



BRUHAT BENGALURU MAHANAGARA PALIKE

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

No. BBMP/Addl.Dir/JD North/0191/2015-16

Dated: 23-05-2023

OCCUPANCY CERTIFICATE (PARTIAL)

Sub: Issue of Occupancy Certificate (Partial) for Block – 8 Commercial (Retail and Multiplex) Building at Property Khatha No. 239/240/275/88/1, 240/276/88/1, 240/276/89/1, Sy No. 88/1, 88/2P, 89/1, 89/2, 90, 91, 92/1, 93/1, 93/2, 93/3, 93/4, 93/5, 94/1, 94/2, 94/3, 94/4, 95/1, 95/2, 96/1, 96/2, 97/1, 97/2, 97/3, 98/1(P), 98/2, 98/3, 98/4, 99, 100/1(P), 101/1B, 100/2, 101/3(P), 102/1, 102/2, 102/3, 103, 104/1, 104/2, 104/3 & 104/4, Byatarayanapura Village, Yalahanka Hobli, Bengaluru North Taluku, Ward No. 07, Bengaluru.

- Ref: 1) Your application for issue of Occupancy Certificate (Partial) dated: 27-10-2022
2) Modified Plan sanctioned by this office vide No. BBMP/Addl.Dir/JD North/0191/2015-16 Dated: 06-03-2023
3) Approval of Chief Commissioner for issue of Occupancy Certificate dated: 17-05-2023
4) Renewal Fire Clearance for the Occupancy Certificate vide No: GBC(1)/137/2019, Docket No. KSFES/CC/442/2022, dated: 13-09-2022
5) CFO issued by KSPCB vide No. AW-336576 PCB ID 134984 INW ID 172554 RED/LARGE, dated: 02-03-2023

The Modified Plan was sanctioned for the construction of Commercial (**Offices, Retail and Multiplex**) Building Comprising of **Block – 8**, Consisting of 2BF+GF+9 UF at Property Khatha No. 239/240/275/88/1, 240/276/88/1, 240/276/89/1, Sy No. 88/1, 88/2P, 89/1, 89/2, 90, 91, 92/1, 93/1, 93/2, 93/3, 93/4, 93/5, 94/1, 94/2, 94/3, 94/4, 95/1, 95/2, 96/1, 96/2, 97/1, 97/2, 97/3, 98/1(P), 98/2, 98/3, 98/4, 99, 100/1(P), 101/1B, 100/2, 101/3(P), 102/1, 102/2, 102/3, 103, 104/1, 104/2, 104/3 & 104/4, Byatarayanapura Village, Yalahanka Hobli, Bengaluru North Taluku, Ward No. 07, Bengaluru by this office vide reference (2). The Commencement Certificate was issued for Building - 8 on 08-10-2020. 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). Now the applicant has applied for Occupancy Certificate (Partial) Block - 8, consisting of 2BF+GF+ 4 UF and Part of 5th Floor for Retail and Multiplex use.

The Proposal submitted by the applicant vide ref (1) for the issue of Occupancy Certificate (Partial) for Block – 8 Mall and Multiplex Building was inspected by the Officers of Town Planning Section on 06-03-2023. During the inspection it is observed that, the construction has been completed in accordance with the Modified Sanctioned Plan. Since, the Partial Occupancy Certificate is now being considered only for portion of Block – 8 Building, the percentage of violation will be calculated at the time of issue of Final Occupancy Certificate for the remaining portion of Block – 8 Building. The proposal for the issuance of Occupancy Certificate (Partial) for Block – 8 Commercial (Retail and Multiplex) Building was approved by the Chief Commissioner vide Ref (3). Subsequent to the Approval accorded by Chief Commissioner the applicant was endorsed on dated: 19-05-2023 to remit Rs. 5,47,00,000/- (Rupees Five Crore Forty Seven Lakhs only) towards Ground rent arrears, GST and Scrutiny Fees, and the applicant has paid in

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the form of DD No.229586 dated: 19-05-2023 drawn on IDBI Bank., The same has been taken into BBMP account vide receipt No. RE-ifms 331-TP/000015 dated: 20-05-2023

Hence, Permission is hereby granted to Occupy Block - 8 Commercial Building Comprising of 2BF+GF+ 4 UF and Part of 5th Floor for Retail and Multiplex use at Property Khatha No. 239/240/275/88/1, 240/276/88/1, 240/276/89/1, Sy No. 88/1, 88/2P, 89/1, 89/2, 90, 91, 92/1, 93/1, 93/2, 93/3, 93/4, 93/5, 94/1, 94/2, 94/3, 94/4, 95/1, 95/2, 96/1, 96/2, 97/1, 97/2, 97/3, 98/1(P), 98/2, 98/3, 98/4, 99, 100/1(P), 101/1B, 100/2, 101/3(P), 102/1, 102/2, 102/3, 103, 104/1, 104/2, 104/3 & 104/4, Byatarayanapura Village, Yalahanka Hobli, Bengaluru North Taluku, Ward No. 07, Bengaluru Occupancy Certificate is accorded with the following details.

