



# BRUHAT BENGALURU MAHANAGARA PALIKE

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

PRJ No. 8464/21-22

Dated: 04.09.2024

## OCCUPANCY CERTIFICATE (PARTIAL-06)

Sub: Issue of Occupancy Certificate (Partial-06) for Academic Block-05 & Hostel Block-04 at Property Katha No. 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 kenchannahalli, Ward No.01, Yelahanka, Bengaluru.

Ref: 1) Your application for issue of Occupancy Certificate dated: 05-07-2024

2) Plan sanctioned by this office vide No. BBMP/Addl.Dir/JD North/0068/2022-23, Dated: 09-02-2023

3) Approval of Chief Commissioner for issue of Occupancy Certificate Dated: 08-08-2024.

4) Fire Clearance for the Occupancy Certificate vide Docket No: KSFES/CC/424/2024,  
Dated:06-07-2024.

5) CFO issued by KSPCB vide No. AW-340573 PCB ID: 85594 dated: 08-11-2023,

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The Modified Plan was sanctioned for the Construction of Manipal Institute Building consisting of Academic Block 05 Consisting of GF+5UF and Hostel Block-04 Consisting of GF+12UF at Property Katha No. 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 kenchannahalli, Ward No. 01, Yelahanka, Bengaluru by this office vide reference (2). The Commencement Certificate for Academic Block 05 and Hostel Block-04 was issued on 09-08-2023. 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) for Academic Block-05 & Hostel Block-04 the was inspected by the Officers of Town Planning Section on 19-07-2024 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 Academic Block 05 Consisting of GF+5UF and Hostel Block-04 Consisting of GF+12UF was approved by the Chief Commissioner vide Ref (3). Since, the Partial Occupancy Certificate is now being considered only for Academic Block-05 Consisting of GF+5UF and Hostel Block-4 Consisting of GF+12UF 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 08-08-2024 to remit Rs. 3,34,407/- (Three Lakhs Thirty Four Thousand Four Hundred and Seven Rupees Only). The applicant in the form of Online Receipt No. BBMP/EoDB/RC/15052/24-25, Dated: 10-08-2024.



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Hence, Permission is hereby granted to occupy the Academic Block-05 Consisting of GF+5UF and Hostel Block-04 Consisting of GF+12UF at Property Katha No. 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 kenchennahalli, Ward No. 01, Yelahanka, Bengaluru. This Occupancy Certificate is accorded with the following details.

**Academic Block 05**

Sl. No.	Floor Description	Built Up Area (in Sqm.)	Uses and other details.
1	Ground Floor	2833.39	Entrance lobby, Cafeteria, Pantry, IT support Room, Store Room, UPS Room, Battery Room, Meeting Room, Waiting lounge, Reception lobbies, Double Height Auditorium, green room, Director Cabin, Deputy Director Cabin, Associate Director Cabins, Conference room, Discussion rooms, Group Discussions Room, Interview Cabins Electrical Room, DB room, Fire command centre, Lifts, Communication room, AHU room, Staircases, Corridors, Male & Female Toilets, PH challenged toilet, Janitor room
2	First Floor	2469.74	AV Room, Seminar House, Lobbies, IT support Room, Seminar halls, Class rooms, Girls common room, Electrical room, DB rooms, Fire command Centre, Stores, Lifts, Communication room, AHU room, Staircases, Corridors, Male & Female Toilets, PH challenged toilet, Janitor room
3	Second Floor	2399.36	IT Support Room, Lobbies, Class rooms, Boys Common room, Electrical Room, DB rooms, Fire command Room, Stores, Lifts, Communication room, AHU room, Staircases, Corridors, Male & Female Toilets, PH challenged toilet, Janitor room
4	Third Floor	2822.99	Class rooms, Laboratories, Electrical Room, DB rooms, Fire command Room, Stores, Lifts, AHU room, Staircases, Corridors, Male & Female Toilets, PH challenged toilet, Janitor room
5	Fourth Floor	2647.26	Laboratories, project labs, central Computing facility, Research lab, Electrical Room, DB rooms, Fire command Room, Stores, Lifts, Communication room, AHU room, Staircase, Corridors, Male & Female Toilets, PH challenged toilet, Janitor room, Open terrace
6	Fifth Floor	2647.26	Faculty cabins, Work Stations, Meeting room, Electrical Room, DB rooms, Fire command Room, Stores, Lifts, Communication room, AHU room, Staircase, Corridors, Toilets Male & Female, PH challenged toilet, Janitor room
7	Terrace Floor	176.39	Solar Panels, Over Head Tank (Fire, Raw & Filtered water), Staircase & Lift head rooms
	<b>Total – I BUA</b>	<b>15996.39</b>	sqm





