



**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/LP/0204/2016-17

Date: 03-06-2019

**OCCUPANCY CERTIFICATE**

Sub: Issue of Occupancy Certificate for the Commercial Building at Property Katha No. No.12, Infantry Road, Vasantha Nagara, Ward No.110, (Old Ward No. 78), Bengaluru.

- Ref: 1) Your application for issue of Occupancy Certificate dated:22-04-2019.  
 2) Building Plan Sanctioned No. BBMP/Addl.Dir/JD NORTH/LP/0204/2016-17 dated: 06-03-2017.  
 3) Fire Clearance for the Occupancy Certificate vide No. GBC(1)385/2016 Dated: 15-04-2019.  
 4) CFO issued by KSPCB vide No. AW-311519 PCB ID: 77792 dated: 21-03-2019  
 5) Approval of Commissioner for issue of Occupancy Certificate dated:30-05-2019.

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The building plan for the construction of Commercial Building at Property Katha No. No.12, Infantry Road, Vasantha Nagara, Ward No.110, (Old Ward No. 78), Bengaluru Consisting of 2BF+GF+5UF was sanctioned by this office vide reference (2). The Commencement Certificate was issued on 28-04-2018. The Fire and Emergency Services department vide Ref No. (3) has issued Clearance Certificate to Occupy the Building. KSPCB vide Ref (4) has issued consent for Operation of Sewage Treatment Plant (STP).

The Commercial Building was inspected by the Officers of Town Planning Section on 08-05-2019 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 Building Bye-laws - 2003. The proposal for the issuance of Occupancy Certificate for the Commercial Building was approved by the Commissioner dated: 30-05-2019. The compounding fees for the deviated portion, ground rent arrears including GST, and Scrutiny fee of Rs. 42,69,000/-(Rs Fourty Two Lakh Sixty Nine Thousand Only), has been paid by the applicant in the form of DD No: 176882, HDFC Bank, dated: 03-06-2019 and taken into BBMP account vide receipt No.RE-ifms 331-TP/000096 dated : 03-06-2019. The deviations effected in the building are condoned and regularized accordingly.

Hence, Permission is hereby granted to occupy the Commercial Building for Commercial purpose constructed at Property Katha No. No.12, Infantry Road, Vasantha Nagara, Ward No.110 (Old Ward No. 78), Bengaluru Consisting of 2BF+GF+5UF. Occupancy Certificate is accorded with the following details.

Sl. No.	Floor Descriptions	Built Up Area (in Sqm)	Uses and other details.
1	2	3	4
1	Lower Basement Floor	712.89	36 Nos. of Car Parking, STP, Fire Pump Room, Lifts, Lobby and Stair cases.
2	Upper Basement Floor	409.13	24 Nos. of Car Parking, Electrical Panel, Lifts, Lobby and Stair cases.
3	Ground Floor	409.13	Show Room / Office Space, Electrial Panel Room, Toilet, and Lifts, Lobby and Stair cases, DG and OWC.

*B.R. Mudda* 03/06/19  
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4	First Floor	467.30	Show Room / Office Space, Electrical Panel Room, Toilet, and Lifts, Balcony, Lobby and Stair cases.
5	Second Floor	520.31	Show Room / Office Space, Electrical Panel Room, Toilet, and Lifts, Balcony, Lobby and Stair cases.
6	Third Floor	517.03	Show Room / Office Space, Electrical Panel Room, Toilet, and Lifts, Balcony, Lobby and Stair cases.
7	Fourth Floor	517.05	Show Room / Office Space, Electrical Panel Room, Toilet, and Lifts, Balcony, Lobby and Stair cases.
8	Fifth Floor	519.25	Show Room / Office Space, Electrical Panel Room, Toilet, and Lifts, Balcony, Lobby and Stair cases.
9	Terrace Floor	131.29	OHT / Fire Tank, Services, Solar Panel, Chiller Plants and Stair cases.
	Total	4203.38	
10	FAR		2.011 < 2.25
11	Coverage		31.97% < 50%

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

1. The car parking at 2 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. 2 Basement Floor area should be used for car parking purpose only and the additional area if any available in 2 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. 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 and shall get the renewal of the permission issued once in two years.

B.R. Mudda R<sup>i</sup> 03/6/19  
Joint Director of Town Planning (North)  
Bruhat Bengaluru Mahanagara Palike  
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10. 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.
11. 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.
12. 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.
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.
14. 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
15. This Occupancy Certificate is subject to conditions laid out in the Clearance Certificate issued from Fire Force Department vide No. GBC(1)385/2016 Dated: 15-04-2019 and CFO from KSPCB vide No. vide No. AW-311519 PCB ID: 77792 dated: 21-03-2019 and Compliance of submissions made in the affidavits filed to this office.
16. 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. Vaishnavi Infrastructure Pvt.Ltd. GPA Holder for  
Sri.V.R.Sundrara Murthy (Katha Holder)  
# 2/2, Walton Road, Off Vittal Mallya Road,  
Bengaluru – 560 001.

**Copy to**

1. JC / EE (East Zone) / AEE/ ARO (Pulikeshi Nagara Sub-division) for information and necessary action.
2. Director General of Police, Fire and Emergency Services, # 1, Annaswamy Modaliar Road, Bengaluru – 560 042 for information.
3. Senior Environmental Officer, KSPCB, # 49, Church Street, Bengaluru - 01 for information
4. Office copy

*B.R. Mudda* 03/6/19  
Joint Director of Town Planning (North)  
Bruhat Bengaluru Mahanagara Palike

*03/6/19*

*02/06/19*

*5/6/19*