

BANGALORE MAHANAGARA PALIKE

Office of the
Joint Director, Building Licence (South)
Mahanagara Palike Offices
Bangalore. Dated: 16-06-2020

No. JDBL (S)/ ADBL/ OC/05/2020-21

OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for Commercial Building at BBMP Khata No. 166/167, 21st Main Road, 2nd Stage, J.P. Nagar, Ward No. 178, South Zone Bangalore.

Ref: 1) Application for issue of Occupancy Certificate dt: 27-02-2020.

2) Approval of Commissioner for issue of Occupancy Certificate dt: 06-06-2020.

3) Plan sanctioned No.BBMP/Addl.Dir/JD South/0248/16-17 dt: 07-12-2017.

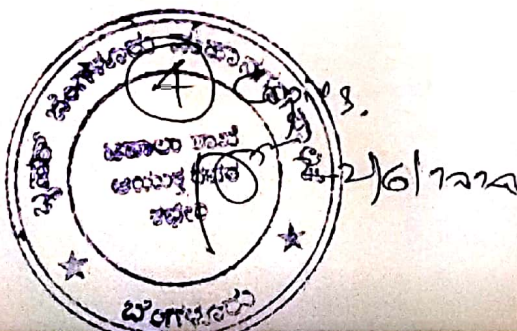
4) Fire Clearance issued by Fire Force and Emergency Department vide No: Docket No. GBC (1)/ 454, KSFES/ CC/012/2020, dt: 01-02-2020.

5) CFO from KSPCB vide Consent No. AW – 315598 PCB:ID 83316 dt: 30-10-2019.

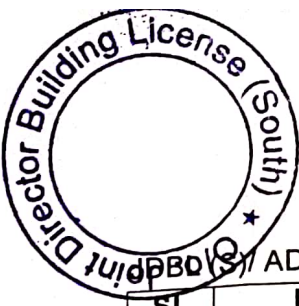
The plan was sanctioned for construction of Commercial Building consisting of BF+GF+5 UF vide LP No. **BBMP/Addl.Dir/JD South/0248/16-17** dt: 07-12-2017. Commencement Certificate issued on 16-07-2018.

The Commercial Building was inspected on dated: 03-03-2020 by the Officers of Town Planning Section for 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 dt: 06-06-2020. Demand note for payment of Compounding fees and Scrutiny Fees of Rs. 6,58,000/- (Rs. Six Lakhs Fifty Eight Thousand only), has been paid by the applicant in the form of RE-ifms624-TP/000009 dated: 16-06-2020. The deviations effected in the building are condoned and regularized. Accordingly this Occupancy Certificate is issued.

Permission is hereby granted to occupy the Commercial Building Consisting of BF+GF+5 UF for Commercial purpose constructed at Property Khata No. 166/167, 21st Main Road, 2nd Stage, J.P. Nagar, Ward No. 178, South Zone Bangalore with the following details;



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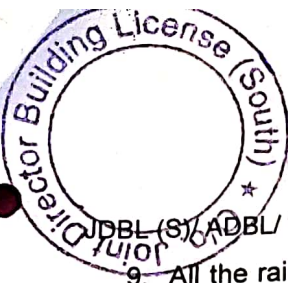
Sl. No.	Floor Descriptions	Built up Area (in Sqm)	Remarks
1.	Basement Floor	837.94	01 No. of car parking, 13 Nos. of Mechanical car parking, Electrical room, Pump room, D.G room, STP, Lift & Staircase
2.	Ground Floor	573.62	15 Nos. of Mechanical car parking in Surface area, Driver's room, Fire Control room, Janitor's room, D.G. Room, Lobby, Electrical room, Corridor, Toilets, RWH, Lift & Staircase
3.	First Floor	573.62	Office Space, Lobby, Electrical room, Corridor, Toilets, Pantry, Lifts & Staircase
4.	Second Floor	573.62	Office Space, Lobby, Electrical room, Corridor, Toilets, Pantry, Lifts & Staircase
5.	Third Floor	573.62	Office Space, Lobby, Electrical room, Corridor, Toilets, Pantry, Lifts & Staircase
6.	Fourth Floor	573.62	Office Space, Lobby, Electrical room, Corridor, Toilets, Pantry, Lifts & Staircase
7.	Fifth Floor	573.62	Office Space, Lobby, Electrical room, Corridor, Toilets, Pantry, Lifts & Staircase
8.	Terrace	34.42	Staircase Head room, Lifts Machine room & RCC Overhead Tank, Fire Tank
	Total	4314.08	
9.	FAR	1.51	
10.	Coverage	38.96%	

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 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. The owner / applicant 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. Basement Floor and Surface area reserved for parking should be used for parking purpose only as per as built plan.
5. Footpath 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 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 herewith forfeited.
8. Owner shall make his own arrangements to dispose off the debries / garbage after segregating it into organic & in-organic waste generated from the building. Suitable arrangements & organic convertor should be installed & maintained by the owner / Residence Welfare Association himself to transport & dump the segregated wastes in consultation with the BBMP Zonal Health Officer.

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9. All the rain water and waste water generated from the usage shall be pumped into the rain water harvesting pits and used for landscaping.
10. Garbage originating from building shall be segregated into organic & in-organic waste & should be processed in the re-cycling unit of suitable capacity i.e., organic waste convertor to be installed at site for its reused / disposal.
11. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws-31) of Building bye-laws 2003 shall be ensured.
12. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
13. The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-law 2016.
14. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
15. Occupancy Certificate is subject to conditions laid out in the Fire Clearance issued by Fire Force and Emergency Department vide No: GBC (1)/ 454, KSFES/ CC/012/2020, dt: 01-02-2020 and CFO from KSPCB vide Consent No. AW – 315598 PCB:ID 83316 dt: 30-10-2019 Compliance of submissions made in the affidavits and undertaking filed to this office.
16. The Applicant / Owner / Developer shall plant one tree for a) sites measuring 180 Sqm upto 240 Sqm b) minimum of two trees for sites measuring with more than 240 Sqm. c) One tree for every 240 Sq.m of FAR area as part thereof in case of Apartment / group housing / multi dwelling unit/development 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, Building Licence (South)
Bruhat Bangalore Mahanagara Palike

To
Smt. Sudha Gopala Krishnan
855, 13th Main, 3rd Block,
Koramangala, Bangalore – 560 034.

Copy to:

01) JC (South)/ EE / ARO /AEE (J.P. Nagar) for information and n/a.

Joint Director, Building Licence (South)
Bruhat Bangalore Mahanagara Palike