


BRUHAT BANGALORE MAHANAGARA PALIKE

Office of the
Joint Director, Town Planning (South)
BBMP Head Office, N.R. Square
Annex-3 Building,
Bangalore-02. Dated: 17-02-2022

No. JDTP (S)/ ADTP/ OC/37/2021-22

MODIFIED PLAN CUM OCCUPANCY CERTIFICATE

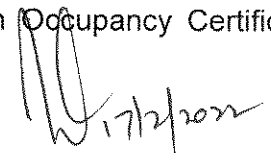
Sub: Issue of Modified Plan cum Occupancy Certificate for Commercial Building at Khatha No. 20, PID No. 27-23-20, K.G. Road, Gandhinagar, West Zone, Ward No. 94, Bangalore.

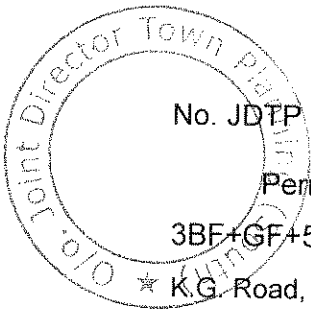
- Ref:**
- 1) Application for issue of Occupancy Certificate dt: 02-12-2019.
 - 2) Approval of Commissioner for issue of Modified Plan cum Occupancy Certificate dt: 23-12-2019.
 - 3) Plan Sanctioned No. **JDTP/LP/11/2007-08**, dt: 12-03-2008.
 - 4) Fire Clearance issued by Fire Force and Emergency Department vide No: KSFES/CC /062/2021 dt: 20-05-2021.
 - 5) CFO from KSPCB vide Consent No. W-CFE/CP-152/2007-08/H370 dt: 16-08-2016.

The plan was sanctioned for construction of Commercial Building consisting 2BF+GF+6UF vide LP No. JDTP/LP/11/07-08, dt: 12-03-2008. Commencement Certificate was issued on 13-07-2009.

The Commercial Building was inspected on dated: 02-12-2019 by the Officers of Town Planning Section for issue of Modified Plan cum Occupancy Certificate. During inspection, it is observed that commercial building constructed is 3BF+GF+5UF in which 3rd Basement is constructed additionally on behalf of 6th UF, there is deviation in construction with reference to the sanctioned plan which is within the limits of regularization as per Byelaws. The proposal for the issuance of Modified Plan cum Occupancy Certificate for the Commercial Building was approved by the Commissioner on dated: 23-12-2019 vide mentioned at ref. (2). Payment of Compounding Fees, Scrutiny Fees works out to Rs. 14,98,56,000/- (Rs. Fourteen Crores Ninty Eight Lakhs Fifty Six Thousand only), out of which Rs. 2,77,78,000/- (Rs. Two Crores Seventy seven Lakhs Seventy eight Thousand only), which has been paid by the applicant in the form of RE-ifms624-TP/000047 dt: 08-12-2021. Excluding Ground Rent, GST Fee, Levy and Collection of surcharge, 50% of Scrutiny & Licence fee & 75% Security Deposit as per the Hon'ble High Court Interim Order vide W.P. No. 1216/2021 (LB-BMP) dt: 21-01-2021. Accordingly, this Modified Plan cum Occupancy Certificate is issued.

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Joint Director of Town Planning (South)
Bruhat Bangalore Mahanagara Palike
15/17/02/22 *17/2/22* *17/2*



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Permission is hereby granted to occupy the Commercial Building Consisting of 3BF+GF+5UF Commercial purpose constructed at Property Khatha No. 20, PID No. 27-23-20, K.G. Road, Gandhinagar, West Zone, Ward No. 94, Bangalore with the following details;