Block – 8

Sl. No.	Floor Description	Built Up Area (in Sqm.)	Uses and other details.
1	2 nd Basement Floor	37650.54	1203 Nos of Car parking, Two Wheeler Parking, STP, Fire pump room, OWC room, Electrical rooms, Escalator and Lift lobbies, Staircase rooms, Chiller plant room, Service rooms and Store rooms.
2	1 st Basement Floor	37568.83	896 Nos of Car parking, Two Wheeler Parking, STP, Fire pump room, Electrical rooms, Escalator and Lift lobbies, Staircase rooms, Toilets, Transformer and LT panel rooms, Service rooms and Store rooms.
3	Ground Floor	23999.57	225 Nos. of Surface Car parking, Retail Space, F & B, Electrical rooms , AHU rooms, Corridors, Lift lobbies, Escalators, Staircase rooms, Fire command centre, Toilets, Service rooms and Store rooms.
4	First Floor	21844.86	Retail Space, F & B, Electrical rooms , AHU rooms, Corridors, Lift lobbies, Escalators, Store rooms, Staircase rooms, Service rooms and Toilets .
5	Second Floor	22251.59	Retails Space, F & B, Electrical rooms , AHU rooms, Corridors, Lift lobbies, Escalators, Staircase rooms, Store rooms, Service rooms and Toilets .
6	Third Floor	22606.78	Retails Space, F & B, lobbies, Escalators, Staircase rooms, Store rooms, Event space, Service rooms and Toilets

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7	Fourth Floor	20604.09	Multiplex (Lower level) -14 screens, Retail Space, Restaurants and Food courts, Electrical rooms , AHU rooms, Corridors, Lift lobbies, Escalators, Staircase rooms, Store rooms, Toilets , Service rooms and Refuge areas. 14 Screen Multiplex Screen – 1 – 237 Seats Screen – 2 – 203 Seats Screen – 3 – 203 Seats Screen – 4 – 193 Seats Screen– 5 – 136 Seats Screen– 6 – 146 Seats Screen– 7 – 138 Seats Screen– 8 – 175 Seats Screen– 9 – 54 Seats Screen– 10 – 47 Seats Screen– 11 – 47 Seats Screen– 12 – 173 Seats Screen– 13 – 173 Seats Screen– 14 – 200 Seats Total – 2125 Seats
8	Part of Fifth Floor	5124.29	Multiplex (Upper level) Projector Rooms, Store rooms and Staircase rooms, Service rooms and.
	Total	191650.55	
	FAR		0.871 < 3.25
	Coverage		19.97% < 50%

This Occupancy Certificate is issued subject to the following conditions:

1. The car parking at Two Basement Floor 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. 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. Two Basement Floor area should be used for car parking purpose only and the additional area if any available in at Two Basement Floor 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. The area reserved for Lake & Nala Buffer as per the sanctioned plan by this office should not be deviated for other purpose and should not be encroached.
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)/137/2019, Docket No. KSFES/CC/442/2022, dated: 13-09-2022 and CFO from KSPCB vide No AW-336576 PCB ID 134984 INW ID 172554 RED/LARGE, dated: 02-03-2023 and Compliance of submissions made in the affidavits filed to this office
16. The remaining portion of Block – 8 Building should be completed as per the sanctioned plan and Final Occupancy Certificate should be obtained from BBMP.

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17. The completed Structural work of Multiplex part is considered for issue of Occupancy Certificate (Partial) for multiplex portion. Hence, interior and other technical works within the Multiplex portion should be adhered to sanctioned plan issued in accordance with the 'The Karnataka Cinemas (Regulations) Rules – 2014' and abide to the Conditions imposed in Form – D issued by DC (Urban) Bangalore for construction of Multiplex Cinema Theatres & confirming the same Multiplex Operational Licence should be obtained from DC (Urban), Bangalore.
18. 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 (Partial) issued will be withdrawn without any prior notice.

Sd/-
Joint Director (Town Planning – North)
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To,

L & T Realty Developers Ltd., and
M/s Sparkle One Mall Developers Pvt Ltd., (Khatha Holder),
239/240/275/88/1, 240/276/89/1, Byatarayanapura Village,
Yalahanka Hobli, Bengaluru North Taluku, Ward No. 07,
Bengaluru – 560 092.

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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