



BRUHAT BENGALURU MAHANAGARA PALIKE

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

No. BBMP/Addl.Dir/JD North/0122/2016-17

Dated: 25-04-2019.

OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for the Commercial Building at Property
Katha No. 876/858/831/583/7, Chikkabommasandra, Yelahanka
Satellite town, Ward No. 04, Yelahanka Zone, Bengaluru.

- Ref: 1) Application for issue of Occupancy Certificate dated: 24-01-2019.
2) Approval of Commissioner for issue of Occupancy Certificate dated:
14-03-2019
3) Plan sanctioned No.BBMP/Addl.Dir/JD North/LP/0122/2016-17,
dated: 22-06-2017.

The plan for Construction of Commercial Building Consisting of 2BF+GF+3UF at Katha No. 876/858/831/583/7, Chikkabommasandra, Yelahanka Satellite town, Ward No. 04, Yelahanka Zone, Bengaluru, was sanctioned by this office vide reference (3). The Commencement Certificate to this building was issued on dated: 14-08-2018.

The Commercial Building was inspected on dated: 30-01-2019 by the Officers of Town Planning Section for issue of Occupancy Certificate. During inspection, it is observed that, there is deviation in construction with reference to the sanctioned plan which is within the limits of regularization as per Bye-laws. The proposal for the issuance of Occupancy Certificate for the Commercial Building was approved by the Commissioner on dated: 14-03-2019. Demand for payment of Scrutiny Fees of Rs. 49,000/- (Rs. Forty Nine Thousand only), has been paid by the applicant in the form of DD No.251341, Dated. 19-03-2019, drawn on HDFC Bank, Bengaluru Service, Bengaluru Branch and taken into BBMP account vide receipt No.RE-ifms 331-TP/000636, dated.21-03-2019. The deviations effected in the building are condoned and regularized. Accordingly this Occupancy Certificate issued.

Permission is hereby granted to occupy the Commercial Building Consisting of 2BF+GF+3UF at Katha No. 876/858/831/583/7, Chikkabommasandra, Yelahanka Satellite town, Ward No. 04, Yelahanka Zone, Bengaluru, with the following details;

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Sl. No.	Floor Description	Built Up Area (in Sq.m.)	Uses and other details.
1	Lower Basement Floor	1296.69	30 No's of Car parking, Pump Room, Lift and Staircases
2	Upper Basement Floor	1291.43	36 No's of Mechanical Car parking, Pump Room, UGT, Lift and Staircases
3	Ground Floor	941.07	09 No's of Surface Car parking, Retail area, Lift and Staircases
4	First Floor	941.07	Retail area, Lift and Staircases
5	Second Floor	941.07	Retail area, Lift and Staircases
6	Third Floor	941.07	Retail area, Lift and Staircases
7	Terrace Floor	106.81	Lift Machine Room, Staircase Head Room, OHT, Solar Panels,
	Total Built up area	6459.18	
8	FAR		1.90 < 2.50
9	Coverage		48.05% < 60%

This Occupancy Certificate is issued subject to the following conditions:

1. The car parking at Two Basement Floor and Surface area shall have adequate safety measures. It shall be done entirely at the risk and cost of 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 of BBMP. In the event of the applicant violating, the BBMP has the right to demolish the deviated / altered / added portion without any prior notice.
4. Two Basement Floor and Surface area Parking area should be used for car parking purpose only and the additional area if any available in Two Basement Floor and surface 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.

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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 herewith forfeited.
8. Owner shall make his own arrangements to dispose of 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 in the recycling processing unit of suitable capacity i.e. organic waste convertor to be installed at site for its re - use / disposal.
11. This Occupancy Certificate is subject to conditions laid out in the Clearance Certificate issued from CFO from KSPCB AW-312069/13, PCB ID 77241, Dated. 09-04-2019 and Compliance of submissions made in the affidavits and undertaking filed to this office.
12. The RWA/Developer shall maintain the STP, lift and other common facilities in safe and good working condition. The consent issued by the Statutory authorities shall be got renewed within the validity period. Conditions imposed by the statutory authorities shall be duly complied.
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 of Town Planning (North)
Bruhat Bengaluru Mahanagara Palike

To
M/s Avenue Supermarts Limited (Katha Holder)
Plot No. B-72 & B-72A, Wagle Industrial Estate,
Thane (West), Maharashtra,
India - 400604

Copy to

1. JC / EE (Yelahanka) / AEE/ ARO (Yelahanka Satellite Sub-division) for information and necessary action.
2. Senior Environmental Officer, KSPCB, # 49, Church Street, Bengaluru - 01 for information.
3. Office Copy.

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