



# 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/0341/2012-13

Date: 05-11-2019

## OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for the Commercial (Office and Restaurant) Building at Property Khata No. 351, New No. 351/1, Hoodi Village, Ward No. 82, Mahadevapura Zone, Bengaluru.

- Ref: 1) Your application for issue of Occupancy Certificate dated: 10-07-2017, 28-12-2017, 17-01-2019& 18-06-2019  
 2) Plan Sanctioned No. BBMP/Addl.Dir/JD NORTH/ LP/ 0341/ 2012-13, Dated: 30-10-2013.  
 3) Fire Clearance for the Occupancy Certificate vide No. GBC(1)/241/2010,dated: 05-12-2016.  
 4) CFO issued by KSPCB vide order No.122/ KSPCB/ RSEO/ BNG-EAST/ LO/ MD.Pura/2016-17/208 , Date. 07-01-2017  
 5) Approval of Commissioner for issue of Occupancy Certificate dated: 22-07-2019

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The building plan for the construction of Commercial (Office and Restaurant) Building at Property Khata No. 351, New No. 351/1, Hoodi Village, Ward No. 82, Mahadevapura Zone, Bengaluru Consisting of BF+GF+4UF was sanctioned by this office vide reference (2). The Commencement Certificate was issued on 07-07-2014. The Fire and Emergency Services department vide Ref No. (3) has issued Clearance Certificate to Occupy the Building and KSPCB vide Ref (4) has issued consent for Operation of Sewage Treatment Plant (STP).

The Commercial (Office and Restaurant) building were inspected by the Officers of Town Planning Section on 20-06-2019 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 (Office and Restaurant) Building was approved by the Commissioner on date: 22-07-2019. Subsequent to the approval accorded by Commissioner the applicant was endorsed on dated: 24-07-2019 to remit Rs. 1,64,51,000/- towards compounding fees for deviated portion, ground rent arrears, GST, Scrutiny Fees and Lake Improvement Charges. After due correspondence with reference, to Hon'ble High Court Interim order dated:05-08-2019 vide W.P.No. 32904-32907/2019 (LB-BMP). Accordingly the applicant has paid of Rs. 37,31,500/- towards compounding fee, Lake Improvement Charges , and 50% Scrutiny Fee in the form of DD No. 467122 dated: 05-09-2019 drawn on The Catholic Syrian Bank Ltd., and the same has been taken into BBMP account vide receipt No. RE-ifms 331-TP/000390, dated: 04-11-2019. The owner shall abide to the final judgement to be passed by the Hon'ble High Court pertaining to WP No. 32904-32907/2019 (LB-BMP),in respect of payment of Ground Rent Arrears, GST and 50% of Scrutiny fee as per the fee endorsement issued by this office dated:24-07-2019.

Hence, Permission is hereby granted to occupy the Commercial (Office and Restaurant) building constructed at Property Katha No. 351, New No. 351/1, Hoodi Village, Ward No. 82, Mahadevapura Zone, Bengaluru consisting of BF+GF+4UF. 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	Basement Floor	3779.91	288 No.s of Car Parking, Electrical Panel Room, Lobby,Lift and Staircase

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Handwritten signatures and dates: '05/11/19', '05/11/2019', '05/11', '05/11/19'.





2	Ground Floor	3779.91	Commercial (Office) Space, 20 No.s of Surface Car Parking, AHU Room, Toilets, Lift and Staircase
3	First Floor	3786.10	Commercial (Office) Space, Toilets, Lift and Staircase
4	Second Floor	3779.91	Commercial (Restaurant) Space, Toilets, Lift and Staircase
5	Third Floor	3779.91	Commercial (Restaurant) Space, Toilets, Lift and Staircase
6	Fourth Floor	3779.91	Commercial (Restaurant) Space, Toilets, Lift and Staircase
7	Terrace Floor	527.82	Lift Machine Rooms, Staircase Head Room, OHT, Lobby, Solar Panels, Water Tanks
	<b>Total</b>	<b>23213.45</b>	
8	FAR		1.70 < 2.50
9	Coverage		35.49% < 45%

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

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

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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. In case if any adverse order is passed in any court against the Owner / Developer in respect of ownership of the property in question, occupancy certificate issued will be withdrawn.
16. This Occupancy Certificate is subject to conditions laid out in the Clearance Certificate issued from Fire Force Department vide No. GBC(1)/241/2010, dated: 05-12-2016 and CFO from vide No. 122/ KSPCB/ RSEO/ BNG-EAST/ LO/ MD.Pura/2016-17/208 , Date. 07-01-2017and Compliance of submissions made in the affidavits filed to this office.
17. The Demand for payment of Ground rent, GST and 50% of Scrutiny fee in interim stay as per the order of the Hon'ble High Court Vide W.P No. 32904-32907/2019 (LB-BMP),, however, this is subject to condition for remittance of such cost in future, based on the outcome of the final orders of the Hon'ble High Court.
18. 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 License Cell (North)  
Bruhat Bengaluru Mahanagara Palike**

To,  
Sri. Prabhakar and Others (Khata Holder)  
Opp Zuri Hotel, Rajapalya Hoodi,  
Mahadevapura Post,  
Bengaluru – 560 048.

**Copy to**

1. JC / EE (Mahadevapura) / AEE/ ARO (Hudi 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. Superintendent Engineer, (Electrical), BESCO, North Division, No. 8, Benson Town, Nandi Durga Road, Bengaluru - 560046.
5. Office copy

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