



BRUHAT BENGALURU MAHANAGARA PALIKE

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

No. PRJ/3888/24-25

Dated: 03-10-2024

OCCUPANCY CERTIFICATE (PARTIAL)

Sub : Issue of Occupancy Certificate (Partial) for the Commercial (IT / BT) Office Building, Block –A (Ariel) at Property SY NO. 6/1, 6/2, 6/3(P), 6/4(P), 6/6, 6/7, 12, 13/1, 14, 15/1(P), 15/2, 16, 17, 18/1, 18/4, 19/3(P), 21/1, 21/2, 21/3, 21/4, 22/1, 22/2, 23(P), 26/1, 26/2, 26/3, 51/1(P), 54/1, 54/2, 54/3, 54/4, 54/5, 54/6, 151, 152/1, 152/2 & 153, katha 75, Byrasandra village, Garakamantha Palya, Marathahalli Hobli, ward no. 58, C V Raman Nagar, Bengaluru.

Ref: : 1. Your application for issue of Occupancy Certificate dated: 12-09-2024
2. Plan sanctioned by this office Vide No. PRJ/ PRJ/3888/24-25, Dated:11-09-2024.
3. Approval of The Chief Commissioner for issue of Occupancy Certificate Dated: 01-10-2024
4. Fire Clearance for the Occupancy Certificate vide No: KSFES/GBC(1)/270 Docket No KSFES/CC/594/2024 Date: 27-08-2024

The Plan was sanctioned for the construction of Commercial (IT / BT) Office Building Block –A (Ariel) 3BF+GF+9UF, Block –B (Vesta) 3BF+GF+10UF & Block –C (Ceres) 3BF+GF+10UF at Property SY NO. 6/1, 6/2, 6/3(P), 6/4(P), 6/6, 6/7, 12, 13/1, 14, 15/1(P), 15/2, 16, 17, 18/1, 18/4, 19/3(P), 21/1, 21/2, 21/3, 21/4, 22/1, 22/2, 23(P), 26/1, 26/2, 26/3, 51/1(P), 54/1, 54/2, 54/3, 54/4, 54/5, 54/6, 151, 152/1, 152/2 & 153, katha 75, Byrasandra village, Garakamantha Palya, Marathahalli Hobli, ward no. 58, C V Raman Nagar Bengaluru, by this office vide reference (2). The Applicant has applied for issue of Occupancy Certificate for Block –A (Ariel) consisting of 3BF+GF+9UF vide reference (1). The Fire and Emergency Services Department has issued Clearance Certificate to Occupy Building vide Ref. No. (4).

The Commercial (IT / BT) Office Building was inspected by the Officers of Town Planning Section on Dated: 17-09-2024 for the issue of Occupancy Certificate (Partial). During inspection, it is observed that, the construction has been completed in accordance with sanction plan. The proposal for the issuance of Occupancy Certificate (Partial) for the Commercial (IT / BT) Office Building was approved by the Chief Commissioner vide ref (3). Since the Partial Occupancy certificate is now being considered only for Block –A (Ariel) consisting of 3BF+GF+9UF, the percentage of violation will be calculated at the time of final Occupancy certificate. Subsequent to the approval accorded by the Chief Commissioner the applicant was endorsed on date: 01-10-2024 to remit Rs.70,73,549/-



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(Rupees Seventy Lakhs Seventy Three Thousand Five Hundred and Forty Nine Only) towards Scrutiny Fees. The Applicant has paid Rs.70,73,549/- and the same has been taken into BBMP account vide receipt No. BBMP/EODB/RC/20716/24-25, dated: 03-10-2024. The deviation effected in the building are condoned and regularized at time of final Occupancy Certificate accordingly.

