



# BRUHAT BENGALURU MAHANAGARA PALIKE

Office of the Joint Director (Town Planning – North) N.R. Square, Bengaluru – 02  
No. BBMP/Addl. Dir/JD North/LP/0251/2017-18

Dated: 10-06-2024

## OCCUPANCY CERTIFICATE

- Sub: Issue of Occupancy Certificate for the Commercial ( IT / BT Office) Building Constructed at Property Khata No. 409/25, 26/1, 2, 3, 4, 5, 6, 7, 36/1, 2, 3, 4, 5, & 37/3, Byatarayanapura Village, Ward No. 07, Yelahanka Zone, Bengaluru.
- Ref: 1) Your application for issue of Occupancy Certificate, Dated: 27-03-2024.  
2) Approval of Chief Commissioner for issue of Occupancy Certificate, Dated 08-04-2024  
3) Fire Clearance for the Occupancy Certificate vide No. GBC(1)/212/2017, KSFES/CC/221/2023, Dated: 12-07-2023.  
4) Plan Sanctioned by this Office Vide LP No: BBMP/Addl.Dir/JD North/0251/2017-18, Dated: 17-09-2018.

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The Plan was sanctioned for the construction of Commercial ( IT / BT) Office Building Consisting of 4BF+GF+17UF at Property Khata No. 409/25, 26/1, 2, 3, 4, 5, 6, 7, 36/1, 2, 3, 4, 5, & 37/3, Byatarayanapura Village, Ward No. 07, Yelahanka Zone, Bengaluru by this office vide reference (4). The Commencement Certificate was issued on 13-04-2022. Now the Applicant has applied for issue of Modified As Built Plan cum Occupancy Certificate for Commercial ( IT / BT Office) Building Consisting of 3BF+GF+13UF. The Fire and Emergency Services Department has issued Clearance Certificate for 3BF+GF+13UF to Occupy Building vide Ref. No. (3).

The Commercial (IT / BT Office) Building was inspected by the Officers of Town Planning Section on 30-01-2024 for the issue of Modified As Built Plan cum Occupancy Certificate. During the course of inspection it is observed that, the construction of Commercial (IT / BT) Office Building was restricted to 3BF+GF+13UF against the Sanctioned 4BF+GF+17UF. It is observed that there is deviation in construction with reference to the Sanctioned Plan which is within the regularization limit as per Building Bye-laws 2003. The proposal for the issuance of As Built Modified Plan cum Occupancy Certificate for 3BF+GF+13UF Commercial (IT / BT Office) Building was approved by the Chief Commissioner vide reference (3). Subsequent to the approval accorded by the Chief Commissioner. The Fee Notice was issued on dated: 15-04-2024 to remit Rs. 7,19,64,000/- (Rupees Seven Crores Nineteen Lakhs Sixty Four Thousand Only) towards the issuance of As Built Modified Plan cum Occupancy Certificate i.e., Scrutiny Fee, Compounding Fine for deviated portion and Ground rent including GST for additional construction period & the same has been paid by the applicant in the form of DD vide No. 800124, 800128, 800127, 800126 & 800125 dated: 02-04-2024 drawn on Standard Chartered Bank, STS-Pay Centre, Mumbai-400001 Branch, Mumbai. The same has been taken into BBMP account vide receipt No. RE-ifms 331-TP/000005, dated: 16-04-2024.

Hence, Permission is hereby granted to occupy Commercial ( IT / BT Office) Building Consisting of 3BF+GF+13UF Constructed at Property Khata No. Katha No. 409/25, 26/1, 2, 3, 4, 5, 6, 7, 36/1, 2, 3, 4, 5, & 37/3, Byatarayanapura Village, Ward No. 07, Yelahanka Zone, Bengaluru Occupancy Certificate is accorded with the following details.

