



BRUHAT BENGALURU MAHANAGARA PALIKE

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

No. PRJ/2002/21-22

Dated: 23.08.2024

OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for the Commercial (IT/BT/BPO Activities) Building Constructed at Property Khata No.1303, Sy No.6/1 & 7/1, Venkatala Village, Ward No.01, Yelahanka Zone, Bengaluru.

- Ref:**
- 1) Your application for issue of Occupancy Certificate, Dated:03-06-2024
 - 2) Modified Plan Sanctioned by this Office Vide LP No: BBMP/Addl.Dir/JD North/0037/2021-22 and PRJ/2022/21-22, Dated:10-05-2022.
 - 3) Commencement Certificate Dated:11-06-2021.
 - 4) Approval of Chief Commissioner for issue of Occupancy Certificate, Dated:26-07-2024
 - 5) Fire Clearance Certificate for the Occupancy Certificate vide No. KSFES/CC /156/2024, Date:03-04-2024.

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The Modified Plan was sanctioned for the construction of Commercial (IT/BT/BPO Activities) Building Consisting of 2BF+GF+11UF at Property Khata No.1303, Sy No.6/1 & 7/1, Venkatala Village, Ward No.01, Yelahanka Zone, Bengaluru by this office vide reference (2). The Commencement Certificate was issued on 11-06-2021. Now the Applicant has applied for issue of Occupancy Certificate for Commercial (IT/BT/BPO Activities) Building consisting of 2BF+GF+11UF. The Fire and Emergency Services Department has issued Fire Clearance Certificate to Occupy Building vide reference (5).

The Commercial (IT/BT/BPO Activities) Building was inspected by the Officers of Town Planning Section on 05-06-2024 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 (IT/BT/BPO Activities) 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:26-07-2024 to remit Rs. 17,00,19,588/- towards the issuance of Occupancy Certificate i.e., Ground rent including GST for additional construction period, Compounding Fee for deviated portion & Scrutiny Fees. But the Applicant has paid by the amount of Rs. 2,14,03,149/- (Rupees Two Crores Fourteen Lakhs Three Thousand One Hundred and Fourty Nine Only) as per the Honorable High Court Interim Order vide WP No. 21104/2024, Dated: 07-08-2024. The same has been paid by the applicant in the form of Net Banking vide Transaction ID No:113344526542, Dated:24-06-2024 & 113428261612, dated:22-08-2024. The same has been taken into BBMP account vide receipt No. BBMP/EoDB/RC/8626/24-25, Dated:24-06-2024 & BBMP/EoDB/RC/16383/24-25, Dated:22-08-2024.



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Hence, Permission is hereby granted to Occupy Commercial (IT/BT/BPO Activities) Building Constructed at Property Khata No.1303, Sy No.6/1 & 7/1, Venkatala Village, Ward No.01, Yelahanka Zone, Bengaluru and Occupancy Certificate is accorded with the following details.

Commercial (IT/BT/BPO Activities) Building

Sl. No.	Floor Description	Built Up Area (in Sqm.)	Uses and other details.
1.	Lower Basement Floor	13064.52	Double Height STP,PHE & Fire Pump Rooms, UG Sumps, Fire tower Lobbies & Staircases , Lifts &Lift lobby, Ramps and 686 nos. of car parking. (336 no.s of Two Stacks & 14 Single car Parking), Two Wheeler Parking.
2.	Upper Basement Floor	13500.62	UG Sumps, STP, PHE & Fire Pump Rooms, Ramps, Electrical Room, Service Rooms, Fire tower Lobbies & Staircases, Lifts & Lift lobby, Organic Waste Converter, HSD Yard and 615 nos. of car parking. (305no.s of Two Stacks & 05 Single car Parking), Two Wheeler Parking.
3.	Ground Floor	7166.61	Triple Height Entrance Lobby& Reception Transition Space, Food Court, Kitchen Area, Outdoor Café area, AHU Room, Crèche, Electrical Room, FCC Room, Facility Office, Equipment Room, Outside Service Provider Room, BMS Room, Ladies Toilet, Gents Toilet, Gender Neutral Toilet and Physically challenged Toilet, Janitor room,Service lobby, Fire tower Lobby & Staircases, Lifts & Lift lobby, O.P.D, Passage, Store and 146 Car Parking (No. of 73 Two stack Car Parking) 40 No. of Surface Car Parking, Lobby, Lifts & Staircases.
4.	First Floor	6618.72	Office Area, AHU Rooms, Electrical Rooms, Area for Server Room, Cutout,Ladies Toilet, Gents Toilet, Gender Neutral Toilet and Physically challenged Toilet, Janitor room, Service lobby, Passage, Lifts & Lift lobby, Fire tower Lobby & Staircases,
5.	Second Floor	6627.65	Office Area, AHU Rooms, Electrical Rooms, Area for Server Room, Cutout,Ladies Toilet, Gents Toilet, Gender Neutral Toilet and Physically challenged Toilet, Janitor room, Service lobby, Passage, Lifts & Lift lobby, Fire tower Lobby & Staircases



