



BRUHAT BENGALURU MAHANAGARA PALIKE

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

No. JDTP/LP/25/2010-11

Date: 03-03-2021

OCCUPANCY CERTIFICATE (PARTIAL)

04/03/2021

Sub: Issue of Occupancy Certificate (Partial) for Wing – A Commercial (Hotel and Office) 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 – A Commercial (Hotel and Office) dated: 04-12-2020
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: 02-02-2021
4) Fire Clearance for the Occupancy Certificate 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

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+18UF in Wing – A (Hotel and Office) with partial 3 Common Basement Floors in Block - 2. The Commencement Certificate 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 (Hotel) Building vide Ref. No. (4). KSPCB vide Ref (5) has issued consent for Operation of Sewage Treatment Plant (STP).

The Wing – A Commercial (Hotel and Office) in Block – 2 Building was inspected by the Officers of Town Planning Section on 31-12-2020 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 – A Commercial (Hotel and Office) in Block – 2 Building was approved by the Commissioner vide Ref (3). Since, now Partial Occupancy Certificate is now being considered only for Block – 2 Wing – A, 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: 06-02-2021 to remit Rs. 90,86,000/- (Rupees Ninty Lakhs Eighty Six Thousand Only), towards Ground rent arrears, GST and Scrutiny Fees. The applicant has paid of Rs. 2,33,000/- (Rupees Two Lakhs Thirty Three Thousand only) as per the Hon'ble High Court Interim order dated: 15-02-2021 vide W.P.No. 3174/2021 (LB-BMP) in the form of DD No.043735 dated: 25-02-2021 drawn on HDFC Bank. The same has been taken into BBMP account vide receipt No. RE-ifms 331-TP/000307 dated: 25-02-2021.

Hence, Permission is hereby granted to occupy Wing – A (Hotel and Office) comprising of GF+18UF with partial 3 Common Basement Floors in Mixed Use Block – 2 Building 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.

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Wing - A - Block - 2

Sl. No.	Floor Descriptions	Built Up Area (in Sqm)	Uses and other details.
1	2	3	4
1	Basement Floor - 3	8523.70	218 No.s of Car Parking, Ventilation Fan Rooms, Pump room, Utility, STP, Tank Room, Electrical Rooms, Lobbies, Lifts and Staircases
2	Basement Floor - 2	9378.50	157 No.s of Car Parking, Panel Room, Communication Room, Fan Room, Lobbies, Lifts and Staircases
3	Basement Floor - 1	10093.67	6 No.s of Car Parking, DG Room, Transformer Room, Electrification Panel Room, Laundry and Hotel Storage Facilities, Office Room, BMS Control Room, Shopping Arcade, Engineering Officers, Electrical Mechanical Workshop, Toilets, Drivers Room, AHU Room, Pump Room, Lobbies, Lifts and Staircases
4	Ground Floor	8310.04	5 Lockers Room, Flower Room, Seamstress and Upholstery, Waste Sorting areas, Uniform room, Consignment Dock Storage and Receiving Room, Interview room and Offices, Doctors Room, 2 Classroom, Library, Telephone exchange, Staff Cafeteria, Administrative Offices, Hotel Storage Facilities, Wood / Charcoal Store, Kitchen, Security Room, CCTV Room, Pump Room, Panel Room, Lobbies, Lifts and Staircases.
5	First Floor	6574.94	Hotel Lobby, Banquet Lobby, Luggage Room, Front Office, Cashier, Reservation Room, Retail Shops, Meeting Room, Storage Areas, Lounge Bar, All Day Restaurant, Outdoor Dining Deck, Retail restaurant, 4 Café, Atrium Circulation space, Service pantry, Kitchen & Panel Room, Lobbies, Lifts and Staircases.
6	Second Floor	1822.32	Office Room, General Manager and Banquet Manager Room, 6 Director's Room, Conference Room, Electrical Panel Room, 1 Board Room, 4 Meeting Room and Business Center, Office Space, Lobbies, Lifts and Staircases.
7	Third Floor	1186.69	Spa, Relaxation Room, Salon, Gym, Swimming Pool, Pantry, Kitchen, Refuge Area, Pool Bar and Restaurant, Lobbies, Lifts and Staircases.
8	Fourth Floor	1103.56	Mechanical Service Floor, Lobbies, Lifts and Staircases.
9	Fifth Floor	1406.30	22 Rooms, Electrical Room, House Keeping Room, Hotel TFA Room, Store Room, Refuge Area, Lobbies, Lifts and Staircases.
10	Sixth Floor	1407.98	22 Rooms, Electrical Room, House Keeping Room, Hotel TFA Room, Linen Store, Lobbies, Lifts and Staircases.

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11	Seventh Floor	1398.04	22 Rooms, Electrical Room, House Keeping Room, Hotel TFA Room, Store Room, Lobbies, Lifts and Staircases.
12	Eighth Floor	1398.04	22 Rooms, Electrical Room, House Keeping Room, Hotel TFA Room, Store Room, Lobbies, Lifts and Staircases.
13	Ninth Floor	1398.04	22 Rooms, Electrical Room, House Keeping Room, Hotel TFA Room, Store Room, Refuge Area, Lobbies, Lifts and Staircases.
14	Tenth Floor	1398.04	22 Rooms, Electrical Room, House Keeping Room, Hotel TFA Room, Store Room, Lobbies, Lifts and Staircases.
15	Eleventh Floor	1398.04	22 Rooms, Electrical Room, House Keeping Room, Hotel TFA Room, Store Room, Lobbies, Lifts and Staircases.
16	Twelveth Floor	1398.04	22 Rooms, Electrical Room, House Keeping Room, Hotel TFA Room, Store Room, Lobbies, Lifts and Staircases.
17	Thirteenth Floor	1398.04	22 Rooms, Electrical Room, House Keeping Room, Hotel TFA Room, Store Room, Refuge Area, Lobbies, Lifts and Staircases.
18	Fourteenth Floor	1398.04	22 Rooms, Electrical Room, House Keeping Room, Hotel TFA Room, Store Room, Lobbies, Lifts and Staircases.
19	Fifteenth Floor	1398.04	22 Rooms, Electrical Room, House Keeping Room, Hotel TFA Room, Store Room, Lobbies, Lifts and Staircases.
20	Sixteenth floor	1398.04	22 Rooms, Electrical Room, House Keeping Room, Hotel TFA Room, Store Room, Lobbies, Lifts and Staircases.
21	Seventeenth Floor	1398.04	22 Rooms, Electrical Room, House Keeping Room, Hotel TFA Room, Store Room, Refuge Area, Lobbies, Lifts and Staircases.
22	Eighteenth Floor	1069.30	Club, Speciality Restaurant, Kitchen, Pantry, Electrical Room, Meeting Room, Lobbies, Lifts and Staircases.
23	Terrace Floor	159.41	Lift Machine Room, Staircase Head Room, OHT and Solar Panel.
	Total	66414.81	
24	FAR		0.15 < 3.00
25	Coverage		3.36% < 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.

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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.
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/414/2020 dated: 31-12-2020 and CFO from KSPCB vide No. AW-321137 PCB ID: 85630, dated: 23-10-2020 and Compliance of submissions made in the affidavits filed to this office.
16. The Demand for payment of Ground rent, GST and other fees in interim stay as per the order of the Hon'ble High Court Vide W.P.No. 3174/2021 (LB-BMP) Dated. 15-02-2021 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

Murugesu 04/03/21
Joint Director (Town Planning - North)
Bruhat Bengaluru Mahanagara Palike

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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, lo

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

Murugesu 04/03/2021
**Joint Director (Town Planning – North)
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