6, 53/1, 53/2, 54/1, 54/8, 54/2 & 54/3, Hebbala Village, Kasaba Hobli, Bengaluru East Taluk, Ward No. 07, Yelahanka Zone, Bengaluru. by this office vide reference (2). The Commencement Certificate was issued on 25-07-2018. Occupancy Certificate (Partial) for 2 BF + GF + 7UF was issued by this office vide ref (3). Now the Applicant has applied for issue of Occupancy Certificate (Partial) for the 8th Floor of Commercial (Office) Building. The Fire and Emergency Services Department has issued Fire Clearance Certificate to Occupy Building vide reference (5). The Karnataka State Pollution Control Board has issued CFO vide ref (6).

The Commercial (Office) Building was inspected by the Officers of Town Planning Section on 09-04-2024 for the issue of Partial Occupancy Certificate. During the course of inspection it is observed that, there is deviation in construction with reference to the Modified Sanction Plan. Which is within the regularization limit as per Building Bye-laws 2003. The proposal for the issuance of Partial Occupancy Certificate for Commercial (Office) Building was approved by the Chief Commissioner vide reference (4). Subsequent to the approval accorded by the Chief Commissioner, the applicant was endorsed on dated: 14-05-2024 to remit Rs. 10,34,000/- 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. 410579, dated: 14-05-2024 drawn on Kotak Mahindra Bank, Lavelle Road Branch, Bengaluru. The same has been taken into BBMP account vide receipt No. RE-ifms 331-TP/000021, dated: 15-05-2024.

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Hence, In continuation of Occupancy Certificate (Partial) issued for 2BF + GF + 7UF, further permission is hereby granted to occupy 8th Floor of Commercial (Office) Building use constructed at Property Khata No. 140/17/338, Survey No. 50/6, 53/1, 53/2, 54/1, 54/8, 54/2 & 54/3, Hebbala Village, Kasaba Hobli, Bengaluru East Taluk, Ward No. 07, Yelahanka Zone, Bengaluru Occupancy Certificate is accorded with the following details.

Commercial (Office) Building

Sl. No.	Floor Description	Built Up Area (in Sqm.)	Uses and other details.
1.	2BF+GF+7UF	58062.91	As specified in the Occupancy Certificate (Partial) issued dated: 24-06-2021.
2.	Eigth Floor	5008.56	Office Space, AHU Room, Electrical Rooms, Toilets, Lobbies, Lift and Staircases.
Total		63071.47	
3.	FAR		Earlier Occupancy Certificate (Partial) issued 3.04 and for 8 th floor 0.43 Total: 3.04 + 0.43 = 3.47 < 4.81
4.	Coverage		43.15% < 50%

This Occupancy Certificate is issued subject to the following conditions:

1. 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.
2. 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.
3. Footpath and road side drain in front of the building should be maintained in good condition.
4. 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).
5. Since, deviations have been done from the sanctioned plan while constructing the building, the security deposit is here with forfeited.
6. 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.
7. 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.
8. 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.
9. 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.
10. 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.


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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. Remaining Portion of Commercial (Office) Block Building from 9th to 12th floor shall not Occupied / used without obtaining Final Occupancy Certificate and the cancellation of mortgaged deed registered in favor of BBMP.
13. The Developer should not undertake in any kind of agreement with anybody to rent / lease / sale of 9th floor to 12th floor which is mortgaged to BBMP.
14. Before obtaining Final Occupancy Certificate the Applicant / Developer shall submit the Utilization Certificate for TDR from BDA for the additional FAR area utilized in the Modified Sanctioned Plan in respect of releasing the mortgaged portion of building from 9th Floor to 12th Floor.
15. The Applicant / Developer should submit modified NOC's from SEIAA and BWSSB before obtaining Final Occupancy Certificate.
16. 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.
17. This Occupancy Certificate is subject to conditions laid out in the Clearance Certificate issued from Fire Force Department vide No. KSFES/CC/489/020, KSFES/CC/652/022, Dated: 02-02-2023 and CFO issued by KSPCB vide No. AW-322561, PCB ID: 98677, Dated: 29-12-2020 and Compliance of submissions made in the affidavits filed to this office.
18. 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

Sd/-

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

To,

M/s Umiya Builders and Developers.,
Rep by its Proprietor Sri Aniruddha Mehta,
GPA Holder for Ms MRO-TEK Reality Pvt Ltd
Khata Holder, Khata No. 140/17/338, Sy. No
Survey No. 50/6, 53/1, 53/2, 54/1, 54/8, 54/2 & 54/3,
Hebbala, Ward No. 07, Yelahanka Zone, Bengaluru.

Copy to

1. JC (Yelahanka Zone) / EE (Byatarayanapura Division) / AEE/ ARO (Kodigehalli) for information and necessary action.
2. Senior Environmental Officer, KSPCB, # 49, Church Street, Bengaluru - 01 for information
3. Office copy.

**Joint Director (Town Planning – North)
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