



BRUHAT BENGALURU MAHANAGARA PALIKE

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

No. BBMP/Addl.Dir/JD NORTH/LP/1001/2020-21

BBMP/Addl.Dir/JD North/0008/2021-22 (PRJ No. 0067/20-21)

Dated: 27-08-24

OCCUPANCY CERTIFICATE (PARTIAL)

Sub: Issue of Occupancy Certificate (Partial) for SPORT COMPLEX at Property Katha, Sy No. 2(P), 3(P), 4, 5, 6(P), 7(P), 8, 9, 10(P), 12(P), 13(P), 14(P), 14(P), 15/3(P), 16/3(P), 17/3(P), 18(P), 19(P), Site No. 227 and 21 (P) of Vasudevapura Village, Survey No. 4(P), 5(P), 14, 16 and 17 of Govindapura Village and Survey Nos. 11/2(P), 12(P) of kenchenahalli, Ward No.01, Yelahanka, Bengaluru.

- Ref: 1) Your application for issue of Occupancy Certificate dated: 22-03-2024
2) Plan sanctioned by this office vide No. BBMP/Addl.Dir/JD North/0057/2021-22, Dated: 19-05-2022.
3) Approval of Chief Commissioner for issue of Occupancy Certificate Dated: 08-08-2024.
4) Fire Clearance for the Occupancy Certificate vide No: Docket No. KSFES/ CC/ 228/2024 Date:29-05-2024.
5) CFO issued by KSPCB vide No. AW-333092 PCB ID: 85594 dated: 07-09-2022, Addendum No. PCB 04 Infra 2020/4166, Dated: 21-09-2022.

The Plan was sanctioned for the Construction of Manipal Institute Building consisting of Academic Block-2, Consisting of GF+2UF and Sports Complex Consisting of GF+4UF Property Katha No:72/Sy No.2 to 10, 12 to 14/, 15/3, 16/3, 17/3, 18, 19, 21 of Vasudevapura Village 11/2, 12 of Kenchanahalli Village 4, 5, 14, 16, 17, Vasudevapura, Kenchanahalli & Govindapura, Yelahanka, Ward No.01, Bengaluru by this office vide reference (2). The Commencement Certificate was issued on 22-07-2022. The Fire and Emergency Services Department has issued Clearance Certificate vide Ref. No. (4) and KSPCB has issued consent for Operation of Sewage Treatment Plant (STP) vide Ref (5).

The Proposal was submitted by the applicant vide ref (1) for the issue of Occupancy Certificate (Partial), the Sport Complex was inspected by the Officers of Town Planning Section on 05-04-2024 for the issue of Occupancy Certificate. During the inspection it is observed that, the construction has been completed in accordance with the Sanctioned Plan. The proposal for the issuance of Occupancy Certificate for Sports Complex Consisting of GF+4UF was approved by the Chief Commissioner vide Ref (3). Since, the Partial Occupancy Certificate is now being considered only for Sports Complex the percentage of violation will be calculated at the time of issue of Final Occupancy Certificate for the remaining Blocks. Subsequent to the approval accorded by Commissioner the applicant was endorsed on dated: 13-08-2024 to remit Rs. 84,000/- (Rupees Eight Four Thousand Only). The applicant has paid in the form of DD No. 507528 dated: 14-08-2024 drawn on ICICI Bank Ltd., The same has been taken into BBMP account vide receipt No. RE-ifms 331-TP/000060 dated: 19-08-2024.

Hence, Permission is hereby granted to occupy the Sports Complex Consisting of GF+4UF Property Katha, Sy No. 2(P), 3(P), 4, 5, 6(P), 7(P), 8, 9, 10(P), 12(P), 13(P), 14(P), 14(P), 15/3(P), 16/3(P), 17/3(P), 18(P), 19(P), Site No. 227 and 21 (P) of Vasudevapura Village, Survey No. 4(P), 5(P), 14, 16 and 17 of Govindapura Village and Survey Nos. 11/2(P), 12(P) of Kenchenahalli Village, Ward No.01, Yelahanka, Bengaluru. This Occupancy Certificate is accorded with the following details.

