

BRUHAT BANGALORE MAHANAGARA PALIKE

Office of the
Joint Director, Building Licence (South)
Mahanagara Palike Offices
Bangalore. Dated: 01-01-2020

No. JBBL (S)/ ADBL/ OC/ 55 /19-20

OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for Commercial building at BBMP Khata No. 09, PID 99-18-9, Bellary Road, Sadashivanagara, West Zone, Ward No. 35, Bengaluru.

Ref: 1) Application for issue of Occupancy Certificate dated: 23-09-2019.

2) Approval of Commissioner for issue of Occupancy Certificate dated: 30-11-2019.

3) Plan sanctioned No. BBMP/Addl.Dir/JD South/0041/16-17 dt: 06-12-2016.

The plan was sanctioned for construction of Commercial building consisting BF+GF+4UF vide LP No. BBMP/Addl.Dir/JD South/0041/16-17 dt: 06-12-2016.

The Commercial Building was inspected on dated: 04-10-2019 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 Building was approved by the Commissioner on dated: 30-11-2019. Demand note for payment of Compounding fees and Scrutiny Fees of Rs. 78,30,000/- (Rs. Seventy Eight Lakhs Thirty Thousand only), has been paid by the applicant in the form of RE-ifms624-TP/000149 dated 26-12-2019. The deviations effected in the building are condoned and regularized. Accordingly this Occupancy Certificate issued.

Permission is hereby granted to occupy the Commercial Building Consisting of BF+GF+4UF for Commercial purpose constructed at Property Khata No. 09, PID 99-18-9, Bellary Road, Sadashivanagara, West Zone, Ward No. 35, Bengaluru, with the following details;

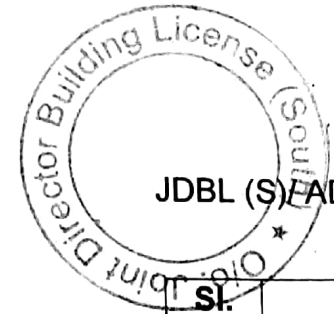
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Sl. No.	Floor Descriptions	Built up Area (in Sqm)	Remarks
1.	Basement Floor	560.68	29 Nos. of Car parking, Lifts & Staircase.
2.	Ground Floor	261.46	03 Nos. Car parking, Transformer yard, Electrical Panel room, Corridor, Lifts & Staircase.
3.	First Floor	291.03	Office Space, Lifts & Staircase.
4.	Second Floor	362.19	Office Space, Lifts & Staircase.
5.	Third Floor	362.19	Office Space, Lifts & Staircase.
6.	Fourt Floor	362.19	Office Space, Lifts & Staircase.
7.	Terrace	32.11	Staircase Head room, Lifts Machine room & Overhead Tank, Solar Equipment
	Total	2231.85	
8.	FAR	1.62	
9.	Coverage	30.82%	

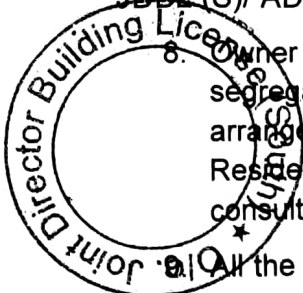
This Occupancy Certificate is issued subject to the following conditions:

1. The car parking at Basement & Ground Floor 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. Basement & Ground Floor 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).
7. Since, deviations have been done from the sanctioned plan while constructing the building, the security deposit is herewith forfeited.

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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 / Residence Welfare Association himself to transport & dump the segregated wastes in consultation with the BBMP Zonal Health Officer.

All the rain water and waste water generated from the usage shall be pumped into the rain water harvesting pits and used for landscaping.

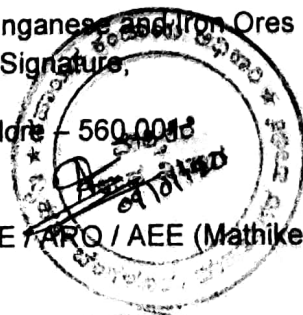
- 10. Garbage originating from building shall be segreated into organic & in-organic waste & should be processed in the re-cycling unit of suitable capacity i.e., organic waste convertor to be installed at site for its reused / disposal.
- 11. Facilities for physically handicapped persons prescribed 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. 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.
- 16. 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, Building Licence (South)
Bruhat Bangalore Mahanagara Palike

To
M/s. The Sandur Manganese and Iron Ores Ltd.,
1A & 2C, Redifice Signature,
6, Hospital Road,
Shivajinagar, Bangalore - 560 004



Copy to:

- 1) JC (West)/ EE / ARQ / AEE (Mathikere) for information and n/a.



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