



BRUHAT BENGALURU MAHANAGARA PALIKE

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

No. BBMP/Addl.Dir/JD North/LP/0460/2014-15

Date: 17-04-2021.

OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for the Commercial (Office) Building constructed at Property Katha No. 20, (Old No. 57), Sampangiramanagara, 1st Cross Road, Ward No. 77, Bengaluru.

- Ref:1) Your application for issue of Modified Plan Cum Occupancy Certificate dated: 09-03-2021.
- 2) Modified Plan sanctioned by this office vide No. BBMP/Addl.Dir/JD North/LP/0460/2014-15, dated: 04-09-2018.
- 3) Approval of Commissioner for issue of Modified Plan Cum Occupancy Certificate dated: 30-03-2021.
- 4) Fire Clearance for the Occupancy Certificate vide No. GBC(1)/108/2017, Docket No. KSFES/NOC/893/2017, dated: 28-09-2020.
- 5) CFO issued by KSPCB vide No. AW-324686, PCB ID. 99756, Dated. 16-04-2021.

The Modified Plan was sanctioned for the construction of Commercial Building comprising 3BF+GF+11 UF at Property Katha No. 20, (Old No. 57), Sampangiramanagara, 1st Cross Road, Ward No. 77, Bengaluru. by this office vide reference (2). The Commencement Certificate was issued on 30-11-2018. 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 Applicant vide ref (1) has applied for sanction of Modified plan cum Occupancy Certificate for Construction of 3BF+GF+19UF Commercial (Office) Building Availing Additional FAR with Relaxation in Setback by utilising Development Rights Certificates as per TDR Rules. The Commercial (Office) Building were inspected by the Officers of Town Planning Section on 24-03-2021 for the issue of Modified Plan cum Occupancy Certificate proposal. During inspection, it was observed that, 3BF+ GF+19 UF was completed and there are deviation in construction with reference to the modified proposal which is within the limits of regularization as per Building Bye-laws - 2003. The proposal for the issuance of Modified Plan cum Occupancy Certificate for the Commercial (Office) Building was approved by the Commissioner on date: 30-03-2021 vide ref (3).

Subsequent to the Approval Accorded by the Commissioner the Applicant was Endorsed on 01-04-2021 to remit Rs. 3,72,87,000/- (Rupees Three Crores Seventy Two Lakhs Eighty Seven Thousand Only), towards the Fee for issue of Modified Plan, along with Penalty for the constructing Additional floors area i.e from 12th to 19th Floor without obtaining authorized permission, Scrutiny fee, Levy and Collection of Cess and Surcharges, Security Deposit and Compounding fee for the deviated portion. The Applicant has paid Rs. 1,15,32,888/- (Rupees One Crores Fifteen Lakhs Thirty Two Thousand Eight Hundred Eighty Eight Only), in the form of DD No. 395207, Rs. 1,00,00,000 & DD No. 395206, Rs. 10,00,000, dated. 08-04-2021 and DD No. 395317, Rs. 5,32,888 dated. 09-04-2021 and drawn on Bank of IDFC Bank, Bengaluru Branch as per the Hon'ble High Court Interim order dated. 08-04-2021 passed in W.P.No. 7216/2021 (LB-BMP), and taken into BBMP account vide receipt No.RE-ifms 331-TP/000008 dated: 15-04-2021. The deviations effected in the building are condoned and regularized accordingly.

[Handwritten Signature]
Joint Director of Town Planning (North)
Bruhat Bengaluru Mahanagara Palike

[Handwritten marks and dates: 12/4/21, 17/4/21, 12/4]



