

BRUHAT BENGALURU MAHANAGARA PALIKE

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

No. BBMP/Addl.Dir/JD North/0200/2017-18

Dated: 25/3/22

OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for Commercial (Office) Building at Property Khatha No. 6, PID No. 78-2-6. Cubbon Road, Shivajinagar, Ward No. 110, East Zone, Bangalore.

- Ref: 1) Your application for issue of Occupancy Certificate dated:04-03-2022
 2) Plan sanctioned by this office vide No. BBMP/Addl.Dir/JD NORTH/ LP/ 0200/ 2017-18 dated: 06-03-2018
 3) Approval of Chief Commissioner for issue of Occupancy Certificate dated: 17-03-2022
 4) Fire Clearance for the Occupancy Certificate vide No: GBC(1)/42/2016, Docket No. KSFES/CC/540/2021, dated: 13-01-2022

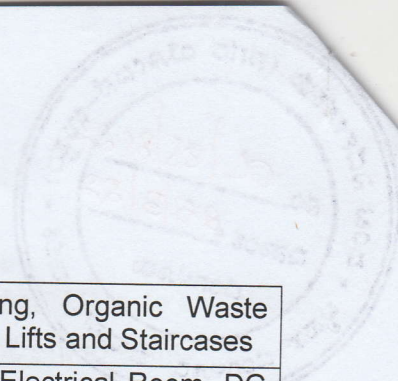
The Plan was sanctioned for the Construction of Commercial (Office) Building consisting of 3BF+GF+14UF at Property Khatha No. 6, PID No. 78-2-6. Cubbon Road, Shivajinagar, Ward No. 110, East Zone, Bangalore by this office vide reference (2). The Commencement Certificate was issued on 25-02-2020. The Fire and Emergency Services Department has issued Clearance Certificate to Occupy Building vide Ref. No. (4).

The Proposal submitted by the applicant vide ref (1) for the issue of Occupancy Certificate, the Commercial (Office) Building was inspected by the Officers of Town Planning Section on 05-03-2022 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 (Office) Building was approved by the Chief Commissioner vide ref (3). Subsequent to the Approval accorded by Chief Commissioner the applicant was endorsed on dated:21-03-2022 to remit Compounding fees for the deviated portion, Ground Rent Arrears, GST and Scrutiny fee of Rs. 4,17,09,000/-. (Rupees Four Crores Seventeen Lakhs Ninty Thousand only) and has been paid by the Applicant in the form of DD No. 565427 dated: 21-03-2022 drawn on Kotak Mahindra Bank Ltd.,, and taken into BBMP account vide receipt No.RE-ifms331-TP/000171 dated: 22-03-2022. The Deviations effected in the Building are condoned and Regularized accordingly.

Hence, Permission is hereby granted to occupy Commercial (Office) Building consisting of 3BF+GF+14UF at Property Khatha No. 6, PID No. 78-2-6. Cubbon Road, Shivajinagar, Ward No. 110, East Zone, Bangalore Occupancy Certificate is accorded with the following details.

Sl. No.	Floor Description	Built Up Area (in Sqm.)	Uses and other details.
1	3 rd Basement Floor	5530.77	254 No.s of Car Parking, STP, Pump Room, Lobbies, Lifts and Staircases

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2	2 nd Basement Floor	5530.77	256 No.s of Car Parking, Organic Waste Converter Room, Lobbies, Lifts and Staircases
3	1 st Basement Floor	5902.08	189 No.s of Car Parking, Electrical Room, DG Room, BMS Room, PPMS Room, Communication Room, End Feeder Unit Room, Toilets, Lobbies, Lifts and Staircases
4	Ground Floor	3194.26	Office Space, 28 No.s of Surface Parking, AHU Room, Fire Commanding Centre Room, Toilets, Lobbies, Lifts and Staircases
5	First Floor	963.76	Office Space, AHU Room, Toilets, Lobbies, Lifts and Staircases
6	Second Floor	2802.88	Office Space, AHU Room, Toilets, Lobbies, Lifts and Staircases
7	Third Floor	1244.59	Office Space, AHU Room, Toilets, Lobbies, Lifts and Staircases
8	Fourth Floor	2100.93	Office Space, AHU Room, Toilets, Lobbies, Lifts and Staircases
9	Fifth Floor	1335.40	Office Space, AHU Room, Toilets, Lobbies, Lifts and Staircases
10	Sixth Floor	2694.68	Office Space, AHU Room, Refuge Area, Electrical Room, Toilets, Lobbies, Lifts and Staircases
11	Seventh Floor	2599.88	Office Space, Electrical Room, AHU Room, Toilets, Lobbies, Lifts and Staircases
12	Eighth Floor	2612.27	Office Space, Electrical Room, AHU Room, Toilets, Lobbies, Lifts and Staircases
13	Ninth Floor	2597.00	Office Space, Electrical Room, AHU Room, Toilets, Lobbies, Lifts and Staircases
14	Tenth Floor	2715.81	Office Space, Electrical Room, Electrical Room, Refuge Area, Toilets, Lobbies, Lifts and Staircases
15	Eleventh Floor	2619.91	Office Space, Electrical Room, AHU Room, Toilets, Lobbies, Lifts and Staircases
16	Twelveth Floor	2633.13	Office Space, Electrical Room, AHU Room, Toilets, Lobbies, Lifts and Staircases
17	Thirteenth Floor	2644.66	Office Space, Electrical Room, AHU Room, Toilets, Lobbies, Lifts and Staircases
18	Fourteenth Floor	2775.62	Office Space, Electrical Room, Electrical Room, Refuge Area, Toilets, Lobbies, Lifts and Staircases
19	Terrace Floor	278.28	Lift Machine Room, Staircase Head, Solar Panel.
	Total	52776.68	
20	FAR		3.909 < 4.00
21	Coverage		35.29% < 40%

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This Occupancy Certificate is issued subject to the following conditions:

1. The car parking at 3 Basement Floors 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. 3 Basement Floors and Surface area should be used for car parking purpose only and the additional area if any available in at 3 Basement Floors 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.
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.

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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)/42/2016, Docket No, KSFES/CC/540/2021, dated: 13-01-2022 and Compliance of submissions made in the affidavits filed to this office
16. Area reserved for Road Widening as per Sanction plan should be Relinquished and submit the same to BBMP before 31-03-2022.
17. CFO from KSPCB should be submitted within 30 days from the date of issue of this Occupancy Certificate as per the submitted undertaking by the Owner / Developer to this office.
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 issued will be withdrawn without any prior notice.

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

To,
Sri. Mohammed Moosa Sait Wakf(Khata Holder)
Rep by GPA Holder for Sri. Irfan Razack
6, PID No. 78-2-6. Cubbon Road,
Shivajinagar, Ward No. 110, East Zone,
Bangalore

Copy to :

1. JC (East Zone) / EE (Shivajinagar Division) / AEE/ ARO (Vasanthnagar 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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