



BRUHAT BENGALURU MAHANAGARA PALIKE

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

No. BBMP/Addl.Dir/JD North/0280/17-18

Dated: 19-05-2023

OCCUPANCY CERTIFICATE (PARTIAL)

Sub: Issue of Occupancy Certificate for Commercial and Residential Apartment Buildings at Property Khatha No. 1066, Sy No. 171/1, 171/2, 171/3, 171/4, 172, 183/2(P), 183/3, 183/6A, 183/6B, 183/7, 183/8, 183/9, 183/11, 184/1(P) of Varthur Village, and Sy No.s 217/3, 227/1(P), 227/2, 227/3 and 227/4, 228/1, 228/2, 229/1, 229/2, 229/3, 229/4, 229/5, 229/12, 230/4(P) of Gunjuru Village, Varthur Hobli, Bangalore East Taluk, Ward No. 149, Mahadevapura Zone, Bangalore.

- Ref: 1) Your application for issue of Partial Occupancy Certificate dated: 23-11-2022
2) Plan sanctioned by this office vide LP No. BBMP/Addl.Dir/JD North/0280/17-18 dated:05-09-2018
3) Approval of Chief Commissioner for issue of Occupancy Certificate dated: 04-03-2023
4) Fire Clearance for the Occupancy Certificate vide No: GBC(1)/24/2018, Docket No. KSFES/CC/414/2022, dated: 26-09-2022
5) CFO issued by KSPCB vide No. AW: 336367 PCB ID: 40834 INW ID: 173872 Dated: 22-02-2023

The Plan was sanctioned for the construction of Commercial and Residential Apartment Buildings, **Building – 1** Consisting of GF+18 UF for Commercial **Building – 2** Consisting of GF+4 UF for Commercial (Auditorium) , **Building – 3**, Tower – A, C and E Consisting of GF+26 UF for Residential, Tower – B and D Consisting of GF+7UF for Commercial (Retails / Office Space and Hostel) **Building – 4**, Tower – F, H, J & L Consisting of GF+26 UF for Residential, Tower – G, I, K Consisting of GF+7UF for Commercial (Retails / Office Space and Hostel) with Common 2 Basement Floors, **Building – 5**, Tower – A, D, F & H Consisting of GF+26 UF and Tower B, C, E and G Consisting of GF+26 UF (Part) and GF+9 UF (Part) with Common 2 Basement Floors, **Building – 6**, Tower – I & J Consisting of GF+26 UF (Part) and GF+9 UF (Part) with Common 3 BF **Building – 7**, Tower – K, P, Q & N Consisting of GF+26 UF and Tower – L Consisting of GF+23 UF , Tower – M & O Consisting of GF+26 UF (Part) and GF+9 UF (Part) with Common 2 Basement Floors for Residential Apartment **Building – 8** Consisting of BF+GF+3 UF for Activity Center (Club House) at Property Khatha No. 1066, Sy No. 171/1, 171/2, 171/3, 171/4, 172, 183/2(P), 183/3, 183/6A, 183/6B, 183/7, 183/8, 183/9, 183/11, 184/1(P) of Varthur Village, and Sy No.s 217/3, 227/1(P), 227/2, 227/3 and 227/4, 228/1, 228/2, 229/1, 229/2, 229/3, 229/4, 229/5, 229/12, 230/4(P) of Gunjuru Village, Varthur Hobli, Bangalore East Taluk, Ward No. 149, Mahadevapura Zone, Bangalore. by this office vide reference (2).

The Commencement Certificate was issued for **Building – 3 & 5** on 30-12-2019, **Building – 2, 6, 7 & 8** on 15-02-2021 and **Building – 1 & 4** on 07-04-2022. 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).

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

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The applicant has applied for Occupancy Certificate for **Building – 3**, Tower – A, C and E Consisting of GF+26 UF with 2 Common Basement Floors for Residential Apartment Building comprising of 714 Residential Units, Tower – B and D Consisting of GF+7UF with Common 2 Basement Floors for Commercial (Retail / Office Space and Hostel) comprising of 96 Hostel Rooms / Studio Rooms, **Building – 5**, Tower – A, D, F & H Consisting of GF+26 UF and Tower B, C, E and G Consisting of GF+26 UF (Part) and GF+9 UF (Part) with common 2 Basement Floors comprising of 1132 Residential Units and **Building – 8** Activity Center (Club House) consisting of BF+GF+3 UF.