Sl. No.	Floor Descriptions	Built up Area (in Sqm)	Remarks
1.	3rd Basement Floor	2735.53	70 Nos. of Car parking, U.G. Sump, STP, Lift, Lift Lobby & Staircases.
2.	2nd Basement Floor	2735.53	60 Nos. of Car parking, U.G. Sump, Pump room, STP, Lift, Lift Lobby & Staircases.
3.	1 st Basement Floor	2805.44	66 Nos. of Car parking, Lift, Lift Lobby & Staircases.
4.	Ground Floor	1598.45	05 Nos. of Car parking in surface area, Shops / Retail, Transformer Yard, Toilets, AHU room, Escalator, Electrical room, Lift, Lift Lobby & Staircases.
5.	First Floor	1691.09	Shops / Retail, Toilets, AHU room, Escalator, Electrical room, Lift, Lift Lobby & Staircases.
6.	Second Floor	1834.52	Shops / Retail, Toilets, AHU room, Escalator, Electrical room, Lift, Lift Lobby & Staircases.
7.	Third Floor	1834.52	Shops / Retail, Toilets, AHU room, Escalator, Electrical room, Lift, Lift Lobby & Staircases.
8.	Fourth Floor	1834.52	Shops / Retail, Toilets, AHU room, Escalator, Electrical room, Lift, Lift Lobby & Staircases.
9.	Fifth Floor	1834.52	Shops / Retail, Toilets, AHU room, Electrical room, Lift, Lift Lobby & Staircases.
10.	Terrace	143.91	Solar Panels, Lift Machine room, OHT, Chillers & Staircase Head room
	Total	19048.03	
11.	FAR	2.58	
12.	Coverage	40.96%	

This Occupancy Certificate is issued subject to the following conditions:

1. The car parking at 3 Basement Floors 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. Owner 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.

Joint Director, Town Planning (South)
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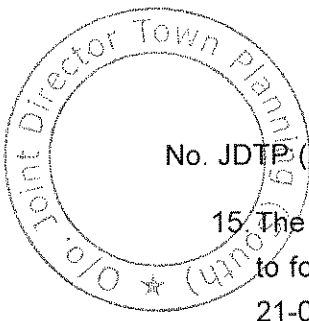
4. 3Basement Floors and Surface area should be used for car parking purpose only and the additional area if any available in Basement, Surface area and Part of Ground Floor shall be used exclusively for car parking purpose only.
5. Footpath and road side drain in front of the building should be maintained 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. 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.
8. 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.
9. 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.
10. 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.
11. Since, deviations have been done from the sanctioned plan while constructing the building, the security deposit is herewith forfeited.
12. 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.
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.
14. Garbage originating from building shall be segregated into organic and inorganic waste and should be processed in the recycling processing unit of suitable capacity i.e. organic waste convertor to be installed at site for its re use / disposal.

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15. The Applicant should abide by the undertaking submitted dt: 07-12-2021 & 16-02-2022 to follow the Final orders of the Hon'ble High Court in W.P No. 1216/2021 (LB-BMP) dt: 21-01-2021 for Ground Rent, GST, Levy and Collection of surcharge, 50% of Scrutiny & Licence fee & 75% security Deposit.
16. This Occupancy Certificate is subject to conditions laid out in the Clearance Certificate issued from Fire Force Department vide No. KSFES/ CC /062/2021 dt: 20-05-2021 and CFO from KSPCB vide No. W- CFE/CP-152/2007-08/H370 dt: 16-08-2016 Compliance of submissions made in the affidavits and undertaking filed to this office.
17. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
18. The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-law 2016.
19. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
20. The Applicant / Owner / Developer shall plant one tree for every 240 Sq.m of FAR area as part thereof in case of Apartment / group housing / multi dwelling unit/development plan.
21. 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 Re-Modified Plan cum Occupancy Certificate issued will be withdrawn without any prior notice.

Sd/-

Joint Director, Town Planning (South)
Bruhat Bangalore MahanagaraPalike

To
SJR Builders for Kalpana Enterprises
1, SJR Primus , 7th & 8th Floor,
Industrial Layout, Koramangala,
7th Block, Bangalore – 560 075.

Copy to:

1. JC (West Zone) / EE (Gandhinagara Division) / AEE/ ARO (Gandhinagar 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



EK092745626IN IVR:6975092745
SP BENGALURU CORPORATION BUILDING S.O <560002
Counter No:3.17/03/2022.12:19
To: SUPERINTENDENT, BESCO NORTH DIV
PIN: 560046, Benson Town S.O
From: JOINT DIRECTOR, TOWN PLANNING
Wt: 24gms
Amt: 17.70 (Cash) Tax: 2.70

<Track on www.indiapost.gov.in>

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