

BRUHAT BANGALORE MAHANAGARA PALIKE

Office of the
Joint Director, Town Planning (South)
BBMP Head Office, N.R. Square
Annex-3 Building,
Bangalore-02. Dated: 02-02-2022

No. JDTP (S)/ADTP/OC/36/2021-22
BBMP/Addl.Dir.JD South/0007/19-20
20-21

OCCUPANCY CERTIFICATE

0/c. Sub: Issue of Occupancy Certificate for the School Building constructed at Property Katha No. 2419/52/6, 52/7, 52/5C, 53/5D, HaraluKunte Village, Ward No. 174, HSR Subdivision, Bommanahalli Zone, Bengaluru.

Ref:1) Your application for issue of Modified Plan Cum Occupancy Certificate dated: 03-07-2020.

- 2) Plan sanctioned by Bommanahalli Zonal office vide No. Ad.Com / BMH / LP/ 1248/16-17, dated: 20-07-2018.
- 3) Approval of Commissioner for issue of Modified Plan Cum Occupancy Certificate dated: 02-12-2020.
- 4) Fire Clearance for the Occupancy Certificate vide No. KSFES/CC/270/2021, dated: 30-07-2021.
- 5) CFO issued by KSPCB vide No. AW-327800, PCB ID. 107200, dt: 03-11-2021.

The Plan was sanctioned for the construction of School Building comprising BF+GF+3UF at Property Katha No. 2419/52/6, 52/7, 52/5C, 53/5D, HaraluKunte Village, Ward No. 174, HSR Subdivision, Bommanahalli Zone, Bengaluru. by Bommanahalli Zonal ADTP office vide reference (2) & Occupancy Certificate (partial) was issued on 25-06-2019. The Fire and Emergency Services Department has issued Clearance Certificate to Occupy Building vide Ref. No. (4). KSPCB vide Ref (5) has issued consent for Operation of Sewage Treatment Plant (STP).

The Applicant vide ref (1) has applied for sanction of Modified plan cum Occupancy Certificate for Construction of BF+GF+7UF School Building. The School Building were inspected by the Officers of Town Planning Section on 29-08-2020 for the issue of Modified Plan cum Occupancy Certificate proposal. During inspection, it was observed that, BF+GF+7UF was completed and there are deviation in construction with reference to the modified proposal which is within the limits of regularization as per Building Bye-laws - 2003. The proposal for the issuance of Modified Plan cum Occupancy Certificate for the School Building was approved by the Commissioner on date: 02-12-2020 vide ref (3).

Subsequent to the Approval Accorded by the Commissioner the Applicant was Endorsed on 08-12-2020 to remit Rs. 1,07,24,000/- (Rupees One Crores Seven Lakhs Twenty Four Thousand Only), towards the Fee for issue of Modified Plan, along with Penalty for the constructing Additional floors area i.e from 4th to 7th Floor without obtaining authorized permission, Scrutiny fee, Levy and Collection of Cess and Surcharges, Security Deposit and Compounding fee for the deviated portion. The Applicant has paid Rs. 1,07,24,000/- (Rupees One Crores Seven Lakhs Twenty Four Thousand Only), in the form of DD No. 027105, dated. 10-12-2020, drawn on Bank of Axis Bank, HSR Layout, Bengaluru Branch and taken into BBMP account vide receipt No.RE-ifms 624-TP/000078 dated: 14-12-2020. The deviations effected in the building are condoned and regularized accordingly.

copy received

A. S. S. S.
02/02/2022

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

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Hence, Permission is hereby granted for sanction of Modified plan cum Occupancy Certificate for BF+ GF+7 UF constructed Building at Property Khata No. 2419/52/6, 52/7, 52/5C, 53/5D, HaraluKunte Village, Ward No. 174, HSR Subdivision, Bommanahalli Zone, Bengaluru for School purpose. This Occupancy Certificate is accorded with the following details.