As the Proposal submitted by the applicant vide ref (1) for the issue of Occupancy Certificate for **Building – 3, 5 & 8** were inspected by the Officers of Town Planning Section on 05-01-2023, 09-02-2023 & 22-02-2023 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 and Residential Apartment Buildings was approved by the Chief Commissioner vide ref (3).

Subsequent to the Approval accorded by Chief Commissioner the applicant was endorsed on dated: 09-03-2023 to remit Rs. 6,61,43,000/- (Rupees Six Crore Sixty One Lakhs Forty Three Thousand only) towards Compounding fee for the deviated portion Ground rent arrears, GST and Scrutiny Fees towards issue of Occupancy Certificate and Arrears amount of Plan Sanction fees Rs. 10,75,29,756/- (Ten Crore Seventy Five Lakhs Twenty Nine Thousand Seven Hundred and Fifty Six only).

As per the Hon'ble High Court Interim orders vide W.P. No. 6184/2023 (LB-BMP) dated: 20-03-2023 & 10-04-2023 the applicant has paid of Rs. 33,94,122/- (Rupees Thirty Three Lakhs Ninty Four Thousand One Hundred and Twenty Two only) towards compounding fee for deviated portion in the form of DD No. 575808 dated: 09-05-2023 drawn on ICICI Bank Ltd., and the same has been taken into BBMP account vide receipt No. RE-ifms 331-TP/000012 dated: 12-05-2023.

Hence, Permission is hereby granted to Occupy **Building – 3**, Tower – A, C and E Consisting of GF+26 UF with 2 Common Basement Floors for Residential Apartment Building comprising of 714 Residential Units, Tower – B and D Consisting of GF+7UF with Common 2 Basement Floors for Commercial Building (Retail / Office Space and Hostel) comprising of Retail Spaces in Ground and 1st Floor, Office Spaces in 2nd, 3rd and 4th Floor and 96 Hostel Rooms / Studio Rooms in 5th, 6th and 7th Floor, **Building – 5**, Tower – A, D, F & H Consisting of GF+26 UF and Tower B, C, E and G Consisting of GF+26 UF (Part) and GF+9 UF (Part) with common 2 Basement Floors comprising of 1132 Residential Units and **Building – 8** Activity Center (Club House) consisting of BF+GF+3 UF at Property Khatha No. 1066, Sy No. 171/1, 171/2, 171/3, 171/4, 172, 183/2(P), 183/3, 183/6A, 183/6B, 183/7, 183/8, 183/9, 183/11, 184/1(P) of Varthur Village, and Sy No.s 217/3, 227/1(P), 227/2, 227/3 and 227/4, 228/1, 228/2, 229/1, 229/2, 229/3, 229/4, 229/5, 229/12, 230/4(P) of Gunjuru Village, Varthur Hobli, Bangalore East Taluk, Ward No. 149, Mahadevapura Zone, Bangalore. Occupancy Certificate is accorded with the following details.

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COMMERCIAL DEVELOPMENT AREA

Building – 3

Tower A, C & E Residential Apartment Buildings

Tower – B & D Commercial (Retails / Office Space and Hostel) Building

Sl. No.	Floor Description	Built Up Area (in Sqm.)	Uses and other details.
1	Basement Floor-2	14162.24	323 Nos. of Car Parking, HVAC Panel room, STP, Ventilation Panel room, Fire tower, Lobbies, Lifts and Staircases.
2	Basement Floor-1	15894.43	458 Nos. of Car Parking, Pump room, Fire Pump room, DG room, Chiller plant room, Garbage room, DG Panel room, Ventilation Panel room, Communication room, Mail room, UPS room, Fire towers, Lobbies, Lifts and Staircases.
3	Ground Floor	4198.47	15 Nos. of Residential Units, 73 No.s of Surface Car Parking, Retail Stores, FCC room, Entrance Lobby, Fire Tower, Corridor, Electrical Panel room, Common Toilets. Lobbies, Lifts and Staircases.
4	First Floor	3871.30	18 Nos. of Residential Units, Retail Stores, Corridor, Fire Tower, Lift Lobbies, Staircases and Common Toilets.
5	Second Floor	4211.80	21 Nos. of Residential Units, Office Space, Corridors, Fire Tower, Lobbies, Lifts and Staircases.
6	Third Floor	4211.80	21 Nos. of Residential Units, Office Spaces, Corridors, Fire Tower, Common Toilets, Lobbies, Lifts and Staircases.
7	Fourth Floor	4211.80	21 Nos. of Flats, Office Spaces, Corridors, Fire Tower, Pre-Function Hall, Multipurpose Hall, Gymnasium, Pantry, Corridors, Fire Tower, Common Toilets, Common Toilets, Lobbies, Lifts and Staircases.
8	Fifth Floor	3220.63	21 Nos. of Residential Units, 32 No.s of Hostel Rooms / Studio Rooms, Lobbies, Lifts and Staircases.
9	Sixth Floor	3200.81	21 Nos. of Residential Units, 32 No.s of Hostel Rooms / Studio Rooms, Corridors, Fire Tower, Lobbies, Lifts and Staircases.
10	Seventh Floor	3623.80	28 Nos. of Residential Units, 32 No.s of Hostel Rooms / Studio Rooms Corridors, Fire Tower, Lobbies, Lifts and Staircases..