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Sport Complex

Sl. No.	Floor Description	Built Up Area (in Sqm.)	Uses and other details.
1	Ground Floor	2938.10	Tripple Height Sports Hall-1 (Basket Ball Court), Janitor , Toilets, Change Rooms, Kitchen, Hand Wash, AHU, Stores Fire Command Room, Cold Storage, Electrical Room, Fire Man's Lift, Lobby & Staircases.
2	First Floor	2611.54	Lounge, Triple Height Central Atrium/Amphi Steps, Girls Change Room / Lockers, Steam, Sauna, Girls Toilet, Sports Instruction Office / Control Room, Gallery Seating, Double Height Squash Court 1 & 2, Gymnasium, AHU Room, Electrical Room, Fire Command Room, Fire Man's Lift Lobby, Lifts, Staircase, Electrical Room, Toilets, Fire command room etc..
3	Second Floor	1694.97	AHU Room, Janitor, Fire Command Room, Electrical Room, Lounge, Girls Change Room / Lockers, Steam, Sauna, Girls Toilet, Gymnasium, Fire Man's Lift Lobby, Lifts, Staircase, Electrical Room, Toilets, Fire command room etc.
4	Third Floor	2941.36	Indoor Games, Lounge, Indoor cricket pitch, Badminton court, AHU room, Fire Man's Lift Lobby, Lifts, Staircase, Electrical Room, Toilets, Fire command room etc.
5	Fourth Floor	1493.34	Multipurpose Hall (yoga, aerobics) etc, Lounge, AHU room, Lifts, Staircase, Electrical Room, Toilets, Fire command room etc.
6	Terrace Floor	197.69	Open terrace, Lifts, Staircase, Water storage Over Head tank etc.
Total - I		11877.00	
FAR			0.034 < 0.74
Coverage			0.91% < 15.31%

This Occupancy Certificate (Partial) is issued subject to the following conditions:

1. The car parking at 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. Surface area should be used for car parking purpose only and the additional area if any available in Surface area shall be used exclusively for car parking purpose only.
5. Footpath and road side drain in front of the premises / 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. Since, deviations have been done from the sanctioned plan while constructing the building, the security deposit is here with forfeited.

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8. 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.
9. The owner / Association 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.
10. The Owner / Association 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.
11. The owner / Association 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. The certificate should be produced to the corporation and shall get the renewal of the permission issued.
12. The Owner / Association 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.
13. All the rain water and waste water generated from the usage shall be pumped into the rain water harvesting pits and used for landscaping.
14. 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
15. This Occupancy Certificate is subject to conditions laid out in the Clearance Certificate issued from Fire Force Department vide No: Docket No. KSFES/ CC/228/2024 Date:29-05-2024 and CFO from CFO issued by KSPCB vide No. AW-333092 PCB ID: 85594 dated: 07-09-2022, Addendum No. PCB 04 Infra 2020/4166, Dated: 21-09-2022 and Compliance of submissions made in the affidavits filed to this office.
16. The Remaining Building / Blocks should be completed as per the Modified Sanctioned Plan & Occupancy Certificate should be obtained after Completion.
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 (Partial) issued will be withdrawn without any prior notice.

Sd/-

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

To,

M/s Manipal Academy of Higher Education Trust
Khata No, 72, Sy No. 2 (P), 3(P), 4, 5, 6(P), 7(P),
8, 9, 10(P), 12(P), 13(P), 14(P), 15/3(P), 16/3(P),
17/3(P), 18(P), 19(P), 21(P), Vasudevapura Village,
Sy. No. 4(P), 5(P), 14, 16 & 17 of Govindapura Village and
Sy. No. 11/2(P) & 12(P) of Kenchanahalli Village,
Yelahanka, Ward No. 01, Bengaluru.

Copy to :

1. JC (Yelahanka Zone) / EE (Yelahanka Division) / AEE/ ARO (Yelahanka Sub-division) for information and necessary action.

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2. Director General of Police, Fire and Emergency Services, # 1, Annaswamy Modaliar Road, Bengaluru – 560 042 for information.
3. Senior Environmental Officer, KSPCB, # 49, Church Street, Bengaluru - 01 for information.
4. Superintendent Engineer, (Electrical), BESCOM, North Division, No. 8, Benson Town, Nandi Durga Road, Bengaluru - 560046.
5. Chief Engineer, BWSSB, Kaveri Bhavan, K.G Road, Bengaluru.
6. Office copy.

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22/10/22
Joint Director (Town Planning – North)
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