



BRUHAT BENGALURU MAHANAGARA PALIKE

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

No. JDTP/LP/25/2010-11

Date: 20-01-2022

OCCUPANCY CERTIFICATE (PARTIAL)

Sub: Issue of Occupancy Certificate (Partial) for Commercial (Banquet Hall) Portion in Wing – A and Residential Apartment Building in Wing – D in Mixed Use Block – 2 Building at Property Katha No. 6/2, Chokkanahalli Village, Yelahanka Hobli, Ward No. 05, Yelahanka Zone, Bengaluru

- Ref: 1) Your application for issue of Occupancy Certificate (Partial) for Wing – A Wing – A Commercial (Banquet Hall) Portion and Wing – D Residential Apartment Mixed Use Building dated: 28-10-2021
- 2) Modified Plan sanctioned by this office vide No.JDTP/LP/25/2010-11, Dated:31-07-2017
- 3) Approval of Chief Commissioner for issue of Occupancy Certificate dated: 29-12-2021
- 4) Fire Clearance for Wing – D vide No. GBC(1)/423/2013, Docket No.KSFES/CC/364/2021, dated: 04-11-2021 and For Wing – A vide No. GBC(1)/423/2013, Docket No. KSFES/CC/414/2020, dated: 31-12-2020
- 5) CFO issued by KSPCB vide No.AW-321137 PCB ID: 85630 dated: 23-10-2020 and W-329240 PCB ID: 106200, dated: 18-01-2022.

The Modified Plan for the construction of Block – 2 Mixed use Commercial (Retail / Hotel / Multiplex) and Residential Apartment Building Comprising of GF + 18 UF in Wing – A (Hotel), GF+5UF in Wing – B (Retail), GF+4UF in Wing – C (Retail) and GF+22UF in Wing – D (Residential Apartment and Clubhouse) with Common Three Basement Floors at Property Katha No. 6/2, Chokkanahalli Village, Yelahanka Hobli, Ward No. 05, Yelahanka Zone, Bengaluru was sanctioned by this office vide reference (2). The Commencement Certificate for Block – 2 Mixed Use Building was issued on 02-12-2016 & 29-12-2017 respectively. The Partial Occupancy Certificate for Portion of Wing – B & C Commercial (Retail) and Portion of Wing – A Commercial (Hotel and Office) and was issued on 07-01-2021 and 04-03-2021 respectively.

Now the applicant has applied for Occupancy Certificate (Partial) for Commercial (Banquet Hall) Portion in Wing – A (2nd Floor to 5th Floor) and Residential Apartment Building in Wing – D in Mixed Use Block – 2 Building consisting of GF+23 UF with Partial 3 Common Basement Floors totally comprising of 176 Units.The Fire and Emergency Services Department has issued Clearance Certificate to Occupy the Building vide Ref. No. (4). KSPCB vide Ref (5) has issued consent for Operation of Sewage Treatment Plant (STP).

The Commercial (Banquet Hall) Portion in Wing – A (2nd Floor to 5th Floor) and Residential Apartment Building in Wing – D in Mixed Use Block – 2 Building consisting of GF+23 UF with Partial 3 Common Basement Floors totally comprising of 176 Units was inspected by the Officers of Town Planning Section on 04-12-2021 for the issue of Occupancy Certificate (Partial), it is observed that, the construction has been completed in accordance with the Modified Sanctioned Plan. The proposal for the issuance of Occupancy Certificate for Wing – A Commercial (Banquet) Hall and Wing – D Residential Apartment Building was approved by the Commissioner vide Ref (3). Since, Partial Occupancy Certificate

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is now being considered only for Part of -Block – 2 Mixed Use Building, the percentage of violation has to be calculated at the time of issue of Occupancy Certificate for the remaining Wings in Block – 2 Building. Subsequent to the approval accorded by Commissioner the applicant was endorsed on dated: 31-12-2021 to remit Rs. 57,29,000/- (Rupees Fifty Seven Lakhs Twenty Nine Thousand Only), towards Ground rent arrears, GST and Scrutiny Fees. The applicant has paid in the form of DD No.001953 dated:03-01-2022 drawn on Bank of Baroda. The same has been taken into BBMP account vide receipt No. RE-ifms 331-TP/000116 dated:04-01-2022

Hence, Permission is hereby granted to occupy Commercial (Banquet Hall) Portion in Wing – A (2nd Floor to 5th Floor) and Residential Apartment Building in Wing – D in Mixed Use Block – 2 Building consisting of GF+23 UF with Partial 3 Common Basement Floors totally comprising of 176 Units at Property Katha No. 6/2, Ward No. 05, Chokkanahalli Village, Yelahanka Hobli, Yelahanka Zone, Bengaluru. Occupancy Certificate (Partial) is accorded with the following details.