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Joint Director (Town Planning – North)
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11	Eighth Floor	2225.29	28 Nos. of Residential Units, Corridors, Fire Tower, Lobbies, Lifts and Staircases.
12	Ninth Floor	2267.36	28 Nos. of Residential Units, Corridors, Fire Tower, Lobbies, Lifts and Staircases.
13	Tenth Floor	2366.45	28 Nos. of Residential Units, Corridors, Fire Tower, Change Rooms, Shower, Toilets, Water tank and Terrace, Lobbies, Lifts and Staircases.
14	Eleventh Floor	2255.56	29 Nos. of Residential Units, Corridors, Fire Tower, Swimming Pool, Pool Deck and Services, Lobbies, Lifts and Staircases.
15	Twelveth Floor	2248.07	29 Nos. of Residential Units, Corridors, Fire Tower, Lobbies, Lifts and Staircases.
16	Thirteenth Floor	2248.07	29 Nos. of Residential Units, Corridors, Fire Tower, Lobbies, Lifts and Staircases.
17	Fourteenth Floor	2248.07	29 Nos. of Residential Units, Corridors, Fire Tower, Lobbies, Lifts and Staircases.
18	Fifteenth Floor	2464.08	29 Nos. of Residential Units, Corridors, Fire Tower, Landscape Terrace, Lobbies, Lifts and Staircases.
19	Sixteenth Floor	2248.07	29 Nos. of Residential Units, Corridors, Fire Tower, Lobbies, Lifts and Staircases.
20	Seventeenth Floor	2248.07	29 Nos. of Residential Units, Corridors, Fire Tower, Lobbies, Lifts and Staircases.
21	Eighteenth Floor	2248.07	29 Nos. of Residential Units, Corridors, Fire Tower, Lobbies, Lifts and Staircases.
22	Ninteenth Floor	2248.07	29 Nos. of Residential Units, Corridors, Fire Tower, Lobbies, Lifts and Staircases.
23	Twentieth (Refuge) Floor	2464.08	29 Nos. of Residential Units, Corridors, Fire Tower, Lobbies, Lifts and Staircases.
24	Twenty First Floor	2248.07	29 Nos. of Residential Units, Corridors, Fire Tower, Lobbies, Lifts and Staircases.
25	Twenty Second Floor	2248.07	29 Nos. of Residential Units, Corridors, Fire Tower, Lobbies, Lifts and Staircases.
26	Twenty Third Floor	2248.07	29 Nos. of Residential Units, Corridors, Fire Tower, Lobbies, Lifts and Staircases.
27	Twenty Fourth Floor	2248.07	29 Nos. of Residential Units, Corridors, Fire Tower, Lobbies, Lifts and Staircases.
28	Twenty Fifth Floor	2464.08	29 Nos. of Residential Units, Corridors, Fire Tower, Landscape Terrace, Lobbies, Lifts and Staircases.
29	Twenty Sixth Floor	2248.07	29 Nos. of Residential Units, Corridors, Fire Tower, Lobbies, Lifts and Staircases.
30	Terrace Floor	258.22	OHT, Solar Panels, Lift Machine Rooms and Staircases Head rooms.

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	Total - I	104549.04	Total 810 Units (714 Residential Units + 96 Hostel Rooms / Studio Rooms)
1	FAR		1.0169 < 3.00
2	Coverage		5.19 < 45.00%

