



BRUHAT BENGALURU MAHANAGARA PALIKE

Office of the Joint Director of Town Planning (North), N.R. Square, Bengaluru – 560 002.

No. BBMP/Addl.Dir/JD NORTH/LP/0165/2017-18

Date: 25-05-2021

OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for the Commercial Building at Property Katha No. 1325/2/2, Venkatala Village, Yelahanka Hobli, Ward No. 01, Yelahanka Zone, Bengaluru.

- Ref: 1) Your application for issue of Occupancy Certificate dated: 09-02-2021
2) Building Plan Sanctioned No. BBMP/Addl.Dir/JD NORTH/LP/0165/2017-18 dated: 14-05-2018.
3) Fire Clearance for the Occupancy Certificate vide No. GBC(1) 270/ 2017, Dated: 17-03-2021
4) Proceedings for issue of CFO Dt: 04-05-2021
5) Approval of Commissioner for issue of Occupancy Certificate dated: 12-03-2021

The Building plan was sanctioned for the construction of Commercial Building consisting of GF+09 UF in Block-1, GF+8UF in Block-2 and GF+1UF Food Court in Block-3 with 3 common Basement Floors at Property Katha No.1325/2/2, Venkatala Village, Yelahanka Hobli, Ward No. 01, Yelahanka Zone, Bengaluru by this office vide reference (2). The Commencement Certificate was issued on 12-10-2018. The Fire and Emergency Services department vide Ref No. (3) has issued Clearance Certificate to Occupy the Building. KSPCB proceedings vide Ref (4) has recommended for issue of Consent for Operation.

The Commercial building was inspected by the Officers of Town Planning Section on 22-02-2021 for the issue of Occupancy Certificate. The proposal for the issuance of Occupancy Certificate for the Commercial Building consisting GF+09 UF in Block-1, GF+8UF in Block-2 and GF+1UF Food Court in Block-3 with 3 common Basement Floors Building was approved by the Commissioner on 12-03-2021. Subsequent to the approval accorded by Commissioner the applicant was endorsed on dated: 18-03-2021 to remit Rs. 2,63,62,000/- towards Compounding Fine, Ground rent arrears, GST and Scrutiny Fees. The Applicant after due correspondence with Hon'ble High Court has submitted an Interim order dated: 06-04-2021 passed in W.P.No. 7013/2021 (LB-BMP), and paid of Rs. 42,85,197/- towards Compounding Fine and Scrutiny fee, in the form of DD No. 812281, dated: 27-04-2021 drawn on Karur Vyasya Bank Bangalore, and the same has been taken into BBMP account vide receipt No. RE-ifms 331-TP/000018, dated: 24-05-2021. The deviations effected in the building are condoned and regularized accordingly and Occupancy Certificate issued.

Hence, Permission is hereby granted to occupy the constructed building for Commercial purpose at Property Katha No. 1325/2/2, Venkatala Village, Yelahanka Hobli, Ward No. 01, Yelahanka Zone, Bengaluru consisting of consisting of GF+09 UF in Block-1, GF+8UF in Block-2 and GF+1UF Food Court in Block-3 with 3 common Basement Floors. Occupancy Certificate is accorded with the following details.

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I. Common Basement Floors for Block- 1, 2 and 3.

Sl. No.	Floor Descriptions	Built Up Area (in Sqm)	Uses and other details.
1	2	3	4
1	1 st Basement Floor	16372.01	847 No. of Car Parking, Electrical Rooms, Pump rooms, Garbage rooms, Chiller Plant room, Server room, Security office rooms, Electrical panel rooms, Fan Rooms, Lobbies, Lifts and Staircases
2	2 nd Basement Floor	16983.29	493 No. of Car Parking, Fan Rooms, Lobbies, Lifts and Staircases
3	3 rd Basement Floor	17740.72	520 No. of Car Parking, Fan rooms, STP, Lobbies, Lifts and Staircases
	Total	51096.02	

II. Block- 1 Commercial (Office).

Sl. No.	Floor Descriptions	Built Up Area (in Sqm)	Uses and other details.
1	2	3	4
1	Ground Floor	4294.32	55 No.s of Surface Car Parking, OWC Plant, HSD Yard, DG Yard, Surface Parking, Park areas, Entrance Lobby, Office space, Electrical rooms, AHU Rooms, Toilets, Lobbies, Lifts and Staircases
2	First Floor	3504.13	Office Space, Electrical rooms, AHU Rooms, Toilets, Lobbies, Lifts and Staircases.
3	Second Floor	4631.36	Office Space, Electrical rooms, Server Rooms, AHU Rooms, Toilets, Lobbies, Lifts and Staircases.
4	Third Floor	4622.28	Office Space, Electrical rooms, Server Rooms, AHU Rooms, Toilets, Lobbies, Lifts and Staircases.
5	Fourth Floor	4712.49	Office Space, Electrical rooms, Server Rooms, AHU Rooms, Toilets, Lobbies, Lifts and Staircases.
6	Fifth Floor	4706.83	Office Space, Electrical rooms, Server Rooms, AHU Rooms, Toilets, Lobbies, Lifts and Staircases.
7	Sixth Floor	4796.19	Office Space, Electrical rooms, Server Rooms, Refuge areas, AHU Rooms, Toilets, Lobbies, Lifts and Staircases.
8	Seventh Floor	4708.23	Office Space, Electrical rooms, Server Rooms, AHU Rooms, Toilets, Lobbies, Lifts and Staircases.
9	Eighth Floor	4706.63	Office Space, Electrical rooms, Server Rooms, AHU Rooms, Toilets, Lobbies, Lifts and Staircases.
10	Ninth Floor	4706.24	Office Space, Electrical rooms, Server Rooms, AHU Rooms, Toilets, Lobbies, Lifts and Staircases.
11	Terrace Floor	137.75	OHT, Lift Machine Room, Stair case Head room.
	Total	45526.45	

