



BRUHAT BENGALURU MAHANAGARA PALIKE

Office of the Joint Director of Building Licence Cell (North), N.R. Square, Bengaluru - 560 002.
BBMP/Addl.Dir/JDNORTH/LP/0226/2016-17

Date: 23-09-2019

OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for the Commercial Building at Property Khata No . 639/645/1 (Old No. 645/68), Sy. No. 68, Thubarahalli Village, Hoodi Subdivsion, Mahadevapura Zone, Bengaluru.

- Ref: 1) Your application for issue of Occupancy Certificate dated: 22-07-2019.
2) Building Plan Sanctioned No. BBMP/Addl.Dir/JDNORTH/LP/0226/2016-17 Dated: 25-07-2018.
3) Approval of Commissioner for issue of Occupancy Certificate dated: 26-08-2019.
4) CFO issued by KSPCB vide No. AW-314887 PCB ID: 82012 dated: 21-09-2019.

The Building plan for the construction of Commercial Building at Property Khata No . 639/645/1 (Old No. 645/68), Sy. No. 68, Thubarahalli Village, Hoodi Subdivsion, Mahadevapura Zone, Bengaluru. Consisting of 3BF+GF+4UF was sanctioned by this office vide reference (2). The Commencement Certificate to this building was issued on dated: 30-11-2018. KSPCB vide Ref (3) has issued consent for Operation of Sewage Treatment Plant (STP).

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 on dated: 26-08-2019. The compounding fee for the deviated portion, and Scrutiny fee amounting to Rs.39,07,000/- (Rs. Thirty Nine Lakhs Seven Thousand Only), has been paid by the applicant in the form of DD No: 662343, drawn on Corporation Bank, dated: 28-08-2019 and taken into BBMP account vide receipt No.RE-ifms 331-TP/000267 dated: 28-09-2019. The deviations effected in the building are condoned and regularized accordingly.

Hence, Permission is hereby granted to occupy the Commercial Building at Property Khata No . 639/645/1 (Old No. 645/68), Sy. No. 68, Thubarahalli Village, Hoodi Subdivsion, Mahadevapura Zone, Bengaluru. Consisting of 3BF+ GF+ 4 UF Commercial Building.

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	3 rd Basement Floor	2801.20	80 Nos of Car Parking, Lobbies, Lifts and Stair cases, RWH Sump.
2	2 nd Basement Floor	2732.06	75 Nos of Car Parking, Lobbies, Lifts and Stair cases.
3	1 st Basement Floor	2709.91	64 Nos of Car Parking, STP, Lobbies, Lifts and Stair cases.

[Signature]
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4	Ground Floor	1793.36	Office space, Trasformer Yard, DG Room, Toilets, Lobbies, Lifts and Stair cases.
5	First Floor	2167.41	Office space, Lifts and Stair cases.
6	Second Floor	2222.08	Office space, Lifts and Stair cases.
7	Third Floor	2222.08	Office space, Lifts and Stair cases.
8	Fourth Floor	2222.08	Office space, Lifts and Stair cases.
9	Terrace Floor	120.80	Lift Machine Rooms, Staircase Head Rooms, Solar Panels, OHT.
	Total	18990.96	
	FAR		2.595 < 2.75
	Coverage		49.01% < 55%

This Occupancy Certificate is issued subject to the following conditions:

1. The car parking at 3Basement 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. 3Basement Floor area should be used for car parking purpose only and the additional area if any available in Basement Floor and Ground 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

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Date: 20/10/19
Signature: [Handwritten Signature]



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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 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 issued subject to conditions laid out in the Clearance Certificate issued from CFO issued by KSPCB vide No. AW-314887 PCB ID: 82012 dated: 21-09-2019 and Compliance of submissions made in the affidavits filed to 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 Building Licence Cell (North)
Bruhat Bengaluru Mahanagara Palike**

To,

Sri. D.Sudhakar Reddy and Sri. D.Prabhakar Reddy (Khata Holder)
Sri. K.S.Sathyanarayana Reddy (GPA Holder),
DSR Diya Arcade, # 220, 1st Floor, 9th Main Road,
HRBR Layout, 1st Block Extn.,
Kalyan Nagar, Bengaluru- 560 043.

Copy to

1. JC / EE (Mahadevapura Zone) / AEE/ ARO (Hoodi Sub-division) for information and necessary action.
2. Senior Environmental Officer, KSPCB, # 49, Church Street, Bengaluru - 01 for information.
3. Superintendent Engineer, (Electrical), BESCOM, North Division, No. 8, Benson Town, Nandi Durga Road, Bengaluru - 560046.
4. Office copy.

Rajesh S V 26/9/19
Joint Director of Building Licence Cell (North)
Bruhat Bengaluru Mahanagara Palike
22/9 *26/9* *23/9*