



BRUHAT BENGALURU MAHANAGARA PALIKE

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

No. JDTP/LP/29/2007-08

Date: 13-07-2021

BBMP/Addl.Dir/JD NORTH/LP/0039/2020-21

OCCUPANCY CERTIFICATE (PARTIAL)

Sub: Issue of Occupancy Certificate (Partial) for Wing-B Commercial (Office) Building at Property Katha No. 496, Sy No. 193/1, 193/3, 194, 196/1 & 196/2 and 197/1, Mahadevapura Village, K.R.Puram Hobli, Bangalore East Taluk, Bangalore.

- Ref: 1) Your application for issue of Modified Plan Cum Occupancy Certificate (Partial) dated: 01-03-2021
2) Modified Plan sanctioned by this office vide No. JDTP / LP / 29 / 2007 - 08 Dated: 25-08-2009
3) Approval of Chief Commissioner for issue Modified Plan Cum Occupancy Certificate (Partial) dated: 28-05-2021
4) Fire Clearance for the Occupancy Certificate vide No. GBC(1)/407/2007, KSFES/ CC/ 281/ 2019, dated: 04-11-2019 .
5) CFO issued by KSPCB vide No. AW-319210 PCB ID: 85566 dated:23-07-2020

The Modified Plan was sanctioned for the construction of Commercial (Hotel) Building comprising of 2BF+GF+15 UF at Property Katha No. 496, Sy No. 193/1, 193/3, 194, 196/1 & 196/2 and 197/1, Mahadevapura Village, K.R.Puram Hobli, Bangalore East Taluk, Bangalore by this office vide ref.(2). The Commencement Certificate was issued on 04-01-2011.

Now The applicant has applied to Modify the earlier Modified Sanction vide ref (2) for the construction of GF+13UF Commercial (Hotel) Portion of the Building in Wing- A & GF+15UF Commercial (Office) Portion of the Building in Wing-B with Two Common Basement Floors and Issue of Occupancy Certificate (Partial) for Wing-B Commercial (Office) Portion of the Building consisting of GF+15UF with 2 Common Basement Floors.

The Commercial Building was inspected by the Officers of Town Planning Section on 22-01-2021 for the issue of Modified Plan Cum Occupancy Certificate (Partial), it is observed that, the construction has been completed in accordance with the Modified Plan Proposal. The Fire and Emergency Services Department has issued Clearance Certificate to Occupy Building vide Ref. No. (4) and KSPCB has issued Consent for Operation vide Ref. No. (5) The proposal for the issuance of Modified Plan Cum Occupancy Certificate (Partial) for the Commercial Building was approved by the Chief Commissioner vide Ref (3). Since, the Occupancy Certificate (Partial) is being considered for Wing – B Commercial (Office) Portion of the Building, the percentage of violation has to be calculated at the time of issue of final Occupancy Certificate for the remaining Wing – A Commercial (Hotel) Portion of the Building. Subsequent to the approval accorded by Chief Commissioner the applicant was endorsed on dated: 31-05-2021 to remit Rs. 2,71,24,000/- (Rupees Two Crore Seventy One Lakhs Twenty Four Thousand only) towards Compounding Fee, Modified Plan Sanction Fees, Ground rent arrears, GST, Lake Improvement Charges and Scrutiny Fees. As per the Hon'ble High Court Interim order vide W.P. number 10727/2021 (LB-BMP) dated: 25-06-2021, the Applicant has paid of Rs. 34,31,000/- (Rupees Thirty Four Lakhs Thirty One Thousand only) in the form of DD No.045578 & 045578 dated: 05-07-2021 drawn on HDFC Bank., The same has been taken into BBMP account vide receipt No. RE-ifms 331-TP/000042 dated: 07-07-2021.

Joint Director of Town Planning (North)
Bruhat Bengaluru MahanagaraPalike

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Hence, Permission is hereby granted to Occupancy Certificate (Partial) for the Portion of Commercial (Office) Building in Wing - B Consisting of GF+15 UF with Common 2 Basement Floors at Property Katha No. 496, Sy No. 193/1, 193/3, 194, 196/1 & 196/2 and 197/1, Mahadevapura Village, K.R.Puram Hobli, Bangalore East Taluk, Bangalore. Occupancy Certificate (Partial) is accorded with the following details.