**III. Block- 2 Commercial (Office).**

Sl. No.	Floor Descriptions	Built Up Area (in Sqm)	Uses and other details.
1	2	3	4
1	Ground Floor	4301.25	Entrance Lobby, Office space, Electrical rooms, AHU Rooms, Toilets, Lobbies, Lifts and Staircases
2	First Floor	3292.70	Office Space, Electrical rooms, AHU Rooms, Toilets, Lobbies, Lifts and Staircases.
3	Second Floor	4638.16	Office Space, Electrical rooms, Server Rooms, AHU Rooms, Toilets, Lobbies, Lifts and Staircases.
4	Third Floor	4635.16	Office Space, Electrical rooms, Server Rooms, AHU Rooms, Toilets, Lobbies, Lifts and Staircases.
5	Fourth Floor	4723.71	Office Space, Electrical rooms, Server Rooms, AHU Rooms, Toilets, Lobbies, Lifts and Staircases.
6	Fifth Floor	4717.72	Office Space, Electrical rooms, Server Rooms, AHU Rooms, Toilets, Lobbies, Lifts and Staircases.
7	Sixth Floor	4803.78	Office Space, Electrical rooms, Server Rooms, Refuge areas, AHU Rooms, Toilets, Lobbies, Lifts and Staircases.
8	Seventh Floor	4723.69	Office Space, Electrical rooms, Server Rooms, AHU Rooms, Toilets, Lobbies, Lifts and Staircases.
9	Eighth Floor	4723.69	Office Space, Electrical rooms, Server Rooms, AHU Rooms, Toilets, Lobbies, Lifts and Staircases.
10	Terrace Floor	137.74	OHT, Lift Machine Room, Stair case Head room.
	Total	40697.60	

IV. Block- 3 Food Court.

Sl. No.	Floor Descriptions	Built Up Area (in Sqm)	Uses and other details.
1	2	3	4
1	Ground Floor	3367.16	Entrance Lobby, Food Court, FCC Room, Creche Room, Toilets, Lobbies, Lifts and Staircases
2	First Floor	2662.29	Aminity space, Electrical rooms, AHU Rooms, Toilets, Lobbies, Lifts and Staircases.
3	Terrace	77.66	Office Space, Electrical rooms, Server Rooms, AHU Rooms, Toilets, Lobbies, Lifts and Staircases.
	Total	6107.11	OHT, Lift Machine Room, Stair case Head room.
	GRAND TOTAL I, II, III & IV	143427.18	
9	FAR		3.254 > 3.25
10	Coverage		41.318% < 45%



This Occupancy Certificate is issued subject to the following conditions:

1. The car parking at Three Basement Floor and Surface areas 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. Three Basement Floor and Surface should be used for car parking purpose only and the additional area if any available in, Three Basement Floor and Surface areas 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. 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.
8. 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.
9. 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.
10. 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.
11. 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.
12. All the rain water and waste water generated from the usage shall be pumped into the rain water harvesting pits and used for landscaping.
13. 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.
14. This Occupancy Certificate is subject to conditions laid out in the Clearance Certificate issued from Fire Force Department vide No. GBC(1) 270/ 2017, Dated:17-03-2021
15. The Applicant / Developer should be submit CFO as soon as possible issued from KSPCB as per the submitted proceedings vide ref (4) and should adhere to the conditions mentioned therein.



16. Parks and Open Spaces area and Surface Parking area shall be earmarked and reserved as per Development Plan issued by the Bangalore Development Authority.
17. This Occupancy Certificate is issued as per High Court Interim orders W.P.No.7013/2021 (LB-BMP) direction, subject to the condition that the Owner / Developer should adhere / abide by the Final Order for the High Court in this case regarding payment of the fees and other aspects.
18. All other conditions and conditions mentioned in the work order issued by the Bangalore Development Authority vide No. BDA/TPM/DLP-08/2017-18/1345/2017-18 dated: 17-10-2017 while approving the Development Plan for the project should be strictly adhered to.
19. In case of any false information, misrepresentation of facts, or pending court cases, the Occupancy Certificate shall be deemed to be cancelled.

On default of the above conditions the Occupancy Certificate issued will be withdrawn without any prior notice.

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

To,
M/s. Modern Asset,
23, 4th Floor,
Sankey Square, Sankey Road, Lower Palace Orchards,
Bengaluru – 560 003.

Copy to

1. JC / EE (Yelahanka) / AEE/ ARO (Yelahanka Sub-division) for information and necessary action.
2. Director General of Police, Fire and Emergency Services, # 1, Annaswamy Modaliar Road, Bengaluru – 560 042 for information.
3. Senior Environmental Officer, KSPCB, # 49, Church Street, Bengaluru - 01 for information
4. Concerned Assistant Executive Engineer, (Electrical), BESCO, Bengaluru.
5. Office copy

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