



BRUHAT BENGALURU MAHANAGARA PALIKE

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

No. JDTP/LP/25/2010-11

Date: 07-01-2021

OCCUPANCY CERTIFICATE (PARTIAL)

Sub: Issue of Occupancy Certificate (Partial) for Wing – B & C Commercial (Retail) in Block – 2 Mixed Use 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 – B & C in Block – 2, dated: 27-02-2020.
2) Modified Plan sanctioned by this office vide No. JDTP/LP/25/2010-11, Dated: 31-07-2017.
3) Approval of Commissioner for issue of Occupancy Certificate dated: 15-05-2020.
4) Fire Clearance for the Occupancy Certificate vide No. GBC(1)/423/2013, Docket No. KSFES/CC/545/2019 dated: 21-01-2020.
5) CFO issued by KSPCB vide No. AW-318135 PCB ID 85630, dated: 27-05-2020.

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). Now the Applicant has applied for Occupancy Certificate (Partial) consisting of GF+2UF in Wing – B (Retail) and GF+4 UF in Wing – C (Retail) with partial 3 Common Basement Floors in Block - 2. The Commencement Certificate for Block – 2 Wing – B & C was issued on 02-12-2016 and 29-12-2017 respectively. The Fire and Emergency Services Department has issued Clearance Certificate to Occupy Block – 2 Commercial (Retail) Building vide Ref. No. (4). KSPCB vide Ref (5) has issued consent for Operation of Sewage Treatment Plant (STP).

The Wing – B & C Commercial (Retail) in Block – 2 Building was inspected by the Officers of Town Planning Section on 14-02-2020 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 – B & C Commercial (Retail) in Block – 2 Building was approved by the Commissioner vide Ref (4). Since, now Partial Occupancy Certificate is now being considered only for Block – 2 Wing – B & C, 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: 26-05-2020 to remit Rs. 2,39,12,000/- (Rupees Two Crores thirty Nine Lakhs Twelve Thousand Only), towards Difference of Modified Sanctioned Plan and Ground rent arrears, GST and Scrutiny Fees. The applicant has paid of Rs. 11,57,100/- (Rupees Eleven Lakhs Fifty Seven Thousand One Hundred only) as per the Hon'ble High Court Interim order dated: 30-11-2020 vide W.A.No. 537/2020 (LB-BMP) in the form of DD No.000760 dated: 15-12-2020 drawn on Bank of Baroda. The same has been taken into BBMP account vide receipt No. RE-ifms 331-TP/000248 dated: 28-12-2020.

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Hence, Permission is hereby granted to occupy GF+2UF in Wing – B (Retail) and GF+4 UF in Wing – C (Retail) with partial 3 Common Basement Floors in Block – 2 Mixed Use Building for Commercial (Retail) use 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.

Common Partial 3 Basement Floor and Ground Floor for Block – 2, Wing – B & C

Sl. No.	Floor Descriptions	Built Up Area (in Sqm)	Uses and other details.
1	2	3	4
1	Basement Floor - 3	12618.11	242 No.s of Stacked Car Parking, Ventilation Fan Rooms, Pump room, Utility, STP, Tank Room, Electrical Rooms, Lobbies, Lifts and Staircases
2	Basement Floor - 2	18112.78	446 No.s of Car Parking, Fan Room, WTP, Panel Room, Utility, Electrical Rooms, Lobbies, Lifts and Staircases
3	Basement Floor - 1	18448.68	362 No.s of Car Parking, Ventilation Room, Utility, Electrical Panel rooms, Staff Room, Lobbies, Lifts and Staircases
4	Ground Floor	14921.32	Retail Space, Staff Cafeteria, Administrative Office Space, Storage Room, Pump Room, Electrical Rooms, AHU Rooms, Transformer and Electrical panel Room, Rest Rooms, DG Room, Lobbies, Lifts and Staircases
	Total	64100.89	

Block – 2, Wing – B

1	First Floor	3424.34	Retail Space, AHU Room, Electrical Rooms, Rest Rooms, Lobbies, Lifts and Staircases
2	Second Floor	4161.14	Retail Space, AHU Room, Electrical Rooms, Rest Rooms, Lobbies, Lifts and Staircases
	Total	7585.48	

Block – 2, Wing –C

1	First Floor	5824.36	Retail Space, AHU Room, Electrical Rooms, Rest Rooms, Lobbies, Lifts and Staircases
2	Second Floor	7642.81	Retail Space, AHU Room, Electrical Rooms, Rest Rooms, Lobbies, Lifts and Staircases
3	Third Floor	7372.53	Retail Space, Food Court, Electrical Rooms, Rest Rooms, Lobbies, Lifts and Staircases
4	Fourth Floor	2289.17	Mechanical Service Floor & Pool Pump Room, Rest Rooms, Lobbies, Lifts and Staircases
	Total	23128.87	
	GRAND TOTAL	94815.24	Lift Machine Room, Staircase Head Room, Solar Panel and OHT
5	FAR		0.198 < 3.00
6	Coverage		6.03% < 50%

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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.
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 GBC(1)/423/2013, Docket No. KSFES/CC/545/2019 dated: 21-01-2020 and CFO from KSPCB vide No. AW-318135 PCB ID 85630, dated: 27-05-2020 and Compliance of submissions made in the affidavits filed to this office.
16. The Demand for payment of Ground rent, GST in interim stay as per the order of the Hon'ble High Court Vide W.A No. 537/2020 (LB-BMP) (LB-BMP), Dated. 30-11-2020 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. The Remaining Wings in Block - 2 should be completed as per the Modified Sanctioned Plan & Occupancy Certificate should be obtained after Completion.
18. 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 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), BESCOM, North Division, No. 8, Benson Town, Nandi Durga Road, Bengaluru - 560046.
5. Office copy

**Joint Director (Town Planning – North)
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