### **Hostel Block-4**

<b>Sl. No.</b>	<b>Floor Description</b>	<b>Built Up Area (in Sqm.)</b>	<b>Uses and other details.</b>
1	Ground Floor	2499.69	Reception, Warden office, single occupancy rooms, Double occupancy rooms, Common deck, Switch/DB room, Quadruple occupancy rooms, Refuge Area, Electrical room, Fire command room, communication room /Common Deck , Staircases, Lifts, Lobbies, Corridors, Services Shafts, Water cooler Area, Janitor room.
2	First Floor	2537.10	Single occupancy rooms, Double occupancy rooms, Quadruple occupancy rooms, Refuge Area, Electrical room, Fire command room, communication room /Common Deck , Staircases, Lifts, Corridors, Services Shafts, Water cooler Area, Janitor room.
3	Second Floor	2537.10	single occupancy rooms, Double occupancy rooms, Quadruple occupancy rooms, Refuge Area ,Electrical room, Fire command room, communication room /Common Deck , Staircase, Lifts, Corridor, Services Shafts, Water cooler Area, Janitor room.
4	Third Floor	2537.10	single occupancy rooms, Double occupancy rooms, Quadruple occupancy rooms, Refuge Area ,Electrical room, Fire command room, communication room /Common Deck , Staircase, Lifts, Corridor, Services Shafts, Water cooler Area, Janitor room.
5	Fourth Floor	2537.10	single occupancy rooms, Double occupancy rooms, Quadruple occupancy rooms, Refuge Area ,Electrical room, Fire command room, communication room /Common Deck , Staircase, Lifts, Corridor, Services Shafts, Water cooler Area, Janitor room.
6	Fifth Floor	2537.10	single occupancy rooms, Double occupancy rooms, Quadruple occupancy rooms, Refuge Area ,Electrical room, Fire command room, communication room /Common Deck , Staircase, Lifts, Corridor, Services Shafts, Water cooler Area, Janitor room.
7	Sixth Floor	2537.10	single occupancy rooms, Double occupancy rooms, Quadruple occupancy rooms, Refuge Area ,Electrical room, Fire command room, communication room /Common Deck , Staircase, Lifts, Corridor, Services Shafts, Water cooler Area, Janitor room.



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8	Seventh Floor	2537.10	single occupancy rooms, Double occupancy rooms, Quadruple occupancy rooms, Refuge Area ,Electrical room, Fire command room, communication room /Common Deck , Staircase, Lifts, Corridor, Services Shafts, Water cooler Area, Janitor room.
9	Eighth Floor	2537.10	single occupancy rooms, Double occupancy rooms, Quadruple occupancy rooms, Refuge Area ,Electrical room, Fire command room, communication room /Common Deck , Staircase, Lifts, Corridor, Services Shafts, Water cooler Area, Janitor room.
10	Ninth Floor	2537.10	single occupancy rooms, Double occupancy rooms, Quadruple occupancy rooms, Refuge Area, Electrical room, Fire command room, communication room /Common Deck, Staircase, Lifts, Corridor, Services Shafts, Water cooler Area, Janitor room.
11	Tenth Floor	2537.10	Reception, Warden office, single occupancy rooms, Double occupancy rooms,Quadruple occupancy rooms, Refuge Area, Electrical room, Fire command room, communication room /Common Deck , Staircase, Lifts, Corridor, Services Shafts, Water cooler Area, Janitor room.
15	Eleventh Floor	2537.10	single occupancy rooms, Double occupancy rooms, Quadruple occupancy rooms, Refuge Area, Electrical room, Fire command room, communication room /Common Deck , Staircase, Lifts, Corridor, Services Shafts, Water cooler Area, Janitor room.
16	Twelveth Floor	2537.10	single occupancy rooms, Double occupancy rooms, Quadruple occupancy rooms, Refuge Area ,Electrical room, Fire command room, communication room /Common Deck , Staircases, Lifts, Corridors, Services Shafts, Water cooler Area, Janitor room.
17	Terrace Floor	171.78	Staircases, Head room, Over Head Water storage Tanks, Lift Head room, Hot water Solar panels, Staircase pressurization HVAC units
	<b>Total – II BUA</b>	<b>33116.67</b>	sqm
	<b>Total I+II Built Up Area</b>	<b>49113.03</b>	Sqm
	FAR	<b>45409.38</b>	<b>0.498 &lt; 0.74</b>
	Coverage	<b>5332.89</b>	<b>1.64% &lt; 15.31%</b>



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**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.
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.



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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/424/2024 Date:06-07-2024 and CFO from CFO issued by KSPCB vide No. AW-340573 PCB ID: 85594 dated: 08-11-2023 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.



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**Joint Director (Town Planning – North)  
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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.
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.