



BRUHAT BANGALORE MAHANAGARA PALIKE

Office of the
Joint Director, Town Planning (South)
BBMP Head Office, N.R. Square
Annex-3 Building,
Bangalore-02. Dated: 28-02-2023

No. JDTP (S)/ ADTP/ OC/31 /2022-23

OCCUPANCY CERTIFICATE

Sub: Issue of Modified Plan cum Occupancy Certificate for Industrial Building at BBMP Khatha. No. 104/14/285/4/101, Kenchenahalli Village, Kengeri Hobli, Ward No. 160, Rajajeshwarinagar Zone, Bangalore.

- Ref:** 1) Application for issue of Modified Plan cum Occupancy Certificate dt: 03-03-2020.
2) Approval of Commissioner for issue of Modified Plan cum Occupancy Certificate dt: 02-07-2020.
3) Modified Plan sanctioned No. BBMP/Addl.Dir/JD South/0075/19-20 dt: 03-11-2018.
4) Fire Clearance issued by Department of Karnataka State Fire and Emergency Services vide No: KSFES/GBC(1)/130 Docket No. KSFES/CC/598/2020 dt:13-05-2021.
5) CFO from KSPCB vide PCB ID : 75539 Consent No. AW – 113365 dt: 16-06-2020.

The Modified plan was sanctioned for construction of Industrial Building consisting of GF+2 UF vide LP No. **BBMP/Addl.Dir/JD South/0075/19-20** dt: 03-11-2018. Commencement Certificate was issued on 20-11-2018.

The Industrial Building was inspected on dated: 04-06-2020 by the Officers of Town Planning Section for issue of Modified Plan cum 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 Modified Plan cum Occupancy Certificate for the Industrial Building was approved by the Commissioner on dt: 02-07-2020. Initially Demand note for payment of Compounding fee & other charges amounting to Rs. 58,79,000/- (Rs. Fifty Eight Lakhs Seventy Nine Thousand only), issued was paid by the applicant in the form of D.D No. 405121 dt: 04-09-2020 vide Receipt No. RE-ifms624-TP/000047 dated: 23-09-2020. Subsequently, revised Demand Note for payment of difference Plan sanction fees amounting to Rs. 37,99,000/- (Rs. Thirty Seven Lakhs Ninety Nine Thousand only) issued has been paid by the Applicant in the form of D.D No. 169712 dt: 06-02-2023 vide Receipt No. RE-ifms624-TP/000069 dated: 14-02-2023. The deviations effected in the building are condoned and regularized. Accordingly, this Occupancy Certificate is issued.

Permission is hereby granted to occupy the Industrial Building consisting of GF + 2 UF for Industrial purpose constructed at Property Khatha. No. 104/14/285/4/101, Kenchenahalli Village, Kengeri Hobli, Ward No. 160, Rajajeshwarinagar Zone, Bangalore with the following details;

V. r. 28/2/23 PTO
Joint Director, Town Planning (South)
Bruhat Bangalore Mahanagara Palike

[Handwritten signatures and dates]
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Sl. No.	Floor Descriptions	Built up Area (in Sqm)	Remarks
1.	Ground Floor	1895.40	51 Nos. of Cars in Surface area, 05 Nos. of Lorries in Surface area, Working area, Store rooms, Reception area, Toilets, Lifts & Staircases.
2.	Mezzanine Floor	85.01	Electrical Panel room, Lifts & Staircases.
3.	First Floor	1749.42	Work Stations, Toilets, Meeting room, Board room, Fax Focus room, Phone booth, Lifts & Staircases and Allied uses pertaining to Industry.
4.	Second Floor	1749.42	Cafeteria, Kitchen, Training room, Washing area, Toilets & Hub room, Break out area, Lifts & Staircases.
5.	Terrace	60.24	Staircase Head room, Lifts Machine room & Overhead Tank & Solar Equipment.
	Total	5539.49	
6.	FAR	0.45 < 3.25	
7.	Coverage	18.38% < 45%	

This Occupancy Certificate is issued subject to the following conditions:

1. The car & lorry parking at 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. Surface area reserved for car & lorry 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 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 SWM Department.

V. N. T. S.
Joint Director, Town Planning (South)
Bruhat Bangalore Mahanagara Palike

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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. This Occupancy Certificate is subject to conditions laid out in the Clearance Certificate issued from Department of Karnataka State Fire and Emergency Services vide No. KSFES/GBC(1)/130 Docket No. KSFES/CC/598/2020 dt: 13-05-2021 dt: 16-08-2022 and CFO from KSPCB vide No. PCB ID : 75539 AW – 113365 dt: 16-06-2020.
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 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 Mahanagara Palike

To
Sri. Bage Gowda
108, 13th Main Road, 4th Block East,
Jayanagar, Bangalore – 560 011.

Copy to:

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

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

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