

-3-

8. Owner shall make his own arrangements to dispose off the debries / garbage after segregating it into organic & in-organic waste generated from the building. Suitable arrangements & organic convertor should be installed & maintained by the owner himself to transport & dump the segregated wastes in consultation with the BBMP Zonal Health Officer.
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. In case of any false information, misrepresentation of facts, or pending court cases, the Occupancy Certificate shall deemed to be cancelled.

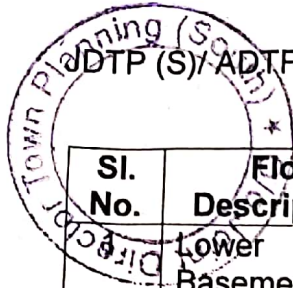
On default of the above conditions the Occupancy Certificate issued will be withdrawn without any prior notice.

Sd/-  
Joint Director of Town Planning (South)  
Bruhat Bangalore Mahanagara Palike

To,  
Sri. Navain V Bajaj  
Rep by M/s. Paramanand & Sons  
# 7, 2<sup>nd</sup> Floor, Bajaj Complex, 84/85,  
Gandhinagar, 5<sup>th</sup> Main Road,  
Bangalore - 560 009.

Copy to:  
1) JC (West) / EE / ARO / AEE (Gandhinagar) for information and n/a.

Joint Director of Town Planning (South)  
Bruhat Bangalore Mahanagara Palike  
21/08/19  
21/08/19  
21/08/19



ADTP (S)/ADTP/OC/ 30 /19-20

Sl. No.	Floor Descriptions	Built up Area (in Sqm)	Remarks
1.	Lower Basement Floor	900.09	23 Nos. of Car parking, Pump Room, Lobby, Lifts & Staircase.
2.	Upper Basement Floor	903.50	34 Nos. of Car parking, Electrical Room, Lobby, Lifts & Staircase.
3.	Ground Floor	719.86	04 Nos. of surface car parking, Retail Space, Lobby, Lifts & Staircase.
4.	First Floor	761.47	Retail Space, Toilets, Lobby, Lifts & Staircase.
5.	Second Floor	761.47	Retail Space, Toilets, Lobby, Lifts & Staircase.
6.	Third Floor	761.47	Retail Space, Toilets, Lobby, Lifts & Staircase.
7.	Terrace	46.74	Staircase Head room, Lifts, Lifts Machine room, Overhead Tank.
	Total	4854.60	
8.	FAR	2.07	
9.	Coverage	48.95%	

**This Occupancy Certificate is issued subject to the following conditions:**

1. The car parking at 2Basement Floors & 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. 2Basement Floors & 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).

Joint Director of Town Planning (South)  
Bangalore Mahanagara Palike  
21/08/19  
21/08/19  
21/08/19

  
**BRUHAT BANGALORE MAHANAGARA PALIKE**

Office of the  
Joint Director of Town Planning (South)  
Mahanagara Palike Offices  
Bangalore. Dated: 21-08-2019



No. JDTP (S) ADTP/OC/20/19-20

**OCCUPANCY CERTIFICATE**

**Sub:** Issue of Occupancy Certificate for Commercial (Retail) building at BBMP Khata No. 89, W.H. Hanumanthappa Road, Gandhinagar Ward No. 94, Bangalore.

**Ref:** 1) Application for issue of Occupancy Certificate dated: 26-04-2019.

2) Approval of Commissioner for issue of Occupancy Certificate dated: 14-08-2019.

3) Plan sanctioned No. BBMP/Addl.Dir/JD South/0318/15-16 dt: 16-04-2016.

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A plan was sanctioned for construction of Commercial (Retail) building consisting 2BF+GF+3UF vide LP No. **BBMP/Addl.Dir/JD South/0318/15-16** dt: 16-04-2016. Commencement Certificate issued on 08-06-2017.

The Commercial (Retail) Building was inspected on dated: 01-06-2019 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 (Retail) Building was approved by the Commissioner on dated: 14-08-2019. Demand note for payment of Ground Rent, Compounding fine and Scrutiny Fees works out to Rs. 44,31,000/- (Rs. Fourty Four Lakhs Thirty one thousand only) and has been paid by the applicant in this office vide Receipt No. RE-ifms624-TP/000066 dated 21-08-2019. The deviations effected in the building are condoned and regularized. Accordingly this Occupancy Certificate issued.

Permission is hereby granted to occupy the Commercial (Retail) Building Consisting of 2BF+GF+3 UF for Commercial (Retail) purpose constructed at Property Khata No. 89, W.H. Hanumanthappa Road, Gandhinagar Ward No. 94, Bangalore, with the following details;

② copies  
To file

PTO  
Joint Director of Town Planning (South)  
Bruhat Bangalore Mahanagara Palike  
21/08/19