Hence, Permission is hereby granted for sanction of Modified plan cum Occupancy Certificate for 3BF+ GF+19 UF constructed Building at Property Khata No. 20, (Old No. 57), Sampangiramanagara, 1st Cross Road, Ward No. 77, Bengaluru for Commercial (Office) purpose. This 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	3070.92	172 No's of Car Parking, Lobby, Lifts and Staircases,
2	2nd Basement Floor	3068.94	158 No's of Car Parking, Fire Sump, Pump Room, STP Plant Room, Lobby, Lifts and Staircases,
3	1 st Basement Floor	3067.94	140 No's of Car Parking, Lobby, Lifts and Staircases,
4	Ground Floor	1065.18	19 No's of Surface Parking, Entrance Lobby, Retail Space / Office Space Electrical Room, Toilets, Wash Rooms, Lobby, Lifts and Staircases
5	First Floor	1016.27	Retail Space / Office Space, Toilets, Wash Room, Lobby, Lifts and Staircases
6	Second Floor	1265.88	Office Space, Toilets, Wash Room, Lobby, Lifts and Staircases
7	Third Floor	1265.88	Office Space, Toilets, Wash Room, Lobby, Lifts and Staircases
8	Fourth Floor	1265.88	Office Space, Toilets, Wash Room, Lobby, Lifts and Staircases
9	Fifth Floor	1265.88	Office Space, Toilets, Wash Room, Lobby, Lifts and Staircases
10	Sixth Floor	1195.43	Office Space, Refuge Area, Toilets, Wash Room, Lobby, Lifts and Staircases
11	Seventh Floor	1265.88	Office Space, Toilets, Wash Room, Lobby, Lifts and Staircases
12	Eight Floor	1265.88	Office Space, Refuge Area, Toilets, Wash Room, Lobby, Lifts and Staircases
13	Ninth Floor	1265.88	Office Space, Toilets, Wash Room, Lobby, Lifts and Staircases
14	Tenth Floor	1195.43	Office Space, Refuge Area, Toilets, Wash Room, Lobby, Lifts and Staircases
15	Eleventh Floor	1265.88	Office Space, Toilets, Wash Room, Lobby, Lifts and Staircases
16	Twelfth Floor	1265.88	Office Space, Toilets, Wash Room, Lobby, Lifts and Staircases
17	Thirteenth Floor	1265.88	Office Space, Toilets, Wash Room, Lobby, Lifts and Staircases
18	Fourteenth Floor	1195.43	Office Space, Refuge Area, Toilets, Wash Room, Lobby, Lifts and Staircases
19	Fifteenth Floor	1265.88	Office Space, Toilets, Wash Room, Lobby, Lifts and Staircases
20	Sixteenth Floor	1265.88	Office Space, Toilets, Wash Room, Lobby, Lifts and Staircases

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

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21	Seventeenth Floor	1265.88	Office Space, Toilets, Wash Room, Lobby, Lifts and Staircases
22	Eighteenth Floor	1195.43	Office Space, Refuge Area, Toilets, Wash Room, Lobby, Lifts and Staircases
23	Nineteenth Floor	1265.88	Office Space, Toilets, Wash Room, Lobby, Lifts and Staircases
24	Terrace Floor	126.88	Staircase Head Room, Lifts Machine Room, OHT,
Total		33920.17	Commercial (Office) Building
24	FAR		5.24 > 5.70
25	Coverage		24.88% < 50%

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

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

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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)/108/2017, Docket No. KSFES/NOC/893/2017, dated: 28-09-2020 and CFO from KSPCB vide No. AW-324686, PCB ID. 99756, Dated. 16-04-2021 and Compliance of submissions made in the affidavits filed to this office.
16. If the interim order stayed in W.P.No. 7216/2021 (LB-BMP) gets vacated, the applicant shall pay the fees as per Fees Endorsement Dated: 01/04/2021, if failed to adhere to, the As Built Modified Plan cum Occupancy Certificate will be withdrawn, which is sworn in the Indemnity Bond submitted to this office by the Owner / Developer.
17. The applicant shall abide to the out come of the final order of the Hon'able High Court, vide W.P.No. 7216/2021 (LB-BMP), towards payment of Fees, If failed to adhere to the As Built Modified Plan cum Occupancy Certificate will be withdrawn, which is sworn in the Indemnity Bond submitted to this office by the Owner / Developer.
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,

M/s Nithin Bhagmane and M/s Sudha Enterprises
20, (Old No. 57), Sampangiramanagara,
1st Cross Road, Ward No. 77,
Bengaluru – 560027.

Copy to

1. JC (East Zone) / EE (Shivajinagara Division) / AEE/ ARO (Vasantha Nagara 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.

4 Copies.

4 of 4

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

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