



# BRUHAT BENGALURU MAHANAGARA PALIKE

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

**No. PRJ/9410/21-22.**

**Dated: 08.07.2024**

**LP No. BBMP/Addl.Dir/JD North/0069/2021-22.**

## **OCCUPANCY CERTIFICATE**

Sub: Issue of Occupancy Certificate for the Commercial/Office Space Building Constructed at property bearing PID No. 85-79-1-15, Muncipal No.1-15, Ward No.85, at Sy. Nos. 4/1B (P), 4/1C(P), 4/1D(P), & 4/1E(P), of Old Madras Road, Binnamangala, Manavarthakaval, K.R.Puram Hobli, Bangalore.

- Ref: 1) Your application for issue of Occupancy Certificate, Dated: 01-04-2024.  
2) Modified Plan Sanctioned by this Office Vide PRJ/9410/21-22 Dated: 16-12-2023  
3) Approval of Chief Commissioner for issue of Occupancy Certificate, Dated: 03-07-2024.  
4) Fire Clearance for the Occupancy Certificate vide No KSFES/CC/110/2024 Dated: 16-03-2024.

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The Modified Plan was sanctioned by using TDR for the construction of Commercial/Office Space Building Constructed at property bearing PID No. 85-79-1-15, Muncipal No.1-15, Ward No.85, at Sy. Nos. 4/1B (P), 4/1C(P), 4/1D(P), & 4/1E(P), of Old Madras Road, Binnamangala, Manavarthakaval, K.R.Puram Hobli, Bangalore by this office vide reference (2). Now the Applicant has applied for issue of Occupancy Certificate for the Commercial/Office Space Building Consisting of 3B+GF+10UF vide reference (1). The Fire and Emergency Services Department has issued Fire Clearance Certificate to Occupy the Building vide reference (4).

The Commercial/Office Space Building was inspected by the Officers of Town Planning Section on 07-05-2024 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/Office Space 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: 03-07-2024 to remit Rs. 15,24,406/- towards penalty for deviated portion and other charges. The applicant has paid an amount of Rs. 4,810/- vide Online Receipt No. BBMP/EoDB/RC/142/24-25, Dated: 01-04-2024 and an amount of Rs 15,24,406 vide online Receipt No. BBMP/EoDB/RC/9820/24-25, Dated: 03-07-2024.

Hence, Permission is hereby granted to occupy Commercial/Office Space Building Constructed at property bearing PID No. 85-79-1-15, Muncipal No.1-15, Ward No.85, at Sy. Nos. 4/1B (P), 4/1C(P), 4/1D(P), & 4/1E(P), of Old Madras Road, Binnamangala, Manavarthakaval, K.R.Puram Hobli, Bangalore Occupancy Certificate is accorded with the following details.



**Bruhat Bengaluru  
Mahanagara Palike**



## Commercial/Office Space Building

Sl. No.	Floor Description	Built Up Area (in Sqm.)	Uses and other details.
1.	Basement First Floor	10328.33	For parking 446 Cars (436 Mechanical Car Parking & 10 single parking), Fan Rooms & Vent panel room, Lobby, Lifts and Staircases.
2	Basement Second Floor	10009.14	For parking 422 Cars (394 Mechanical Car Parking & 28 single parking), Fan Rooms, Vent panel Room & STP, Lobby, Lifts and Staircases.
3	Basement Third Floor	10005.84	For parking 303 Cars (282 Mechanical Car Parking & 21 single parking), fan Rooms, Vent panel Room, OWC Room, Service Provider Room, Domestic Pump Room, Fire Pump Room, D.G. Room, Fuel Rooms, Electrical Room, Loading /Unloading & STP, Lobby, Lifts and Staircases.
4	Ground Floor	6967.18	Entrance Lobby & Reception (double height) Retails, KIOSK, Office, Day Care, Gym, Food Court, Storage, AHU Room, Transformer Room & H T Panel Room, Communication Room, Lobby, Lifts and Staircases.
5	First Floor	5776.32	Office Space, Restaurants, Retails, KIOSK, Storage, Electrical Rooms, AHU Equipment Room & Fire Command Room (1st floor on the southern side is at ground level as the land is in natural slope), Communication Room, Lobby, Lifts and Staircases.
6	Second Floor	7311.63	Office Space, AHU Rooms, Storage, Electrical Rooms & Balconies, Communication Room, Lobby, Lifts and Staircases.
7	Third Floor	7594.41	Office Space, AHU Rooms, Electrical Rooms & Balconies, Communication Room, Lobby, Lifts and Staircases.
8	Fourth Floor	7594.41	Office Space, AHU Rooms, Electrical Rooms & Balconies, Lobby, Lifts and Staircases.
9	Fifth Floor	7594.41	Office Space, AHU Rooms, Electrical Rooms & Balconies, Communication Room, Lobby, Lifts and Staircases.
10	Sixth Floor	7595.75	Office Space, AHU Rooms, Electrical Rooms, Communication Room & Refuge areas, Lobby, Lifts and Staircases.
11	Seventh Floor	7594.44	Office Space, AHU Rooms, Electrical Rooms & Balconies, Communication Room, Lobby, Lifts and Staircases.
11	Eighth Floor	7594.44	Office Space, AHU Rooms, Electrical Rooms & Balconies, Communication Room, Lobby, Lifts and Staircases.





12	Ninth Floor	7595.75	Office Space, AHU Rooms, Electrical Rooms, Communication Room & Refuge areas, Lobby, Lifts and Staircases.
13	Tenth Floor	7594.42	Office Space, AHU Rooms, Electrical Rooms & Balconies, Communication Room, Lobby, Lifts and Staircases.
14	Terrace Floor	653.47	Flush Tanks, Staircase Head Rooms, Lift Room, Pergola, Domestic & Fire RCC Overhead Tanks, Lifts and Staircase Head Room.
	<b>Total</b>	<b>111809.94</b>	<b>Commercial/Office Space Building</b>
	FAR Achieved		<b>4.23 &lt; 5.20</b>
	Coverage Achieved		<b>38.63% &lt; 50%</b>

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

1. The car parking area in Three 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.
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 Three Basement floors and surface area should be used for car parking purpose only and the additional area if any available in Three 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 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. The Applicant Should abide by the Final order of Hon'ble High Court vide W.P No.1192/2021[LB-BMP] 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. 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: 26-06-2024 submitted 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



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

To,

M/s, Vagishwari Land Developers Pvt. Ltd.,  
Represented by Mr. Satish Jadhav  
#Workfella, Cyber Crown, Sec-II, Huda Techno Enclave,  
Madhapur Village, Hyderabad, Telangana India. 500081.

**Copy to**

1. ZC (Bangalore East) / JC (Bangalore East) / EE (C V Raman Nagar) / AEE/ ARO (C V Raman Nagar) for information and necessary action.
2. Director General of Police, Fire and Emergency Services, # 1, Annaswamy Mudaliar Road, Bengaluru – 560 042 for information.
3. Senior Environmental Officer, KSPCB, # 49, Church Street, Bengaluru - 01 for information.
4. Chief Engineer, (Electrical), BESCO, E-6 Subdivision -Indiranagar, No. 8, Benson Town, Nandi Durga Road, Bengaluru - 560046.
5. Office copy