



BRUHAT BENGALURU MAHANAGARA PALIKE

Office of the Joint Director (Town Planning – North) N.R. Square, Bengaluru – 02
No. ADTP/EAST/LP/185/2002-03

Dated: 19-09-2024

OCCUPANCY CERTIFICATE

Sub : Issue of Occupancy Certificate for the Commercial Building at Property Katha No.94, Residency Road, Ward No. 111, Bengaluru.

Ref: : 1. Your application for issue of Occupancy Certificate dated: 21-05-2024.
Modified Plan sanctioned by this office Vide No. ADTP/EAST/LP/185/2002-03,
Dated: 06-06-2013.
2. Approval of The Chief Commissioner for issue of Occupancy Certificate
Dated:08-08-2024

The Modified Plan was sanctioned for the construction of Commercial Building Consisting of BF+GF+4UF, Property Khatha No.94, Residency Road, Ward No. 111, Bengaluru by this office vide reference (2). Now the Applicant has applied for issue of Occupancy Certificate consisting of BF+GF+3UF vide reference (1).

The Commercial Building was inspected by the Officers of Town Planning Section on 01-07-2024 for the issue of Occupancy Certificate. During the Course of inspection, it is observed that, Commercial Building Consisting of BF+GF+3UF is Constructed which is within the limits of regularization as per Building Bye-laws - 2003. The proposal for the issuance of Occupancy Certificate for the Commercial Building was approved by the Chief Commissioner vide ref (2). Subsequent to the approval accorded by the Chief Commissioner the applicant was endorsed on dated: 12-08-2024 to remit Rs. 2,35,95,000/- (Rupees Two Crores Thirty Five Lakhs ninety Five Thousand Only) towards Ground rent arrears, GST License Fee, Commencement Certificate Fee, License Fee and Scrutiny Fee. As per the Honorable High Court Interim Order vide WP No. 22384/2024, Dated: 21-08-2024, the applicant has paid of Rs. 58,29,000/- (Rupees Fifty Eight Lakhs Twenty Nine Thousand Only) in the form of DD No. 409675, dated:13-09-2024 drawn on bank of Baroda, Bengaluru. The same has been taken into BBMP account vide receipt No. RE-ifms 331-TP/000072, dated:17-09-2024.

Hence, Permission is hereby granted to Occupy the Commercial Building Consisting of BF+GF+3UF, Property Khatha No.94, Residency Road, Ward No. 111, Bengaluru Occupancy Certificate is accorded with the following details.

Commercial Building (BF + GF + 3Upper Floors)

Sl. No.	Floor Description	Built Up Area (in Sqm.)	Uses and other details.
1	Basement Floor	681.90	55 No.s of Car Parking (Puzzle Parking System), Lobbies, Lifts & Staircases.

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

(Signature)

19/9/24

Page 1 of 3



2	Ground Floor	568.15	Office Space, Lobbies, Lifts & Staircases.
3	First Floor	718.43	Office Space, Lobbies, Lifts & Staircases.
4	Second Floor	718.43	Office Space, Lobbies, Lifts & Staircases.
5	Third Floor	718.43	Office Space, Lobbies, Lifts & Staircases.
6	Terrace Floor	48.50	Lift Machine Room, Staircase Head Room, Lobbies, Lifts & Staircases.
Total		3453.84	
	FAR		2.831 < 4.00 (As per TDR 2.50+2.50x0.6=4.00)
	Coverage		49.79% < 72.50% (As per TDR 45%+55/2=72.50%)

This Occupancy Certificate is issued subject to the following conditions:

1. The car parking at Basement Floor 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. Basement Floor area should be used for car parking purpose only and the additional area if any available in Basement Floor shall be used exclusively for car parking purpose only.
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. 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. All the rain water and waste water generated from the usage shall be pumped into the rain water harvesting pits and used for landscaping.
10. 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.

V. 17/9/24
 Joint Director (Town Planning – North)
 Bruhat Bengaluru Mahanagara Palike

19/9/24

19/9/24



11. The Applicant / Developer should abide by the condition imposed during Occupancy Certificate.
12. The Demand for payment of fees as per the Interim order of the Hon'ble High Court vide W.P. No. 22384/2024, (LB-BMP) Dated: 21-08-2024 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 as per the affidavit filed to this Office.
13. 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
Sri.H.J. Shivani & M.J. Shivani,
No.14, HM Geneva House,
Bengaluru-560052

Copy to

1. JC (East Zone) / EE (East Division) / AEE/ ARO (Shanthinagar) for information and necessary action.
2. Senior Environmental Officer, KSPCB, # 49, Church Street, Bengaluru - 01 for information.
3. Superintendent Engineer (East), BESCOT, Kalyanagar, Banasawadi, Bengaluru-560043.
4. Office copy.

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

[Handwritten signature]

[Handwritten signature]
19/9/24

[Handwritten signature]
19/9/24