



## BRUHAT BENGALURU MAHANAGARA PALIKE

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

No. JDTP/ LP/25/2010-11

Date: 14-12-2022

### **OCCUPANCY CERTIFICATE**

Sub: Issue of Occupancy Certificate for portion of Wing – B in Block – 2 Commercial 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 Modified Plan Cum Occupancy Certificate for Multiplex portion of Wing – B in Block – 2 Commercial Mixed Use Building dated: 29-09-2022 & 22-11-2022  
2) Modified Plan sanctioned by this office vide No. JDTP/LP/25/2010-11, Dated: 31-07-2017  
3) Deputy Commissioner and District Magistrate, Bangalore Urban District office No Objection Certificate vide order No. MAG(2)ENT.CR/04/2018-19, Dated: 08-05-2019  
4) Approval of Chief Commissioner for issue of Occupancy Certificate dated: 07-12-2021  
5) Fire Clearance for Wing – B vide No. GBC(1) 423/2013, Docket No. KSFES/ CC/ 418/ 2022, dated: 09-11-2022  
6) CFO issued by KSPCB vide No. AW-329803 PCB ID: 106659, dated: 17-02-2022.

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The Modified Plan for the construction of Block – 2 Mixed use Commercial (Retail / Hotel / Office Auditorium) and Residential Apartment Building comprising of GF + 18 UF in Wing – A (Hotel), GF+5UF in Wing – B (Retail & Auditorium), 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). The Commencement Certificate for Block – 2 Mixed Use Building was issued on 02-12-2016 & 29-12-2017 respectively. The Partial Occupancy Certificate for Portion of Wing – B & Wing - C Commercial (Retail) was issued on 07-01-2021, Portion of Wing – A Commercial (Hotel and Office) was issued on 04-03-2021 and Commercial (Banquet Hall) Portion in Wing – A and Residential Apartment Building in Wing – D was issued on 20-01-2022 in Mixed Use Block – 2.

Now the applicant has applied for issue of Modified Plan Cum Occupancy Certificate for remaining Multiplex portion of Wing – B in Mixed use Block – 2 Building (i.e., converting Auditorium to Multiplex in 3<sup>rd</sup> Floor to 5<sup>th</sup> Floor). The Fire and Emergency Services Department has issued Clearance Certificate to Occupy the Building vide Ref. No. (5). KSPCB vide Ref (6) has issued consent for Operation of Sewage Treatment Plant (STP).

Deputy Commissioner and District Magistrate, Bangalore Urban District has issued No Objection Certificate i.e., Form "D". vide Ref (3) for the construction of Multiplex Theatre in the said property. The drawings proposed for the construction of 7 Screen Multiplex portion in Wing – B (i.e., from 3<sup>rd</sup> Floor to 5<sup>th</sup> Floor) Block – 2 Mixed use Building has been verified in accordance with the Karnataka Cinema Regulation 2014 and the proposal has been sent to Deputy Commissioner and District Magistrate, Bangalore Urban District on 21-08-2019 by this office.

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The Commercial (Multiplex) Portion of Wing – B (3<sup>rd</sup> Floor to 5<sup>th</sup> Floor) in Mixed Use Block – 2 Building was inspected by the Officers of Town Planning Section on 29-10-2022 for the issue of Modified Plan Cum Occupancy Certificate, it is observed that, the construction has been completed in accordance with the Modified Sanctioned Plan. The proposal for the issuance of Modified Plan Cum Occupancy Certificate for the Commercial (Multiplex) Building was approved by the Chief Commissioner vide ref (4). Subsequent to the approval accorded by Chief Commissioner the applicant was endorsed on dated: 08-12-2022 to remit Rs. 17,89,000/- (Rupees Seventeen Lakhs Eighty Nine Thousand Only), towards Compounding fine for deviated portion, Ground rent arrears, GST and Scrutiny Fees. The applicant has paid in the form of DD No.865570 dated:09-12-2022 drawn on Yes Bank Ltd., The same has been taken into BBMP account vide receipt No. RE-ifms 331-TP/000111 dated:12-12-2022

Hence, Permission is hereby granted to occupy Commercial (Multiplex) Portion of Wing – B in Mixed Use Block – 2 Building in North Parcel consisting of 3<sup>rd</sup> Floor to 5<sup>th</sup> Floor at Property Katha No. 6/2, Ward No. 05, Chokkanahalli Village, Yelahanka Hobli, Yelahanka Zone, Bengaluru. Occupancy Certificate is accorded with the following details.

**Part of Wing – B (Multiplex) – Block – 2**

Sl. No.	Floor Descriptions	Built Up Area (in Sqm)	Uses and other details.
1	2	3	4
1	Third Floor	3475.44	Multiplex – 1 – 344 Seats Multiplex – 2 – 202 Seats Multiplex – 3 – 222 Seats Multiplex – 4 – 175 Seats
2	Fourth Floor	1664.89	Multiplex – 5 – 144 Seats Multiplex – 6 – 213 Seats Multiplex – 7 – 160 Seats Multiplex concourse, Multiplex office, Ticket Booth Box Office, Concession Space, Concession Back Space, Multiplex Back Space, Concession Storage, Rest Rooms, Projector Rooms, AHU Rooms, Exit Corridor, Corridor, Lifts and Staircases.
3	Fifth Floor	786.39	
4	Terrace Floor	97.62	Lift Machine Room, Staircase Head Room, OHT.
	<b>TOTAL</b>	<b>6024.34</b>	
	<b>FAR</b>		2.629 < 3.00 (Including Earlier OC issued Buildings in North Parcel)
	<b>Coverage</b>		31% < 45% (Including Earlier OC issued Buildings in North Parcel)

**This Modified Plan Cum Occupancy Certificate is issued subject to the following conditions:**

1. The car parking at 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.

*Murugesu B*  
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2. For 289 Car Parking required for the Multiplex Portio, 28 NO.s Car Parking is provided in 3<sup>rd</sup> Basement, 18 No.s Car Parking is provided in 2<sup>nd</sup> Basement and 243 No.s Car Parking is provided in Surface Area.
3. 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.
4. 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.
5. Three Basement Floor area and Surface area should be used for car parking purpose only and the additional area if any available in, Three Basement Floor area and Surface area shall be used exclusively for car parking purpose only.
6. Footpath and road side drain in front of the building should be maintained in good condition.
7. 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).
8. Since, deviations have been done from the sanctioned plan while constructing the building, the security deposit is here with forfeited.
9. 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.
10. 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.
11. 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.
12. 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.
13. 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.
14. 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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15. 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.
16. 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/ 418/ 2022, dated: 09-11-2022 and CFO from KSPCB vide No AW-329803 PCB ID: 106659, dated: 17-02-2022. and Compliance of submissions made in the affidavits filed to this office.
17. 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 Modified Plan Cum Occupancy Certificate issued will be withdrawn without any prior notice.

Sd/-

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

To,

M/s Bhartiya City Developers pvt Ltd.,  
# 1/5, Palace Road,  
Bengaluru – 560 001.

*Bhargava*  
16/12/2022  
9686452780

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

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