

BRUHAT BENGALURU MAHANAGARA PALIKE

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

No. JDTP/LP/29/2010-11

Dated: 19 - 02 - 2022

FINAL OCCUPANCY CERTIFICATE

Sub: Issue of Final Occupancy Certificate for Block – B Commercial (Hotel) Building at Property Khatha No. 23/4, PID No 74-498-23/4, Kodihalli Main Road, 6th Cross, Jeevanabheemanagar, Bangalore East, Bangalore.

- Ref: 1) Your application for issue of Occupancy Certificate dated:08-11-2021
 2) Modified Plan sanctioned by this office vide No. JDTP/LP/29/2010-11 dated: 13-03-2015
 3) Approval of Chief Commissioner for issue of Occupancy Certificate dated: 14-02-2022
 4) Fire Clearance for the Occupancy Certificate vide No GBC(1)/163/2005, Docket No. KSFES/ CC/006/2021, dated: 02-03-2021
 5) CFO issued by KSPCB vide No. AW-328219 PCB ID: 10466, date: 20-11-2021

The Modified Plan was sanctioned for the Proposed Additions and Alterations to Existing Hotel Building consisting of 3BF+GF+7 UF in Block – A, Modification to Existing Hotel Building Consisting of 2BF+GF+5 UF in Block – B and Proposed New construction of Residential Apartment Building Consisting of 4BF+GF+10 UF totally comprising 88 Units at Property Khatha No. 23/4, PID No 74-498-23/4, Kodihalli Main Road, 6th Cross, Jeevanabheemanagar, Bangalore East, Bangalore by this office vide reference (2). The Commencement Certificate was issued on 23-01-2006 for Block – B and 21-06-2017 for Residential Apartment Building. The Occupancy Certificate was issued for Block – A on 17-01-2001, 26-02-2001, 29-06-2001 & 23-10-2003 and Residential Apartment building on 23-01-2020. The Fire and Emergency Services Department has issued Clearance Certificate to Occupy Building vide Ref. No. (4).KSPCB vide Ref (5) has issued consent for Operation of Sewage Treatment Plant (STP).

The Proposal submitted the applicant vide ref (1) for the issue of Occupancy Certificate, Block – B Commercial (Hotel) Building was inspected by the Officers of Town Planning Section on 16-11-2021 for the issue of Occupancy Certificate. During inspection, it is observed that, there is deviation in construction with reference to the Modified Sanctioned plan which is within the limits of Regularization as per Building Bye-laws - 2003. The proposal for the issuance of Final Occupancy Certificate for the Block – B Commercial (Hotel) Building was approved by the Chief Commissioner vide ref (3). Subsequent to the Approval accorded by Chief Commissioner the applicant was endorsed on dated: 15-02-2022 to remit Compounding fees for the deviated portion, Ground Rent Arrears, GST, Licence Fee, Lake Improvement Charges and Scrutiny fee of Rs. 4,95,42,000/-. (Rupees Four Crore Ninty Five Lakhs Forty Two Thousand only), has been paid by the Applicant in the form of DD No 826492 drawn on SBI Bank., dated: 16-02-2022 and taken into BBMP account vide receipt No.RE-ifms331-TP/000147 dated: 16-02-2022. The deviations effected by the applicant are condoned and regularized and "As Built Plan" is issued accordingly.

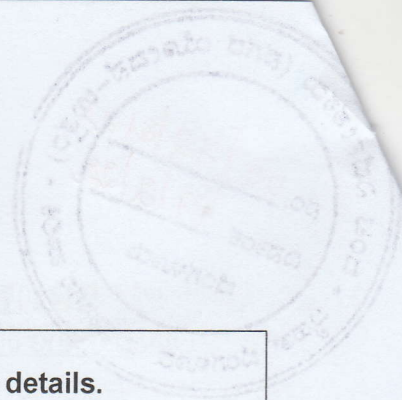
Hence, Permission is hereby granted to occupy Commercial (Hotel) Building Consisting of 2BF+GF+5UF in Block - B at Property Khatha No. 23/4, PID No 74-498-23/4, Kodihalli Main Road, 6th Cross, Jeevanabheemanagar, Bangalore East, Bangalore Occupancy Certificate is accorded with the following details.

