



BANGALORE MAHANAGARA PALIKE

Office of the
Joint Director, Town Planning (South)
Mahanagara Palike Offices
Bangalore. Dated: 06-04-2021

No. JDTP (S)/ ADTP/ OC/03 /2021-22

OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for Commercial at BBMP Khata No. 5/A, PID No. 57-137-5/A, Bannerghatta Road, J.P. Nagar, 3rd Phase, Ward No. 177, South Zone, Bangalore.

- Ref:** 1) Application for issue of Occupancy Certificate dt: 07-01-2021.
2) Approval of Commissioner for issue of Occupancy Certificate dt: 02-02-2021.
3) Plan sanctioned No. BBMP/Addl.Dir/JD SOUTH/ LP/ 0273/17-18 dt: 28-12-2018.
4) CFO from KSPCB vide Consent No. AW-116581 dt: 18-03-2021.

The plan was sanctioned for construction of Commercial Building consisting 2BF+GF+3 UF vide LP No. BBMP/Addl.Dir/JD SOUTH/ LP/ 0273/17-18 dt: 28-12-2018. Commencement Certificate was issued on 14-10-2019.

The Commercial Building was inspected on dated: 18-01-2021 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: 02-02-2021. Demand note for payment of Compounding fees, Ground Rent, GST and Scrutiny Fees of Rs. 13,43,000/- (Rs. Thirteen Lakhs Fourty Three Thousand only), has been paid by the applicant in the form of RE-ifms624-TP/000108 dated: 26-02-2021. 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 2BF+GF+3UF for Commercial purpose constructed at Property Khata No. 5/A, PID No. 57-137-5/A, Bannerghatta Road, J.P. Nagar, 3rd Phase, Ward No. 177, South Zone, Bangalore with the following details:

(3) Copys 10/04/2021

10/04/2021

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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. Occupancy Certificate is subject to conditions laid out in the CFO from KSPCB vide No. AW-116581 dt: 18-03-2021 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 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 Bikaner House Ltd.,
Rep by its Authorised Signatory
Sri. Rangarajan. B.V
2, O Shavghnessy Road,
Longford Road Garden,
Bangalore – 560 025.

Copy to:

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

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

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