

BRUHAT BENGALURU MAHANAGARA PALIKE

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

No. BBMP/Addl.Dir/JD North/LP/0196/2013-14

Date: 09-09-2021

OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for the Commercial (Retail / Office and Hotel) Building at Property Katha No. 71/650/B, Hebbala North, Kodigehalli Village, Ward No. 07, Yelahanka Zone, Bengaluru.

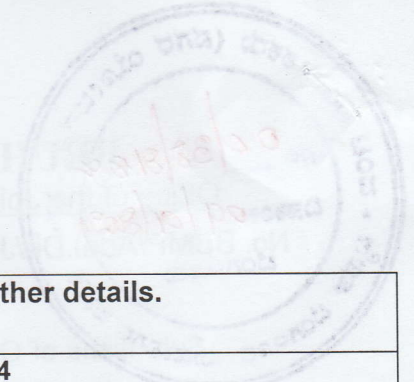
- Ref: 1) Your application for issue of Occupancy Certificate dated: 07-06-2019 & 20-02-2020.
 2) Building Plan Sanctioned No. BBMP/Addl.Dir/JD North/LP/0196/2013-14, dated: 10-06-2014.
 3) Approval of Commissioner for issue of Occupancy Certificate dated: 14-02-2020.
 4) CFO issued by KSPCB vide No. AW-316342, PCB ID. 79987, date: 18-12-2019.
 5) Fire Clearance for the Occupancy Certificate vide No. KSFES/CC/266/2019, Dated: 27-09-2019.

The Building Plan was sanctioned for the construction of Commercial (Retail / Office and Hotel) Building consisting of 2BF+GF+11UF at Property Katha No. 71/650/B, Hebbala North, Kodigehalli Village, Ward No. 07, Yelahanka Zone, Bengaluru by this office vide reference (2). The Commencement Certificate was issued on 24-11-2018. KSPCB vide Ref (4) has issued consent for Operation of Sewage Treatment Plant (STP). The Fire and Emergency Services Department has issued Clearance Certificate to Occupy Building vide Ref. No. (5).

The Commercial (Retail / Office and Hotel) Building was inspected by the Officers of Town Planning Section on 18-01-2020 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 / Office and Hotel) Building was approved by the Commissioner on date: 14-02-2020 vide ref (3). Subsequent to the approval accorded by Commissioner the applicant was endorsed on dated: 18-02-2020 to remit Rs. 3,26,66,000/- (Rupees Three Crores Twenty Six Lakhs Sixty Six Thousand Only), towards Compounding Fee, Ground rent arrears, GST and Scrutiny Fees. After due correspondence with reference to Hon'ble High Court Interim order dated: 04-03-2020 vide W.P.No. 4595/2020 (LB-BMP), the applicant has paid of Rs. 1,18,93,000/- towards Scrutiny fees and Compounding fine in the form of DD No. 104714, dated: 23-09-2020 drawn on Karnataka Bank, Bengaluru Branch,. The same has been taken into BBMP account vide receipt No. RE-ifms 331-TP/000149 dated: 24-09-2020. The deviations effected in the building are condoned and regularized accordingly.

Hence, Permission is hereby granted to occupy the Commercial (Retail / Office and Hotel) Building consisting of 2BF+GF+11UF at Property Katha No. 71/650/B, Hebbala North, Kodigehalli Village, Ward No. 07, Yelahanka Zone, Bengaluru. Occupancy Certificate is accorded with the following details.

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Sl. No.	Floor Descriptions	Built Up Area (in Sqm)	Uses and other details.
1	2		4
1	Lower Basement Floor	2317.21	138 No.s of Car Parking, Pump Rooms, STP, UG Sump, Lobbies, Lifts and Staircases,
2	Upper Basement	2317.21	61 No.s of Car Parking, Pump Rooms, STP, UG Sump, Lobbies, Lifts and Staircases,
3	Ground Floor	1201.12	Retail Space, Communication Room, Electrical Room, Office Lobby, Service Lobby, Hotel Lobby, Toilets, Lifts and Staircase
4	First Floor	1201.12	Retail Space, Lobbies, Lifts and Staircase.
5	Second Floor	1206.00	Retail Space, Lobbies, Toilets, Lifts and Staircase
6	Third Floor	1206.41	Office Space, Lobbies, Toilets, Lifts and Staircase
7	Fourth Floor	1206.41	Office Space, Lobbies, Toilets, Lifts and Staircase
8	Fifth Floor	1206.41	Office Space, Lobbies, Toilets, Lifts and Staircase
9	Sixth Floor	1206.41	Office Space, Lobbies, Toilets, Lifts and Staircase
10	Service Floor	1206.41	Service area, Lifts and Staircase
11	Seventh Floor	1041.03	Kitchen, Restaurant, Banquet Hall, Refuge Area Toilets, Lobby, Lifts and Staircase
12	Eight Floor	1058.30	20 Rooms, Store Room, Corridor, Lobby, Lifts and Staircase
13	Ninth Floor	1058.30	20 Rooms, Store Room, Corridor, Lobby, Lifts and Staircase
14	Tenth Floor	1058.30	20 Rooms, Store Room, Refuge Area, Corridor , Lobby, Lifts and Staircase
15	Eleventh Floor	1058.30	20 Rooms, Store Room, Corridor, Lobby, Lifts and Staircase
16	Terrace Floor	170.85	Lift Machine Room, Staircase Head Room and Over Head Tank
	Total	19719.79	
17	FAR		3.45 < 5.20
18	Coverage		31.00% < 40%

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.

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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 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 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. 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.
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.

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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.
14. 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.
15. This Occupancy Certificate is subject to conditions laid out in the Clearance Certificate issued from Fire Force Department vide No. KSFES/CC/266/2019, Dated: 27-09-2019 and CFO from KSPCB vide No. AW-316342, PCB ID. 79987, date: 18-12-2019 and Compliance of submissions made in the affidavits filed to this office.
16. The Demand for payment of Ground rent, GST and others fees in interim stay as per the order of the Hon'ble High Court Vide W.P No. 4595/2020 (LB-BMP), Dated. 04-03-2020 is subject to condition for remittance of such cost in future, based on the outcome of the final order of the Hon'ble High Court as per the court order and Indemnity Bond submitted 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 of Town Planning (North)
Bruhat Bengaluru Mahanagara Palike**

To,
Sri. B H Narayana Swamy (Katha Holder)
M/s Vikram Structure Pvt. Ltd., (GPA Holder)
22, 5th A Main Road, Near Baptist Hospital,
Behind Royal Senate Hotel, Hebbal,
Bengaluru – 560024.

Copy to

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

10/11/2021

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