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6.	Third Floor	6880.04	Office Area, AHU Rooms, Electrical Rooms, Area for Server Room, Ladies Toilet, Gents Toilet, Gender Neutral Toilet and Physically challenged Toilet, Janitor room, Service lobby, Passage, Lifts & Lift lobby, Fire tower Lobby & Staircases,
7.	Fourth Floor	6880.04	Office Area, AHU Rooms, Electrical Rooms, Area for Server Room, Ladies Toilet, Gents Toilet, Gender Neutral Toilet and Physically challenged Toilet, Janitor room, Service lobby, Passage, Lifts & Lift lobby, Fire tower Lobby & Staircases,
8.	Fifth Floor	6890.94	Office Area, AHU Rooms, Electrical Rooms, Area for Server Room, Ladies Toilet, Gents Toilet, Gender Neutral Toilet and Physically challenged Toilet, Janitor room, Service lobby, Passage, Lifts & Lift lobby, Fire tower Lobby & Staircases
9.	Sixth Floor	7277.99	Office Area, AHU Rooms, Electrical Rooms, Area for Server Room, Ladies Toilet, Gents Toilet, Gender Neutral Toilet and Physically challenged Toilet, Janitor room, Refuge Area, Service lobby, Passage, Lifts & Lift lobby, Fire tower Lobby & Staircases
10.	Seventh Floor	6880.04	Office Area, AHU Rooms, Electrical Rooms, Area for Server Room, Ladies Toilet, Gents Toilet, Gender Neutral Toilet and Physically challenged Toilet, Janitor room, Service lobby, Passage, Lifts & Lift lobby, Fire tower Lobby & Staircases
11.	Eighth Floor	6880.04	Office Area, AHU Rooms, Electrical Rooms, Area for Server Room, Ladies Toilet, Gents Toilet, Gender Neutral Toilet and Physically challenged Toilet, Janitor room, Service lobby, Passage, Lifts & Lift lobby, Fire tower Lobby & Staircases
12.	Ninth Floor	7267.09	Office Area, AHU Rooms, Electrical Rooms, Area for Server Room, Ladies Toilet, Gents Toilet, Gender Neutral Toilet and Physically challenged Toilet, Janitor room, Refuge Area, Service lobby, Passage, Lifts & Lift lobby, Fire tower Lobby & Staircases
13.	Tenth Floor	6890.94	Office Area, AHU Rooms, Electrical Rooms, Area for Server Room, Ladies Toilet, Gents Toilet, Gender Neutral Toilet and Physically challenged Toilet, Janitor room, Service lobby, Passage, Lifts & Lift lobby, Fire tower Lobby & Staircases



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14.	Eleventh Floor	6895.29	Office Area, AHU Rooms, Electrical Rooms, Area for Server Room, Ladies Toilet, Gents Toilet, Gender Neutral Toilet and Physically challenged Toilet, Janitor room, Service lobby, Passage, Lifts & Lift lobby, Fire tower Lobby & Staircases
15.	Terrace Floor	587.10	Lifts, Staircase Head Rooms, Lobbies, Air Cooled Chillers, Water cooled Chillers, Open Terraces, Solar Panels, Cooling Towers, Service Lobby and Staircases.
Total		110307.63	
16.	FAR	73998.86	3.262 > 3.25
17.	Coverage	7269.11	32.04% < 45%

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).
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. The Applicant / Developer should obtain rectified Khata to the site area of 23370.00sqm (251559.00sqft)
11. This Occupancy Certificate is subject to conditions laid out in the Clearance Certificate issued from Fire Force Department vide KSFES/CC/156/2024, Date:03-04-2024.
12. 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 21104/2024, Dated: 07-08-2024 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.
13. 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: 07-06-2024 submitted to this office.
14. The Applicant / Developer should abide by the condition imposed during Occupancy Certificate.
15. 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 Siddheshwari Gruha Nirman Pvt Ltd.,
(GPA Holder) in Favour of
M/s. Prabha Builder and Developers (Katha Holder)
4th Floor, Salarpuria Windsor, No.3, Ulsoor Road, Bengaluru.**

Copy to

1. JC (Yelahanka Zone) / EE (Yelahanka Division) / AEE/ ARO (Yelahanka) for information and necessary action.
2. Director General of Police, Karnataka State and Emergency Services, Bengaluru-560042.
3. Chief Engineer, BWSSB ,Kaveri Bhavan ,K.G Road, Bengaluru-560001 for information
4. Senior Environmental Officer, KSPCB, # 49, Church Street, Bengaluru - 560001 for information.
5. Superintendent Engineer (West), BESCOM, Kalyananagar, Banasawadi, Bengaluru-560043 for information.
6. Office copy.