Joint Director Town Planning (North)  
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Handwritten signatures and dates: 10/6/24, 10/6/24, 10/6/24





## Commercial (IT/BT) Office

Sl. No.	Floor Description	Built Up Area (in Sqm.)	Uses and other details.
1.	Third Basement Floor	11905.18	495 No's of Car Parking, STP, Plant Rooms, Service Room, Lobbies, Lifts and Staircases.
2.	Second Basement Floor	11375.44	308 No's of Car Parking, PHE Pump Room, Plant Rooms, Service Room, Lobbies, Lifts and Staircases.
3.	First Basement Floor	11720.92	270 No's of Car Parking, Transformer Room, Chiller Plant Room, Communication Room, OWC Room, Electrical Pannel Rooms, Fire Pump Room, DG Room, Plant Room, Service Room, Lobbies, Lifts and Staircases.
4.	Ground Floor	4230.46	Retail Space, Food and Beverages Space, Electrical Rooms, Rest Rooms, BMS Rooms, Management Room, Kitchens, Service Room, Corridor, Lobbies, Lifts and Staircases.
5.	First Floor	3228.33	Office Space, Food Court, Gym, Pantry, Medical Room, Electrical Rooms, Rest Rooms, Service Room, Corridor, Lobbies, Lifts and Staircases
6.	Second Floor	3222.49	Office Space, AHU Rooms, Pantry, Electrical Rooms, Rest Rooms, Service Room, Corridor, Lobbies, Lifts and Staircases
7.	Third Floor	4254.20	Office Space, AHU Rooms, Pantry, Electrical Rooms, Rest Rooms, Service Room, Corridor, Lobbies, Lifts and Staircases
8.	Fourth Floor	4254.20	Office Space, AHU Rooms, Pantry, Electrical Rooms, Rest Rooms, Service Room, Corridor, Lobbies, Lifts and Staircases
9.	Fifth Floor	4254.20	Office Space, AHU Rooms, Pantry, Electrical Rooms, Rest Rooms, Service Room, Corridor, Lobbies, Lifts and Staircases
10.	Sixth Floor	4254.20	Office Space, AHU Rooms, Pantry, Electrical Rooms, Rest Rooms, Service Room, Corridor, Lobbies, Lifts and Staircases
11.	Seventh Floor	4254.20	Office Space, AHU Rooms, Pantry, Electrical Rooms, Rest Rooms, Service Room, Corridor, Lobbies, Lifts and Staircases
12.	Eight Floor	4254.20	Office Space, AHU Rooms, Pantry, Electrical Rooms, Rest Rooms, Service Room, Corridor, Lobbies, Lifts and Staircases
13.	Ninth Floor	4254.20	Office Space, AHU Rooms, Pantry, Electrical Rooms, Rest Rooms, Refuge Area, Service Room, Corridor, Lobbies, Lifts and Staircases

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14.	Tenth Floor	4254.20	Office Space, AHU Rooms, Pantry, Electrical Rooms, Rest Rooms, Service Room, Corridor, Lobbies, Lifts and Staircases
15.	Eleventh Floor	4254.20	Office Space, AHU Rooms, Pantry, Electrical Rooms, Rest Rooms, Service Room, Corridor, Lobbies, Lifts and Staircases
16.	Twelfth Floor	4254.20	Office Space, AHU Rooms, Pantry, Electrical Rooms, Rest Rooms, Refuge Area, Service Room, Corridor, Lobbies, Lifts and Staircases
17.	Thirteenth Floor	4254.20	Office Space, AHU Rooms, Pantry, Electrical Rooms, Rest Rooms, Service Room, Corridor, Lobbies, Lifts and Staircases
18.	Terrace Floor	316.71	Staircase Head Room, Lift Machine Room & OHT
<b>TOTAL BUA</b>		92795.73 Sqm	
<b>FAR</b>		53544.70 Sqm	1.02 < 3.25
<b>Coverage</b>		4230.46 Sqm	8.29% < 45%

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

1. The Car parking at Three Basement Floors / 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).
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 No. GBC(1)/212/2017, KSFES/CC/221/2023, Dated: 12-07-2023.

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11. 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 from the date of issue of this Occupancy Certificate as per the Indemnity Bond Dated: 09-11-2023 submitted to this office.
12. The Applicant / Developer should Submit HAL NOC within 30 days from the date of issued of this Occupancy Certificate as per the undertaking submitted to this office.
13. The Applicant / Developer should abide to the condition imposed above for this Occupancy Certificate.
14. 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 Navarang Properties Developers Pvt Ltd.  
& M/s Madhuvan Enterprises  
# 10/1, Lakshminarayana Complex  
Ground Floor, Palace Road, Bengaluru-560001**

**Copy to**

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)  
Bruhat Bengaluru Mahanagara Palike**

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