Hence, Permission is hereby granted to Occupy the Commercial (IT / BT Office Building in Block –A (Ariel) Consisting of 3BF+GF+9UF at Property SY NO. 6/1, 6/2, 6/3(P), 6/4(P), 6/6, 6/7, 12, 13/1, 14, 15/1(P), 15/2, 16, 17, 18/1, 18/4, 19/3(P), 21/1, 21/2, 21/3, 21/4, 22/1, 22/2, 23(P), 26/1, 26/2, 26/3, 51/1(P), 54/1, 54/2, 54/3, 54/4, 54/5, 54/6, 151, 152/1, 152/2 & 153, katha 75, Byrasandra village, Garakamantha Palya, Marathahalli Hobli, ward no. 58, C V Raman Nagar Bengaluru, Occupancy Certificate is accorded with the following details.

Block –A Commercial (IT / BT) Office Building

Sl. No.	Floor Description	Built Up Area (in Sqm.)	Uses and other details.
1	Third Basement Floor	6205.31	328 No. of Mechanical and Single car parking, Electrical Room, lobby, Lifts & Staircases
2	Second Basement Floor	6243.98	286 No. of Mechanical and Single car parking, Electrical Room, STP, lobby, Lifts & Staircases
3	First Basement Floor	6250.91	301 No. of Mechanical and Single car parking, Electrical Room, lobby, Lifts & Staircases
4	Ground Floor	4524.62	Office space, Electrical Room, Rest Room, Pantry, lobby, Lifts & Staircases
5	First Floor	3657.5	Office space, Electrical Room, Rest Room, Pantry, lobby, Lifts & Staircases
6	Second Floor	4757.45	Office space, Electrical Room, Rest Room, Pantry, lobby, Lifts & Staircases
7	Third Floor	4757.45	Office space, Electrical Room, Rest Room, Pantry, lobby, Lifts & Staircases
8	Fourth Floor	4758.64	Office space, Electrical Room, Rest Room, Pantry, lobby, Lifts & Staircases
9	Fifth Floor	4757.46	Office space, Electrical Room, Rest Room, Pantry, lobby, Lifts & Staircases
10	Sixth Floor	4758.64	Office space, Electrical Room, Rest Room, Pantry, lobby, Lifts & Staircases
11	Seventh Floor	4758.64	Office space, Electrical Room, Rest Room, Pantry, lobby, Lifts & Staircases



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12	Eighth Floor	4758.64	Office space, Electrical Room, Rest Room, Pantry, lobby, Lifts & Staircases
13	Ninth Floor	4757.46	Office space, Electrical Room, Rest Room, Pantry, lobby, Lifts & Staircases
14	Terrace Floor	446.29	OHT, Lifts & Staircases Head room
Total		65392.99	50 sqm Including Sub Structure (Total 65442.99)
	FAR	41199.89	0.45 < 2.50
	Coverage	4960.61	5.47% < 50%

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

1. The car parking at the Three Basement Floor 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. Three Basement Floor area should be used for car parking purpose only and the additional area if any available in Basement Floor 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. 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.
11. The Applicant / Developer should abide by the condition imposed during Occupancy Certificate.
12. The Applicant / Developer should abide by the condition imposed during plan sanction.
13. In case of any false information, misrepresentation of facts, or pending court cases, the Occupancy Certificate shall deemed to be cancelled.
14. This Occupancy Certificate is subject to conditions laid out in the Clearance Certificate issued from Fire Force Department vide KSFES/GBC(1)/270 Docket No KSFES/CC/594/2024 Date: 27-08-2024
15. 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: 12.09.2024 submitted to this office.
16. The remaining building / blocks should be completed as per the sanction plan and occupancy certificate should be obtained accordingly.

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)
Bruhat Bengaluru Mahanagara Palike**

To,
Bagmane Developers Pvt Ltd
66/1, Lake View Building 'A' Block,
8th Floor, Bagmane Tech Park,
C.V.Raman Nagar, Bangalore - 560093,

Copy to

1. JC (East Zone) / EE (CV Raman Nagar Division) / AEE/ ARO (CV Raman Nagar Sub-division) for information and necessary action.
2. Director General of Police, Fire and Emergency Services, # 1, Annaswamy Mudaliar Road, Bengaluru – 560 042 for information.
3. Superintendent Engineer (Electrical), BESCOM, North Division #8, Benson Town, Nandi Durga Road Bengaluru - 560046.
4. Office copy