Sl. No.	Floor Description	Built Up Area (in Sqm.)	Uses and other details.
1	Lower Basement	7429.35	160 No.s of Car Parking, STP, D.G.Room, Lobbies, Lifts and Staircases
2	Upper Basement	6450.44	157 No.s of Car Parking, Electrical Room, D.G.Room, Toilets, Lobbies, Lifts and Staircases
3	Ground Floor	1246.34	34 No.s of Surface Car Parking, Office Space, Electrical Room, Communication Room, Lobbies, Lifts and Staircases
4	First Floor	1192.69	Office Space, Electrical Room, Communication Room, AHU Room, Conference Room, Lobbies, Toilets, Lifts and Staircases
5	Second Floor	547.15	Office Space, Electrical Room, Communication Room, Toilets, Lobbies, Lifts and Staircases
6	Third Floor	94.17	Office Space, Electrical Room, Communication Room, Toilets, Lobbies, Lifts and Staircases
7	Fourth Floor	586.98	Office Space, Electrical Room, Communication Room, Toilets, Lobbies, Lifts and Staircases
8	Fifth Floor	586.98	Office Space, Electrical Room, Communication Room, Toilets, Lobbies, Lifts and Staircases
9	Sixth Floor	586.98	Office Space, Electrical Room, Communication Room, Toilets, Lobbies, Lifts and Staircases
10	Seventh Floor	586.98	Office Space, Electrical Room, Communication Room, Toilets, Lobbies, Lifts and Staircases
11	Eight Floor	586.98	Office Space, Electrical Room, Communication Room, Toilets, Lobbies, Lifts and Staircases
12	Ninth Floor	586.98	Office Space, Electrical Room, Communication Room, Toilets, Lobbies, Lifts and Staircases
13	Tenth Floor	586.98	Office Space, Electrical Room, Communication Room, Toilets, Lobbies, Lifts and Staircases
14	Eleventh Floor	586.98	Office Space, Electrical Room, Communication Room, Toilets, Lobbies, Lifts and Staircases
15	Twelveth Floor	586.98	Office Space, Electrical Room, Communication Room, Toilets, Lobbies, Lifts and Staircases
16	Thirteenth Floor	599.02	Office Space, Electrical Room, Communication Room, Toilets, Lobbies, Lifts and Staircases
17	Fourteenth Floor	961.91	Office Space, Electrical Room, Communication Room, Toilets, Lobbies, Lifts and Staircases
18	Fifteenth Floor	656.40	Office Space, Electrical Room, Communication Room, Toilets, Lobbies, Lifts and Staircases
Total		24460.29	

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19	FAR		0.923 < 2.25
20	Coverage		11.69% < 50%

This Occupancy Certificate is issued subject to the following conditions:

1. The car parking at Two Basement Floor and Surface 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. Two Basement Floor and Surface Parking area should be used for car parking and Services purpose only and the additional area if any available in Two Basement Floor and Surface Parking area shall be used exclusively for car parking and Services purpose only.
5. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles in Basement Floors.
6. Footpath and road side drain in front of the building should be maintained in good condition.
7. 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).
8. Since, deviations have been done from the sanctioned plan while constructing the building, the security deposit is here with forfeited.
9. 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.
10. 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.
11. 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.
12. 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.
13. 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.

Joint Director of Town Planning (North)
Bruhat Bengaluru MahanagaraPalike

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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. The Applicant / Owner / Developer shall plant one tree for every 240 Sq.m of FAR areas as part thereof in case of Apartment / group housing / multi dwelling unit/development plan
17. Garbage originating from building shall be segregated and completely processed in the recycling processing unit in order to achieve Zero Waste Discharge
18. The Owner / Developer shall abide by the Final Judgement of Hon'ble High Court of Karnataka in the vide Writ Petition No. 10727/2021 (LB-BMP) dated: 25-06-2021 as sworn in the affidavit submitted to this office in respect of payment of fee.
19. This Occupancy Certificate (Partial) is subject to conditions laid out in the Clearance Certificate issued from Fire Force Department vide No GBC(1)/407/2007, KSFES/ CC/ 281/ 2019, dated: 04-11-2019 and Compliance of submissions made in the affidavits filed to this office.
20. Remaining Wing – A Commercial (Hotel) Portion of Building should be completed as per the Modified Sanctioned Plan & Final Occupancy Certificate should be obtained from BBMP.
21. The Modified NOC's from Fire Department, KSPCB, SEIAA & BWSSB should be submitted before obtaining Final Occupancy Certificate for Wing – A Portion of Commercial (Hotel) Building.
22. 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 (Partial) issued will be withdrawn without any prior notice.

Sd/-

**Joint Director (Town Planning – North)
Bruhat Bengaluru Mahanagara Palike**

To,

M/s Convention Hotels India Pvt Ltd
109, Aerolex Center, 4th Floor,
K.H.Road, Bengaluru – 560 027.

Copy to

1. JC (Mahadevapura Zone) / EE (Mahadevapura Division) / AEE/ ARO (K.R.Puram 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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