



## BRUHAT BENGALURU MAHANAGARA PALIKE

Office of the Joint Director of Building License Cell (North), N.R. Square, Bengaluru – 02.

No. JDTP/ LP/27/2009-10

Date: 06-01-2020

07/01/2020

### OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for the Commercial (IT/BT) Building – 3, Wing – B10 at Property Katha No. 298/158/172, (Sy No. 3/2B, 4(P), 5, 6, 7(P), 8/1, 8/2 9, 11(P), 12/2(P), 12/3(P), 12/4, 17/1(P), 17/2(P), 17/3(P), 17/4, 38/2, 43 & 44), Kadubeesanahalli Village, Varthur Hobli, Bangalore East Taluk, Ward No. 150, Mahadevapura Zone, Bengaluru.

- Ref: 1) Your application for issue of Occupancy Certificate dated: 29-11-2019  
2) Building Plan Sanctioned No. JDTP/LP/27/2009-10 dated: 22-01-2016.  
3) Approval of Commissioner for issue of Occupancy Certificate dated: 18-12-2019  
4) Fire Clearance for the Occupancy Certificate vide No. GBC(1) 125/ 2008, Docket No. KSFES/CC/321/2019 Dated: 08-11-2019.  
5) CFO issued by KSPCB vide No. PCB/210/ CNP/08/H-586, dated: 20-08-2018

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The building plan for the construction of Commercial (IT/BT) Building – 3, Wing – B10 consisting of 3BF+GF+8 UF at Property Katha No. 298/158/172, (Sy No. 3/2B, 4(P), 5, 6, 7(P), 8/1, 8/2 9, 11(P), 12/2(P), 12/3(P), 12/4, 17/1(P), 17/2(P), 17/3(P), 17/4, 38/2, 43 & 44), Kadubeesanahalli Village, Varthur Hobli, Bangalore East Taluk, Ward No. 150, Mahadevapura Zone, Bangalore was sanctioned by this office vide reference (2). The Commencement Certificate was issued on 06-02-2019 for Wing – B10. The Fire and Emergency Services Department has issued Clearance Certificate to Occupy Building vide Ref. No. (4). KSPCB vide Ref (5) has issued consent for Operation of Sewage Treatment Plant (STP).

The Commercial (IT/BT) building – 3, Wing – B10 was inspected by the Officers of Building Licence Cell Section on 06-12-2019 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 (IT/BT) building – 3, Wing – B10 was approved by the Commissioner on date: 18-12-2019. The compounding fees for the deviated portion, ground rent arrears including GST, Scrutiny fee of Rs. 2,95,73,000/- (Rs Two Crore Ninty Five Lakhs Seventy Three Thosand only), has been paid by the applicant in the form of DD No.009459 drawn on Axis Bank Ltd., dated: 26-12-2019 and taken into BBMP account vide receipt No.RE-ifms 331-TP/000512 dated: 06-01-2020 The deviations effected in the building are condoned and regularized accordingly.

Hence, Permission is hereby granted to occupy the Commercial (IT/BT) building – 3, Wing – B10 constructed at Property Katha No. 298/158/172, (Sy No. 3/2B, 4(P), 5, 6, 7(P), 8/1, 8/2 9, 11(P), 12/2(P), 12/3(P), 12/4, 17/1(P), 17/2(P), 17/3(P), 17/4, 38/2, 43 & 44), Kadubeesanahalli Village, Varthur Hobli, Bangalore East Taluk, Ward No. 150, Mahadevapura Zone, Bengaluru. Consisting of 3BF+GF+8UF. Occupancy Certificate is accorded with the following details.

Joint Director of Building License Cell (North)  
Bruhat Bengaluru Mahanagara Palike

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Sl. No.	Floor Descriptions	Built Up Area (in Sqm)	Uses and other details.
1	2	3	4
1	3 <sup>rd</sup> Basement Floor	7595.96	250 No. of Car Parking, Fan Room, Lobby, Lift and Staircase
2	2 <sup>nd</sup> Basement Floor	7688.35	246 No. of Car Parking, Pump Room, Service Lobby, Lift and Staircase
3	1 <sup>st</sup> Basement Floor	8532.02	238 No. of Car Parking, Lobby, Lift and Staircase
4	Ground Floor	4416.36	Office Space, 33 No.s of Surface Car Parking, Ladies Toilet, Gents Toilet, Electrical Room, AHU Room, Lobby, Lift and Staircase.
5	First Floor	3901.13	Office Space, Ladies Toilet, Gents Toilet, Electrical Room, AHU Room, Balcony, Corridor, Lobby, Lift and Staircase.
6	Second Floor	4359.91	Office Space, Ladies Toilet, Gents Toilet, Electrical Room, AHU Room, Balcony, Lobby, Lift and Staircase.
7	Third Floor	4602.70	Office Space, Ladies Toilet, Gents Toilet, Electrical Room, AHU Room, Balcony, Connecting Bridge, Lobby, Lift and Staircase.
8	Fourth Floor	4602.70	Office Space, Ladies Toilet, Gents Toilet, Electrical Room, AHU Room, Balcony, Connecting Bridge, Lobby, Lift and Staircase.
9	Fifth Floor	4602.70	Office Space, Ladies Toilet, Gents Toilet, Electrical Room, AHU Room, Balcony, Connecting Bridge, Lobby, Lift and Staircase.
10	Sixth Floor	4359.91	Office Space, Ladies Toilet, Gents Toilet, Electrical Room, AHU Room, Balcony, Lobby, Lift and Staircase.
11	Seventh Floor	4359.91	Office Space, Ladies Toilet, Gents Toilet, Electrical Room, AHU Room, Balcony, Lobby, Lift and Staircase.
12	Eighth Floor	4080.97	Office Space, Ladies Toilet, Gents Toilet, AHU Room, Lobby, Lift and Staircase.
13	Terrace Floor	861.63	Lift Machine Room, Staircase Head Room, Water Tank and Water Cooler Platform
	<b>Total</b>	<b>63964.05</b>	
14	FAR		2.42 < 3.25
15	Coverage		35.66% < 45%

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

1. The car parking at Three Basement Floor areas and Surface Parking 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.

Joint Director of Building License Cell (North)  
Bruhat Bengaluru Mahanagara Palike

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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. Three Basement Floor areas and Surface Parking should be used for car parking purpose only and the additional area if any available in, Three Basement Floor areas 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.
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

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15. This Occupancy Certificate is subject to conditions laid out in the Clearance Certificate issued from Fire Force Department vide No GBC(1) 125/ 2008, Docket No. KSFES/CC/321/2019 Dated: 08-11-2019 and CFO from KSPCB vide No. PCB/210/ CNP/08/H-586, dated: 20-08-2018 and Compliance of submissions made in the affidavits filed to this office.
16. Park and Open Spaces areas and parking areas shall be earmarked & reserved as shown in As Built Plan.
17. 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,  
M/s. Cessna Garden Developers Pvt Ltd.,  
The Falcon House,  
# 1, Main Guard Cross Road,  
Bengaluru – 560 001.

**Copy to**

1. JC / EE (Mahdevapura) / AEE/ ARO (Marathahalli 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), BESCOM, North Division, No. 8, Benson Town, Nandi Durga Road, Bengaluru - 560046.
5. Office copy

**Joint Director of Building License Cell (North)  
Bruhat Bengaluru Mahanagara Palike**

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A Copies  
28/1/2020

*[Handwritten Signature]*  
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