



BRUHAT BANGALORE MAHANAGARA PALIKE

Office of the
Joint Director, Town Planning (South)
BBMP Head Office, N.R. Square
Annex-3 Building,
Bangalore-02. Dated: 20-03-2024

No. JDTP (S)/ ADTP/ OC/ 18 /2023-24

OCCUPANCY CERTIFICATE


Sub: Issue of Occupancy Certificate for Commercial (Retail) Building at Khata No.258, Survey No.324, Begur Village, Begur Hobli, Ward No.192, Bommanahalli Zone, Bangalore.

- Ref:** 1) Application for issue of Occupancy Certificate dt: 19-02-2024.
2) Approval of Chief Commissioner for issue of Occupancy Certificate dt: 20-03-2024.
3) Plan sanctioned No. BBMP/Addl.Dir/JD South/LP/0039/19-20 dt: 21-12-2019.
4) Fire Clearance issued by Fire Force and Emergency Department vide No: GBC (1)/138 Docket No.KSFES/CC/044/2024 dt: 07-03-2024.
5) CFO from KSPCB vide Consent No. AW-125922 PCB ID: 80431 INW ID-213867 Dt: 11-01-2024.

A plan was sanctioned for construction of Commercial (Retail) building consisting BF+GF+3UF vide: BBMP/Addl.Dir/JDSouth/LP/0039/19-20 dt: 21-12-2019 & The Commencement Certificate has been issued on dt:10-02-2022.

The Commercial (Retail) Building was inspected on dt: 14-03-2024 by the Officers of Town Planning Section for issue of Occupancy Certificate. During inspection, it was 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 (Retail) Building was approved by the Chief Commissioner on dt: 20-03-2024. Payment of Compounding Fees, Scrutiny Fees & Ground rent with GST works out to Rs.24,94,000/- (Rs. Twenty Four Lakhs Ninty four Thousand only), which has been paid by the applicant vide Receipt No. RE-ifms624-TP/000066 dt: 20-03-2024. The deviations effected in the building are condoned and regularized by imposing penalty. Accordingly, this Occupancy Certificate is issued.


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


20/03/24


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Permission is hereby granted to occupy the Commercial (Retail) Building Consisting of BF+GF+3UF for Commercial (Retail) purpose constructed at Property Khata No.258, Survey No.324, Begur Village, Begur Hobli, Ward No.192, Bommanahalli Zone, Bangalore. with the following details;

Sl. No.	Floor Descriptions	Built up Area (In Sqm)	Remarks
1.	Basement Floor	3302.39	Mechanical Parking 70 Nos & 47 Nos. of Normal parking, Total 117 Nos Car Parking, STP, RWH, Toilets Ramp, Lifts & Staircase
2.	Ground Floor	2132.97	39 Nos Surface Parking, Retail Area, Fire control Room, Toilets, Lift lobby, OWC, Lift & Staircases.
3.	First Floor	1983.92	Retail Area, Toilets, Lift lobby, Lift & Staircases.
4.	Second Floor	1983.92	Retail Area, Office space, Toilets, Lift lobby, Lift & Staircases.
5.	Third Floor	1983.92	Retail Area, Utility Room, Toilets, Lift lobby, Lift & Staircases.
6.	Terrace Floor	240.13	Overhead Tank, Lift room & Staircases
	Total	11627.25	
7.	FAR	1.54 < 2.50	
8.	Coverage	39.83% < 50%	

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. 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.
8. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws-31) of Building bye-laws 2003 shall be ensured.
9. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.

H. K. S.
20/3/24
Joint Director, Town Planning (South)
Bruhat Bangalore Mahanagara Palike
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10. The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-law 2016.
11. Since, deviations have been done from the sanctioned plan while constructing the building, the security deposit is herewith forfeited.
12. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
13. This Occupancy Certificate is subject to conditions laid out in the Clearance Certificate issued from Fire Department vide No: GBC (1)/138 Docket No.KSFES/CC/044/2024 dt: 07-03-2024. And CFO From KSPCB Department vide No. AW-125922 PCB ID: 80431 INW ID-213867 Dt: 11-01-2024.
14. 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.
15. In case of any false information, misrepresentation of facts, or any complaints with regard to violation, any deviation carried out after issue of Occupancy Certificate, 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 MahanagaraPalike

To
M/s. Avenue Supermarts Ltd.,
Its Director Sri. Elvin Machado,
Represented by Sri. Ravi Menon,
Plot No. B-72 & B-72A, Wagle Industrial estate,
Thane (West), Maharashtra - 400604.

Copy to:

1. JC (Bommanahalli) / EE (Bengaluru south Division) / AEE/ ARO (Begur Sub-division) for information and necessary action.
2. Senior Environmental Officer, KSPCB, # 49, Church Street, Bengaluru - 01 for information.
3. Director General of Police, Fire and Emergency Services, # 1, Annaswamy Modaliar Road, Bengaluru – 560 042 for information.
4. Superintendent Engineer, (Electrical), BESCOM, North Division, No. 8, Benson Town, Nandi Durga Road, Bengaluru - 560046.
5. Office copy.

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Joint Director, Town Planning (South)
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