Joint Director of Town Planning (North)
 Bruhat Bengaluru MahanagaraPalike

(Handwritten signature and date: 19/02/22)

(Handwritten initials and date: 18/2/22)

(Handwritten initials and date: 18/2/22)



Sl. No.	Floor Description	Built Up Area (in Sqm.)	Uses and other details.
1	Lower Basement Floor	2038.67	16 No.s of Car Parking, TR Room, HT Room, Battery Room, AHU Room, Store Room, Electrical Room, Connecting Tunnel to 2 nd Basement Floor of Block - A Fan Room, Pump Room, Lobbies, Lifts and Staircases
2	Upper Basement Floor	1776.70	20 No.s of Car Parking, Service Room, Fan Room, Electrical Room, Lobbies, Lifts and Staircases
3	Ground Floor	1351.41	56 No.s of Mechanical Car Parking, Electrical Room, Store Room, Corridor, Lobbies, Lifts and Staircases
4	First Floor	1738.10	20 No.s of Guest Rooms and 01 Suite Room, Toilets and House Keeping Room, Connecting Corridor to Block - A, Lobbies, Lifts and Staircases
5	Second Floor	1665.86	20 No.s of Guest Rooms and 01 Suite Room, Toilets and House Keeping Room, Connecting Corridor to Block - A, Lobbies, Lifts and Staircases
6	Third Floor	1795.28	20 No.s of Guest Rooms and 01 Suite Room, Toilets and House Keeping Room, Connecting Corridor to Block - A, Lobbies, Lifts and Staircases
7	Fourth Floor	1740.89	20 No.s of Guest Rooms and 01 Suite Room, Toilets and House Keeping Room, Connecting Corridor to Block - A, Lobbies, Lifts and Staircases
8	Fifth Floor	1740.89	20 No.s of Guest Rooms and 01 Suite Room, Toilets and House Keeping Room, Connecting Corridor to Block - A, Lobbies, Lifts and Staircases
9	Terrace Floor	123.52	Lift Machine Rooms, Staircase Head Rooms and OHT.
	Total - I	13971.32	
10	FAR		3.322 > 3.310 (Including Block - A & B Commercial (Hotel) Building and Residential Apartment Building)
11	Coverage		39.91% < 45% (Including Block - A & B Commercial (Hotel) Building and Residential Apartment Building)

Joint Director of Town Planning (North)
Bruhat Bengaluru MahanagaraPalike

12/1/22

12/1/22

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Murugesu B
19/02/2022



This Occupancy Certificate is issued subject to the following conditions:

1. The car parking at 3rd Basement Floor & Part of 1st Basement Floor in Block – A, Part of 2nd Basement and Part of 1st Basement and Part of Ground Floor in Block – B and Part of Surface and 4 Basement Floors in Residential Block 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. 3rd Basement Floor & Part of 1st Basement Floor in Block – A, Part of 2nd Basement and Part of 1st Basement and Part of Ground Floor in Block – B and Part of Surface and 4 Basement Floors in Residential Block Area should be used for car parking purpose only and shall not be converted for any other prupose.
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.

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Joint Director of Town Planning (North)
Bruhat Bengaluru MahanagaraPalike

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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. GBC(1)/163/2005, Docket No KSFES/ CC/006/2021, dated: 02-03-2021 and CFO from KSPCB vide No. AW-328219 PCB ID: 10466, date: 20-11-2021 and Compliance of submissions made in the affidavits filed to this office
16. 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,
The Leela Palace Bangalore.
(Unit of Schloss Bangalore Pvt Ltd.,)
23/4, Kodihalli Main Road, 6th Cross,
Jeevanabheemanagar, Bangalore East,
Bangalore

Copy to :

1. JC (East Zone) / EE (C.V.Raman Nagara Division) / AEE/ ARO (Jeevanabheemanagara 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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only copy
29/05/22

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

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19/02/2022
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