



BRUHAT BENGALURU MAHANAGARA PALIKE

Office of the Joint Director (Town Planning – North) N.R. Square, Bengaluru – 02.

No. BBMP/Addl.Dir/JDNORTH/LP/0014/2018-19

Dated: 28/06/2021

OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for the Commercial (Retail & Multiplex) Building at Property Katha No. 169,PID No.76-10-169, Brigade Road,Richmond Town Ward No-111,East Zone , Bengaluru.





- Ref: 1) Your application for issue of Occupancy Certificate dated: 05-05-2021
 2) Modified Plan sanctioned by this office vide No. BBMP/Addl.Dir/JD North/0014/18-19 dated:16-07-2020
 3) Approval of Chief Commissioner for issue of Occupancy Certificate dated: 08-06-2021
 4) Fire Clearance for the Occupancy Certificate vide No. KSFES/GBC(1)/458, Docket No. KSFES/CC/191/2021, Dated: 24-06-2021
 5) CFO issued by KSPCB vide No. AW-324524 PCB ID: 53264 dated: 01-04-2021

The Modified Plan was sanctioned for the construction of Commercial (Retail & Multiplex) Building comprising 3BF+GF+3 UF at Property 169,PID No.76-10-169, Brigade Road, Richmond Town, Ward No-111, East Zone , Bengaluru by this office vide reference (2). The Commencement Certificate was issued on 06-10-2020. The Fire and Emergency Services Department has issued Clearance Certificate to Occupy Building vide Ref. No. (4). Vide Ref (5) KSPCB has issued consent for Operation of Sewage Treatment Plant (STP).

The Commercial (Retail & Multiplex) Building was inspected by the Officers of Town Planning Section on 24-05-2021 for the 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 Building Bye-laws - 2003. The proposal for the issuance of Occupancy Certificate for the Commercial (Retail & Multiplex) Building was approved by the Chief Commissioner vide ref (3). The compounding fees for the deviated portion, Ground Rent Arrears, GST and Scrutiny fee Charges of Rs. 1,55,72,000/- (Rupees One Crore Fifty Five Lakhs Seventy Two Thousand only), has been paid by the applicant in the form of DD No.444855 drawn on Kotak Mahindra Bank Ltd., dated: 15-06-2021 and taken into BBMP account vide receipt No.RE-ifms331-TP/000028 dated: 17-06-2021. The deviations effected in the building are condoned and regularized accordingly.

Hence, Permission is hereby granted to occupy Commercial (Retail & Multiplex) Building comprising of 3BF+GF+3 UF at Property Katha No. 169,PID No.76-10-169, Brigade Road,Richmond Town Ward No-111,East Zone , Bengaluru Occupancy Certificate is accorded with the following details.

Sl. No.	Floor Description	Built Up Area (in Sqm.)	Uses and other details.
1	Basement - 3	2587.17	92 No.s of Car Parking (8 No.s of Parking and 84 No.s of Stacked Parking,) Cycle and Two Wheeler Parking, STP, Lobby, Lifts and Staircase
2	Basement - 2	2529.56	40 No.s of Car Parking, Water Treatment Plant, Pump Room Lobby, Lifts and Staircase


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3	Basement - 1	2552.11	40 No.s of Car Parking, DG Room, Pump Room, Lobby, Lifts and Staircase
4	Ground Floor	1781.48	Retail Space, Toilets, Electrical Room, Transformer Yard, Lobby, Lifts and Staircase
5	First Floor	1897.75	Retail Space, Toilets, Electrical Room, Lobby, Lifts and Staircase
6	Second Floor	1897.75	Retail Space, Toilets, Electrical Room, Lobby, Lifts and Staircase
7	Third Floor	1924.20	5 Screen Multiplex Screen – 1 – 49 Seats Screen – 2 – 50 Seats Screen – 3 – 48 Seats Screen – 4 – 48 Seats and Screen – 5 – 48 Seats Total – 243 Seats) Toilets, Electrical Room, Lobby, Lifts and Staircase
8	Terrace Floor	154.86	Lift Machine Room and Staircase Head Room, OHT
Total		15324.88	
9	FAR		1.817 < 2.25
10	Coverage		46.88% < 50%

This Occupancy Certificate is issued subject to the following conditions:

1. The car parking at Three Basement Floor 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. Three Basement area should be used for car parking purpose only and the additional area if any available in Three Basement 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.


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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. The Owner / Association shall obtain the permission from Deputy Commissioner (Urban) before operating the Multiplex Screens as per Cinematography Act.
14. All the rain water and waste water generated from the usage shall be pumped into the rain water harvesting pits and used for landscaping.
15. 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.
16. This Occupancy Certificate is subject to conditions laid out in the Clearance Certificate issued from Fire Force Department vide No. KSFES/GBC(1)/458, Docket No. KSFES/CC/191/2021, Dated: 24-06-2021 and CFO from KSPCB vide No. AW-324524 PCB ID: 53264 dated: 01-04-2021 and Compliance of submissions made in the affidavits filed to this office
17. 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 (Town Planning – North)
Bruhat Bengaluru Mahanagara Palike**

To,
Sri. Anilkumar M/s Kapur Investments pvt Ltd.,
1178, 12th B Main Road, near Methodist Church,
HAL 2nd Stage, Bengaluru.

Copy to

1. JC (East Zone) / EE (Shanthinagar Division) / AEE/ ARO (Shanthinagar 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), BESCOM, North Division, No. 8, Benson Town, Nandi Durga Road, Bengaluru - 560046.
5. Office copy.

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