Part of Wing – A (Banquet Hall) – Block – 2

Sl. No.	Floor Descriptions	Built Up Area (in Sqm)	Uses and other details.
1	2	3	4
1	Second Floor	3108.89	Prefunction Halls, Banquet Hall, Electrical Room & Service Rooms, Dressing Room, Kitchen, Lobbies, Lifts & Staircase,
2	Third Floor	962.70	Banquet Kitchen, Service Rooms and Store Room, Lobbies, Lifts and Staircases
3	Fourth Floor	2141.71	Prefunction Hall, Banquet Hall, AHU Room, Service Room, Lobbies, Lifts and Staircases
4	Fifth Floor	502.61	AHU Room
	TOTAL - I	6715.90	

Wing – D Residential Apartment Building – Block – 2

Sl. No.	Floor Descriptions	Built Up Area (in Sqm)	Uses and other details.
1	2	3	4
1	Basement Floor - 3	14017.81	344 No.s of Mechanical Car Parking, Electrical Room, Fan Room, Residential Utilities Area, Pump Room, STP, Lobbies, Lifts and Staircases
2	Basement Floor - 2	717.95	Residential AC Plant Room, Fan Room, Communication Room and Electrical Room, Lobbies, Lifts and Staircases
3	Basement Floor - 1	740.38	Residential DG Room, Transformer Room, Electrical Panel Room, Lobbies, Lifts and Staircases

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4	Ground Floor	979.01	15 No.s on Surface Car Parking, Entrance Lobby, Electrical Room, Lobbies, Lifts and Staircases.
5	First Floor	156.57	Residential Lift Lobbies, Residential Entrance Lobbies, Residential Electrical Panel Room
6	Second Floor	132.63	Lobbies and Staircase
7	Third Floor	139.97	Lobbies and Staircase
8	Fourth Floor	1482.53	Mechanical Service Floor, Pump Room, Lobbies, Lift and Staircase
9	Fifth Floor	1952.60	Residential Lift Lobbies, Library and Business Center, Meeting Room, Clubhouse Lounge, Pantry, Speciality Chef Room, Wine Room, Club House Bar, Music Room, Minitheatre, Toilets, Creche, Golf Simulator, Squash Court, Games Room, Gym, Changing Rooms and Service Rooms,
10	Sixth Floor	350.74	
11	Seventh Floor	1910.18	11 No.s of Residential Units, Service Room, Lobbies, Lifts and Staircases
12	Eighth Floor	1910.18	11 No.s of Residential Units, Service Room, Lobbies, Lifts and Staircases
13	Ninth Floor	1910.18	11 No.s of Residential Units, Service Room, Lobbies, Lifts and Staircases
14	Tenth Floor	1910.18	11 No.s of Residential Units, Service Room, Lobbies, Lifts and Staircases
15	Eleventh Floor	1910.18	11 No.s of Residential Units, Service Room, Lobbies, Lifts and Staircases
16	Twelveth Floor	1910.18	11 No.s of Residential Units, Service Room, Lobbies, Lifts and Staircases
17	Thirteenth Floor	1910.18	11 No.s of Residential Units, Service Room, Lobbies, Lifts and Staircases
18	Fourteenth Floor	1910.18	11 No.s of Residential Units, Service Room, Lobbies, Lifts and Staircases
19	Fifteenth Floor	1910.18	11 No.s of Residential Units, Service Room, Lobbies, Lifts and Staircases
20	Sixteenth floor	1910.18	11 No.s of Residential Units, Service Room, Lobbies, Lifts and Staircases
21	Seventeenth Floor	1910.18	11 No.s of Residential Units, Service Room, Lobbies, Lifts and Staircases
22	Eighteenth Floor	1913.33	11 No.s of Residential Units, Service Room, Lobbies, Lifts and Staircases
23	Ninteenth Floor	1913.33	11 No.s of Residential Units, Service Room, Lobbies, Lifts and Staircases
24	Twentyeth Floor	1913.33	11 No.s of Residential Units, Service Room, Lobbies, Lifts and Staircases
25	Twenty First Floor	1913.33	11 No.s of Residential Units, Service Room, Lobbies, Lifts and Staircases

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26	Twenty Second Floor	1913.33	11 No.s of Residential Units (7 Regular Units + 4 Duplex Units), Service Room, Lobbies, Lifts and Staircases
27	Twenty Third Floor	578.58	
28	Terrace Floor	144.69	
	Total - II	51972.10	
29	FAR		0.238 < 3.00
30	Coverage		1.696 % < 50%

This Occupancy Certificate is issued subject to the following conditions:

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

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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. 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 Wing – D GBC(1)/423/2013, Docket No. KSFES/CC/364/2021, dated: 04-11-2021 For Wing – A GBC(1)/423/2013, Docket No. KSFES/CC/414/2020, dated: 31-12-2020 and CFO from KSPCB vide No W-329240 PCB ID: 106200, dated: 18-01-2022 and Compliance of submissions made in the affidavits filed to this office.
16. The Remaining Wing in Block - 2 should be completed as per the Modified Sanctioned Plan & Occupancy Certificate should be obtained after Completion.
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 (Partial) issued will be withdrawn without any prior notice.

Sd/-

Joint Director (Town Planning – North)
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To,

M/s Bhartiya City Developers pvt Ltd.,
1/5, Palace Road,
Bengaluru – 560 001.

Copy to

1. JC (Yelahanka Zone) / EE (Byatarayanapura Division) / AEE/ ARO (Byatarayanapura 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

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