



BANGALORE MAHANAGARA PALIKE

Office of the
Joint Director, Town Planning (South)
Mahanagara Palike Offices
Bangalore. Dated: 06-01-2021



No. JDTP (S)/ADTP/OC/31/2020-21

OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for Hospital Building at BBMP Khata No. 17/12-4/19, 30th Main Road, Katriguppe BSK 3rd Stage, South Zone, Ward No. 165, Bangalore.

Ref: 1) Application for issue of Occupancy Certificate dt: 25-06-2018.

2) Approval of Commissioner for issue of Occupancy Certificate dt: 29-10-2020.

3) Plan sanctioned No. JDTP / LP 24/08-09 dt: 02-05-2009.

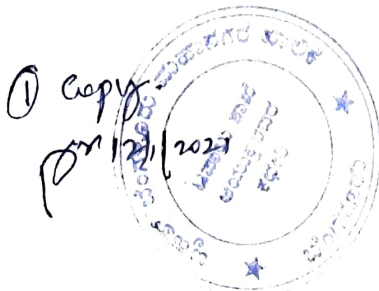
4) CFO from KSPCB vide Consent No. AW-309238 PCB ID : 64045/872 dt: 22-12-2018.

The plan was sanctioned for construction of Hospital Building consisting 2BF+GF+3 UF vide LP No. JDTP / LP 24/08-09 dt: 02-05-2009.

The Hospital Building was inspected on dated: 01-10-2020 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 Hospital Building was approved by the Commissioner on dt: 29-10-2020. Payment of Compounding Fees, Scrutiny Fees works out to Rs. 85,22,000/- (Rs. Eighty Five Lakhs Twenty Two Thousand only), excluding Ground Rent, GST & 50% of Licence, Scrutiny fees as per the Hon'ble High Court Interim Order vide W.P No. 14840/2020 (LB-BMP) dt: 16-12-2020 works out to Rs. 26,79,000/- (Rs. Twenty Six Lakhs Seventy Nine Thousand only), has been paid by the applicant in the form of RE-ifsms624-TP/000082 dt: 30-12-2020. The deviations effected in the building are condoned and regularized. Accordingly, this Modified Plan cum Occupancy Certificate is issued.

Permission is hereby granted to occupy the Hospital Building Consisting of 2BF+GF+3UF for Hospital purpose constructed at Property Khata No. 17/12-4/19, 30th Main Road, Katriguppe BSK 3rd Stage, South Zone, Ward No. 165, Bangalore with the following details;

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| No. | Floor Descriptions | Built up Area (in Sqm) | Remarks |
|-----|----------------------|------------------------|---|
| 1. | Upper Basement Floor | 1110.00 | 29 Nos. of Car parking, Laundry Services, Toilets, Sump, Lobby, Lifts & Staircase |
| 2. | Lower Basement Floor | 1110.30 | 21 Nos. of Car parking, Laundry Services, Maintenance room, Toilets, STP, Lobby, Lifts & Staircase |
| 3. | Ground Floor | 1083.15 | OPD, Waiting Lounge, Pharmacy Store, Transformer Yard, RWH, Lobby, Lifts & Staircase |
| 4. | First Floor | 1050.75 | 04 No. of PED rooms, 06 No. of OBES rooms, Nurse room, Ultra-sound room, Vaccination room, Kitchen, Store room, Lounge, Lobby, Corridor, Lifts & Staircase |
| 5. | Second Floor | 1145.29 | 03 No. of OT I rooms, Nurse Lounge, Doctor Lounge, Day Care room, Storage room, NICU Isolation room, Lounge, Lobby, Corridor, Lifts & Staircase |
| 6. | Third Floor | 1145.29 | 11 Nos. of Patient rooms, 04 No. of Twin Patient rooms, Sterilization room, Meeting room, Private Office, Nurse room, Doctor room, Lounge, Lobby, Corridor, Lifts & Staircase |
| 7. | Terrace | 64.15 | Staircase Head room, Lifts Machine room, Solar & OHT |
| | Total | 6708.93 | |
| 8. | FAR | 2.43 | |
| 9. | Coverage | 55.54% | |

This Occupancy Certificate is issued subject to the following conditions:

1. The car parking at 2Basement Floor 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. 2Basement Floor 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.

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8. Owners shall make his own arrangements to dispose off the debris / 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.
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 CFO from KSPCB vide No. AW – 309238 PCB ID : 64045/872 dt: 22-12-2018 Compliance of submissions made in the affidavits and undertaking filed to this office.
16. The Applicant should abide by the undertaking submitted 30-12-2020 to follow the Final orders of the Hon'ble High Court in W.P. No. W.P No. 14840/2020 (LB-BMP) dt: 16-12-2020 for Ground Rent, GST & 50% of Licence & Scrutiny fees.
17. 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.
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, Town Planning (South)
Bruhat Bangalore Mahanagara Palike

Smt. Radha Venugopal & Others
136/17, 30th Main,
BSK 3rd Stage, Bangalore – 560 085.

Copy to: 1001
01. JC (South)/ EE/ ARO /AEE (Padmanabhanagar) for information and n/a.

Joint Director, Town Planning (South)
Bruhat Bangalore Mahanagara Palike

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