



BRUHAT BENGALURU MAHANAGARA PALIKE

Office of the Joint Director (Town Planning – North) N.R. Square, Bengaluru – 02
No. BBMP/Addl.Dir/JDNORTH/0116/2013-14 **Dated: 19-09-24**

OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for the Commercial (Office) Block Building Constructed at Property Khata No. 58/1/709/801/502, Hebbala North, Ward No. 07, Yelahanka Zone, Bengaluru.

- Ref:**
- 1) Your application for issue of Occupancy Certificate, Dated: 15-05-2024.
 - 2) Modified Plan Sanctioned by this Office Vide LP No: BBMP/Addl.Dir/JD North/LP/0116/2013-14 Dated: 24-01-2019.
 - 3) Approval of Chief Commissioner for issue of Occupancy Certificate, Dated:19-07-2024.
 - 4) Fire Clearance for the Occupancy Certificate vide No. KSFES/GBC(1)/461/, Docket No. KSFES/CC/185//2024, Dated: 03-07-2024.
 - 5) CFO issued by KSPCB vide No. AW-342896, PCB ID: 53332, INW ID: 191811 dated: 06-04-2024.

The Modified Plan was sanctioned for the construction of Commercial (Hotel) Block Building Consisting of 4BF+GF+12UF & Commercial (Office) Block Building consisting of 3B+GF+10UF, at Property Khata No. 58/1/709/801/502, Hebbala North, Ward No. 07, Yelahanka Zone, Bengaluru by this office vide reference (2). The Commencement Certificate for Commercial (Office) Block Building was issued on 01-02-2022 & Occupancy Certificate (Partial) was issued on 09-05-2024 for Commercial (Hotel) Block Building. Now the Applicant has applied for issue of Occupancy Certificate for remaining portion of the Commercial (Office) Block Building Consisting of 3B+GF+10UF vide reference (1). The Fire and Emergency Services Department has issued Fire Clearance Certificate to Occupy Building vide reference (4). The Karnataka State Pollution Control Board has issued CFO vide ref (5).

The Commercial (Office) Block Building was inspected by the Officers of Town Planning Section on 10-06-2024 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 (Office) Block 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: 23-07-2024 to remit Rs.1,57,71,000/- 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.87,10,000/- (Rupees Eighty Seven Lakhs Ten Thousand Only) as per the Honorable High Court Interim Order vide WP No. 21842/2024, Dated: 19-08-2024 in the form of DD No. 158299, dated:12-09-2024 drawn on Karnataka Bank Ltd., Bengaluru. The same has been taken into BBMP account vide receipt No. RE-ifms 331-TP/000070, dated:12-09-2024.

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Hence, Permission is hereby granted to occupy Commercial (Office) Block Building Consisting of 3B+GF+10UF for Commercial (office) use constructed at Property Khata No. 58/1/709/801/502, Hebbala North, Ward No. 07, Yelahanka Zone, Bengaluru Occupancy Certificate is accorded with the following details.

Commercial (Office) Block Building

Sl. No.	Floor Description	Built Up Area (in Sqm.)	Uses and other details.
1.	Third Basement Floor	1246.65	23 No. of car parking, Electrical Room, lobby, Lifts & Staircases
2.	Second Basement Floor	1246.65	32 No. of car parking, Electrical Room, lobby, Lifts & Staircases
3.	First Basement Floor	1246.65	36 No. of car parking, Electrical Room, lobby, Lifts & Staircases
4.	Ground Floor	477.70	56 No. of Surface car parking, Office space, lobby, Lifts & Staircases
5.	First Floor	733.81	Office space, Electrical Room, Rest Room, Pantry, lobby, Lifts & Staircases
6.	Second Floor	581.09	Office space, Electrical Room, Rest Room, Pantry, lobby, Lifts & Staircases
7.	Third Floor	796.66	Office space, Electrical Room, Rest Room, Pantry, lobby, Lifts & Staircases
8.	Fourth Floor	777.99	Office space, Electrical Room, Rest Room, Pantry, lobby, Lifts & Staircases
9.	Fifth Floor	777.99	Office space, Electrical Room, Rest Room, Pantry, lobby, Lifts & Staircases
10.	Sixth Floor	777.99	Office space, Electrical Room, Rest Room, Pantry, lobby, Lifts & Staircases
11.	Seventh Floor	777.99	Office space, Electrical Room, Rest Room, Pantry, lobby, Lifts & Staircases
12.	Eighth Floor	777.99	Office space, Electrical Room, Rest Room, Pantry, lobby, Lifts & Staircases
13.	Ninth Floor	777.99	Office space, Electrical Room, Rest Room, Pantry, lobby, Lifts & Staircases
14.	Tenth Floor	543.03	Office space, Electrical Room, Rest Room, Pantry, lobby, Lifts & Staircases
15.	Terrace Floor	79.77	Lifts & Staircases
Total		11619.95	
16.	FAR	7845.32	3.40 > 3.25 [2.12 Earlier Issued Occupancy Certificate (Partial) + 1.28 Now Proposed]
17.	Coverage	477.70	28.10% < 50% [20.03% Earlier issued Occupancy Certificate (Partial) + 8.07% Now Proposed]

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12/9/24

18/9/24



This Occupancy Certificate is issued subject to the following conditions:

1. The car parking area at Three Basement Floors 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. Three Basement Floors area should be used for car parking purpose only and the additional area if any available in Three Basement Floors Area 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. 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.
9. 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.
10. 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 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 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.
12. 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.
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.

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14. This Occupancy Certificate is in Continuation to the Earlier issued Occupancy Certificate (Partial) issued for Commercial (Hotel) Block Building Dated:09-05-2024.
15. 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.
16. This Occupancy Certificate is subject to conditions laid out in the Clearance Certificate issued from Fire Force Department vide No. KSFES/GBC(1)/461/, Docket No. KSFES/CC/185//2024, Dated: 03-07-2024 and CFO issued by KSPCB vide No. AW-342896, PCB ID: 53332, INW ID: 191811 dated:06-04-2024 and Compliance of submissions made in the affidavits filed to this office.
17. The Occupancy Certificate is subject to the outcome of final order of Hon'ble High Court vide W.P. No. 8478/2024 & 21842/2024 (LB-BMP) towards the payment of remaining Occupancy Certificate (Partial) & Occupancy Certificate fee.
18. 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

M/s S.V Enterprises
Rep by its Partner Sri Muruli Krishna
No. 58/1/709/801/502, Hebbala Village,
Bellary Road, Bengaluru North Taluk
Bengaluru-560092.

Copy to

1. JC (Yelahanka Zone) / EE (Byatarayanapura Division) / AEE/ ARO (Kodigehalli) for information and necessary action.
2. Senior Environmental Officer, KSPCB, # 49, Church Street, Bengaluru - 01 for information
3. Office copy.

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