



## BRUHAT BENGALURU MAHANAGARA PALIKE

Office of the Joint Director of Town Planning (North), N.R. Square, Bengaluru - 560 002.

No. BBMP/Addl.Dir/JD NORTH/0360/2012-13

Date: 08-05-2019

### OCCUPANCY CERTIFICATE

Subject: Issue of Occupancy Certificate for Commercial Building at Khata No. 21, Kasturba Road, Ward No. 111, Richmond Town, Bengaluru.

- Ref: 1) Your application dated: 28-09-2018 and 23-03-2019.  
2) Fire Clearance for the Occupancy Certificate vide No: GBC(1)/338/2012, Dated: 23-04-2019  
3) CFO issued by KSPCB vide No. AW-312154 PCB ID 74578, dated: 12-04-2019  
4) Approval of Commissioner for issue of Occupancy Certificate dated: 15-11-2018.

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The plan was sanctioned by this office vide No: BBMP/Addl.Dir/JD North/0360/2012-13 dated: 22-03-2013 for construction of Commercial and Residential Building Sanctioned Plan at Property Khata No. 21, Kasturba Road, Ward No. 111, Richmond Town, Bengaluru for consisting of 2BF+GF+17UF with two Common basement floors. The Commencement Certificate was issued on dated: 01-04-2015.

The Commercial building was inspected by the Officers of Town Planning Section for the 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: 15-11-2018. The Ground Rent Arrears with GST, Compounding Fine, Scrutiny Fee, Licence Fee, Plan Copy and Lake Improvement Charges worked out to Rs.1,80,21,000/-. (Rs One Crore Eighty Lakh Twenty one thousand only). The same has been paid by the applicant in the form of DD, and taken into BBMP account vide receipt No. RE-ifms331-TP/000548 dated: 29-01-2019 The deviations effected by the applicant are regularized accordingly.

Permission is hereby granted to occupy the building for Commercial purpose for the building constructed at Property Khata No. 21, Kasturba Road, Ward No. 111, Richmond Town, Bengaluru consisting of 2BF+GF+17 UF. Occupancy Certificate is accorded with the following details

#### Common Basement Floors

Sl. No.	Floor Descriptions	Built Up Area (in Sqm)	Uses and other details.
1	2	3	4
1	2 <sup>nd</sup> Basement Floor	1466.00	3 Passenger Lift, Service Lift, 24 No.s Mechanical Car Parking, 54 Nos. Puzzle car parking, 2 Nos Single Car Parking, Staircase, and Sump.
2	1 <sup>st</sup> Basement Floor	1466.00	3 Passenger Lift, Service Lift, 5 Nos Single Car Parking, 48 No's Mechanical Car Parking, Staircase, Lobby, STP, U.G and Sump.
3	Ground Floor	417.24	3 Passenger Lift, Service Lift, Staircase, 22 Nos Surface Car Parking, Retail Shop.

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4	First Floor	417.24	Retail Shop, Toilet and Staircases Room,
5	Second Floor	447.58	Office Room, Toilet, Lobby, Lifts and Staircases.
6	Third Floor	447.58	Office Room, Toilet, Lobby, Lifts and Staircases.
7	Fourth Floor	447.58	Office Room, Toilet, Lobby, Lifts and Staircases.
8	Fifth Floor	420.72	Office Room, Toilet, Lobby, Lifts and Staircases.
9	Sixth Floor	447.58	Office Room, Toilet, Lobby, Lifts and Staircases.
10	Seventh Floor	417.24	Office Room, Toilet, Lobby, Lifts and Staircases.
11	Eighth Floor	417.24	Office Room, Toilet, Lobby, Lifts and Staircases.
12	Ninth Floor	447.58	Office Room, Toilet, Lobby, Lifts and Staircases.
13	Tenth Floor	447.58	Office Room, Toilet, Lobby, Lifts and Staircases.
14	Eleventh Floor	447.58	Office Room, Toilet, Lobby, Lifts and Staircases.
15	Twelfth Floor	417.58	Office Room, Toilet, Lobby, Lifts and Staircases.
16	Thirteenth Floor	447.58	Office Room, Toilet, Lobby, Lifts and Staircases.
17	Fourteenth Floor	447.58	Office Room, Toilet, Lobby, Lifts and Staircases.
18	Fifteenth Floor	447.58	Office Room, Toilet, Lobby, Lifts and Staircases.
19	Sixteenth Floor	447.58	Office Room, Toilet, Lobby, Lifts and Staircases.
20	Seventeenth Floor	447.58	Office Room, Toilet, Lobby, Lifts and Staircases.
21	Terrace Floor	150.70	Machine Room, Staircases, OHT , Lobby, Lifts.
22	Helipad Area	206.11	Helipad Area Staircase
	<b>Total</b>	<b>10960.58</b>	
23	FAR		3.193 < 3.27
24	Coverage		19.03% < 45%

**This Occupancy Certificate is issued subject to the following conditions:**

1. The car parking at two Basement Floors 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 Floors 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.

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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. 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.
8. 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 once in two years otherwise the Occupancy Certificate deemed cancelled.
9. 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.
10. 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.
11. 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.
12. All the rain water and waste water generated from the usage shall be pumped into the rain water harvesting pits and used for landscaping.
13. 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
14. This Occupancy Certificate is subject to conditions laid out in the Clearance Certificate issued from Fire Force Department vide No. GBC(1)/338/2012, Dated: 23-04-2019 and CFO from KSPCB vide No. AW-312154 PCB ID 74578, dated: 12-04-2019 and Compliance of submissions made in the affidavits filed to this office.
15. The Applicant / Developer shall take all precautionary measures for the safety of inhabitants in the occupancy issued buildings.

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