

# BRUHAT BANGALORE MAHANAGARA PALIKE

Office of the  
Joint Director of Town Planning (South)  
Mahanagara Palike Offices  
Bangalore. Dated: 07-09-2019

No. JDTP (S)/ ADTP/OC/34/19-20

## OCCUPANCY CERTIFICATE

**Sub:** Issue of Occupancy Certificate for Commercial (IT Office) Building at BBMP Khatha No. 8/2, Dr. M.H. Marigowda Road, Aduodi, BTM Sub-division, Ward No. 146, South Zone, Bangalore.

- Ref:** 1) Application for issue of Occupancy Certificate dtd: 04-07-2019.  
2) Approval of Commissioner for issue of Occupancy Certificate dtd: 02-08-2019.  
3) Plan sanctioned No.BBMP/Addl.Dir/JD South/LP/0084/14-15, dtd: 21-09-2016.  
4) Fire Clearance issued by Fire Force and Emergency Department vide No: KSFES/CC/202/2019 dt: 30-08-2019.  
5) CFO from KSPCB vide Consent No.AW-314638 PCB ID 78965 dt: 07-09-2019.

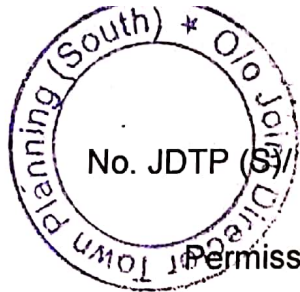
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Building plan was sanctioned for construction of Commercial (IT Office) Building consisting of 2BF+GF+7 UF vide LP No. **BBMP/Addl.Dir/ JD South/ LP 0084/14-15** dt: 21-09-2016 & Commencement Certificate was issued on 13-03-2019.

The Commercial (IT Office) Building was inspected on dated: 16-07-2019 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 (IT Office) Building was approved by the Commissioner on dated: 02-08-2019. Payment of Compounding Fees, Scrutiny Fees and Lake Improvement Charges works out to Rs. 51,62,807/- (Rs. Fifty One Lakhs Sixty Two Thousand Eight hundred Seven only), excluding Ground Rent Fees as per the Hon'ble High Court Interim Order vide W.P No. 36131/2019 (LB-BMP) dated: 20-08-2019 has been paid by the applicant in the form of RE-ifms624-TP /000079 dated 06-09-2019. The deviations effected in the building are condoned and regularized. Accordingly, this Occupancy Certificate issued.

② copies.  
7/9/19

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Permission is hereby granted to occupy the Commercial (IT Office) Building Consisting of 2BF+GF+7 UF for Commercial (IT Office) purpose constructed at Property Khatha No. 8/2, Dr. M.H. Marigowda Road, Adugodi, BTM Sub-division, Ward No. 146, South Zone, Bangalore, with the following details;

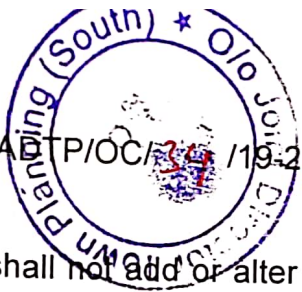
Sl. No.	Floor Descriptions	Built up Area (in Sqm)	Remarks
1.	Lower Basement Floor	4976.33	252 Nos. of Car parking, Pump room, STP, Lobbies, Lift & Staircases.
2.	Upper Basement Floor	5168.37	194 Nos. of Car parking, Electrical rooms, Lift & Staircases.
3.	Ground Floor	2937.93	42 Nos. Surface car parking, Organic Waste Convertor, Office Space, Lobby, Lift & Staircases.
4.	First Floor	2821.14	Office Space, Lobby, Lift & Staircases
5.	Second Floor	2974.37	Office Space, Lobby, Lift & Staircases
6.	Third Floor	2974.37	Office Space, Lobby, Lift & Staircases
7.	Fourth Floor	2974.37	Office Space, Lobby, Lift & Staircases
9.	Fifth Floor	2974.37	Office Space, Lobby, Lift & Staircases
10.	Sixth Floor	2060.52	Office Space, Lobby, Lift & Staircases
11.	Seventh Floor	1334.88	Office Space, Lobby, Lift & Staircases
12.	Terrace	127.20	Solar panel, Staircase Head room, Lift Machine room & Overhead Tank.
	<b>Total</b>	<b>31323.85</b>	
13.	FAR	<b>2.49</b>	
14.	Coverage	<b>38.14%</b>	

**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.

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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.
4. 2Basement Floors & Surface area should be used for car parking purpose only and the additional area if any available in Basement Floor and surface 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. 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 Zonal Health Officer.
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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