| Sl. No. * | Floor Description | Built Up Area (in Sqm.) | Uses and other details. |
|-----------|-------------------|-------------------------|--|
| 1. | Basement Floor | 2242.94 | 32 No's of Car Parking, Fire Sump, Pump Room, STP Plant Room, Lobby, Lifts and Staircases, |
| 2. | Ground Floor | 2394.39 | 63 No's of Surface Parking, Entrance Lobby, Office Room, Childrens Play area, Canteen, Pantry, Electrical Room, Exam Hall, Record Room, Cumilating Room, Open Swimming pool, Change Rooms, Rest Rooms, Lobby, Lifts and Staircases |
| 3. | First Floor | 1844.46 | Lab Rooms, Server Room, Electrical Room, Staff Rooms, Class Rooms, Rest Rooms, Toy Room, Lobby, Lifts and Staircases |
| 4. | Second Floor | 1800.64 | Lab Rooms, ART Room, Game Rooms, Dance Room, Staff Rooms, Library, Rest Rooms, Class Rooms, Lobby, Lifts and Staircases |
| 5. | Third Floor | 1800.64 | Class Rooms, Staff Rooms, Rest Rooms, Lobby, Lifts and Staircases |
| 6. | Fourth Floor | 1800.64 | Lab Rooms, Resource Room, Class Rooms, Staff Rooms, Rest Rooms, Lobby, Lifts and Staircases |
| 7. | Fifth Floor | 1800.64 | Resource Room, Class Rooms, Staff Rooms, Rest Rooms, Lobby, Lifts and Staircases |
| 8. | Sixth Floor | 1800.64 | Lab Room, Resource Room, Class Rooms, Staff Rooms, Rest Rooms, Lobby, Lifts and Staircases |
| 9. | Seventh Floor | 1800.64 | Resource Room, Class Rooms, Staff Rooms, Exam Hall, Refugee area, Rest Rooms, Lobby, Lifts and Staircases |
| 10. | Terrace Floor | 136.22 | Staircase Head Room, Lifts Machine Room, OHT, |
| Total | | 17421.85 | School Building |
| 11. | FAR | | 1.58 < 2.50 |
| 12. | Coverage | | 27.72% < 60% |

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This Occupancy Certificate is issued subject to the following conditions:

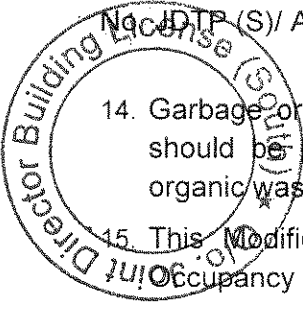
1. The car parking at Basement Floors and Surface area shall have adequate safety measures. It shall be done entirely at the risk and cost of the owner. BBMP will not be responsible for any kind of damage, losses, risks etc., arising out of the same.
2. The structural safety of building will be entirely at the risk and cost of owner / Architect / Engineer / Structural Engineer and BBMP will not be responsible for structural safety.
3. Owner shall not add or alter materially, the structure or a part of the structure there off without specific permission from BBMP. In the event of the applicant violating, the BBMP has the right to demolish the deviated / altered / additional portion without any prior notice.
4. Basement Floors and Surface Floor area should be used for car parking purpose only and the additional area if any available in Basement Floors and Surface Floor area shall be used exclusively for car parking purpose only.
5. Footpath and road side drain 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 and shall be used 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 here with 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 Zonal Health Officer.
9. The owner / Association of high-rise building shall obtain clearance certificate from Fire Force Department every two years with due inspection by the department regarding working condition of Fire Safety Measures installed. The certificate should be produced to the corporation and shall get the renewal of the permission issued once in two years.
10. The Owner / Association of the high-rise building shall get the building inspected by empanelled agencies of the Fire Force Department to ensure that the fire equipments installed are in good and workable condition, and an affidavit to that effect shall be submitted to the corporation and Fire Force Department every year.
11. The owner / Association of high-rise building shall obtain clearance certificate from the Electrical Inspectorate every two years with due inspection by the department regarding working condition of Electrical installations / Lifts etc. The certificate should be produced to the corporation and shall get the renewal of the permission issued.
12. The Owner / Association of the high-rise building shall conduct two mock – drill in the building, one before the onset of summer and another during the summer and ensure complete safety in respect of fire hazards.
13. All the rain water and waste water generated from the usage shall be pumped into the rain water harvesting pits and used for landscaping.

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14. Garbage originating from building shall be segregated into organic and inorganic waste and should be processed Scientifically in the recycling processing unit of suitable capacity i.e. organic waste convertor to be installed at site for its re – use / disposal.
15. This Modified Plan cum Occupancy Certificate supersedes the earlier plan sanction and Occupancy Certificate issued from the Zonal Office.
16. This Occupancy Certificate is subject to conditions laid out in the Clearance Certificate issued from Fire Force Department vide No. KSFES/GBC(1)/403, Docket No. KSFES/CC/270/2021, dated: 30-07-2021 and CFO from KSPCB vide No. AW-327800, PCB ID. 107200, Dated. 03-11-2021 and Compliance of submissions made in the affidavits filed to this office.
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, failing to implement the conditions imposed above or any complaints with regard to violation, any deviation carried out after issue of Occupancy Certificate. Then this certificate issued will deemed to be cancelled automatically.

On default of the above conditions the Occupancy Certificate issued will be withdrawn without any prior notice

Sd/-

Joint Director (Town Planning – South)
Bruhat Bengaluru Mahanagara Palike

To,
Smt.Yashodhamma and Anantharama Reddy, (Katha Holder)
12, Somasundarapalya, HSR 2nd Sector,
Bengaluru South,
Bengaluru - 560102.

Copy to

1. JC (Bommanahalli Zone) / EE (Bommanahalli Division) / AEE/ ARO (HSR Layout 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.

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2/2/22