RESIDENTIAL DEVELOPMENT AREA

Building - 5,

Tower - A, B, C, D, E, F, G & H Residential Apartment Buildings

Sl. No.	Floor Description	Built Up Area (in Sqm.)	Uses and other details.
1	Basement Floor-2	23464.85	567 Nos. of Car Parking, STP, Ventilation Panel room, Fire towers, Lobbies, Lifts and Staircases.
2	Basement Floor-1	24226.89	565 Nos. of Car Parking, Pump room, Fire Pump room, DG room, Garbage room, DG Panel room, Ventilation Panel room, Communication room, CC TV room, UPS room, Fire towers, Lobbies, Lifts and Staircases.
3	Ground Floor	6386.88	39 no's of Residential Units, 114 Nos of Surface Car Parking, Entrance lobby, Fire Tower, Corridors, Electrical Panel Room, FCC Room, Lobbies, Lifts and Staircases.
4	First Floor	5158.72	39 No's of Residential Units, Corridors, Fire Tower, Lobbies, Lifts and Staircases.
5	Second Floor	6713.19	51 No's of Residential Units, Corridors, Fire Tower, Lobbies, Lifts and Staircases.
6	Third Floor	6713.19	51 No's of Residential Units, Corridors, Fire Tower, Lobbies, Lifts and Staircases.
7	Fourth Floor	6713.19	51 No's of Residential Units, Corridors, Fire Tower, Lobbies, Lifts and Staircases.
8	Fifth Floor	6713.19	51 No's of Residential Units, Corridors, Fire Tower, Lobbies, Lifts and Staircases.
9	Sixth Floor	6348.08	51 No's of Residential Units, Corridors, Fire Tower, Open Terraces, Lobbies, Lifts and Staircases.
10	Seventh Floor	6348.39	51 No's of Residential Units, Corridors, Fire Tower, Lobbies, Lifts and Staircases.
11	Eighth Floor	6348.39	51 No's of Residential Units, Corridors, Fire Tower, Lobbies, Lifts and Staircases.
12	Ninth Floor	6348.39	51 No's of Residential Units, Corridors, Fire Tower, Lobbies, Lifts and Staircases..

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13	Tenth Floor	4995.31	38 No's of Residential Units, Corridors, Fire Tower and Terraces, Lobbies, Lifts and Staircases.
14	Eleventh Floor	4792.14	38 No's of Residential Units, Corridors, Fire Tower, Lobbies, Lifts and Staircases.
15	Twelveth Floor	4792.14	38 No's of Residential Units, Corridors, Fire Tower, Lobbies, Lifts and Staircases.
16	Thirteenth Floor	4792.14	38 No's of Residential Units, Corridors, Fire Tower, Lobbies, Lifts and Staircases.
17	Fourteenth Floor	4792.14	38 No's of Residential Units, Corridors, Fire Tower, Lobbies, Lifts and Staircases.
18	Fifteenth Floor	5053.90	38 No's of Residential Units, Corridors, Fire Tower, Landscape Terrace, Lobbies, Lifts and Staircases.
19	Sixteenth Floor	4792.14	38 No's of Residential Units, Corridors, Fire Tower, Lobbies, Lifts and Staircases.
20	Seventeenth Floor	4792.14	38 No's of Residential Units, Corridors, Fire Tower, Lobbies, Lifts and Staircases.
21	Eighteenth Floor	4792.14	38 No's of Residential Units, Corridors, Fire Tower, Lobbies, Lifts and Staircases.
22	Nineteenth Floor	4792.14	38 No's of Residential Units, Corridors, Fire Tower, Lobbies, Lifts and Staircases.
23	Twentieth (Refuge)Floor	5067.76	38 No's of Residential Units, Corridors, Fire Tower, Lobbies, Lifts and Staircases.
24	Twenty First Floor	4792.14	38 No's of Residential Units, Corridors, Fire Tower, Lobbies, Lifts and Staircases.
25	Twenty Second Floor	4792.14	38 No's of Residential Units, Corridors, Fire Tower, Lobbies, Lifts and Staircases..
26	Twenty Third Floor	4792.14	38 No's of Residential Units, Corridors, Fire Tower, Lobbies, Lifts and Staircases.
27	Twenty Fourth Floor	4792.14	38 No's of Residential Units, Corridors, Fire Tower, Lobbies, Lifts and Staircases..
28	Twenty Fifth Floor	5053.90	38 No's of Residential Units, Corridors, Fire Tower, Landscape Terrace, Lobbies, Lifts and Staircases.
29	Twenty Sixth Floor	4792.14	38 No's of Residential Units, Corridors, Fire Tower, Lobbies, Lifts and Staircases.
30	Terrace Floor	544.23	OHT, Solar Panels, Fire Tower, Lift Machine Room and Staircases Head room
	Total - II	194496.27	1132 Residential Untis
1	FAR		1.3930 < 3.00
2	Coverage		6.36 < 45.00%

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RESIDENTIAL DEVELOPMENT AREA

Building – 8 Club House Building

Sl. No.	Floor Description	Built Up Area (in Sqm.)	Uses and other details.
1	Basement Floor	2201.99	43 Car parking, Two wheeler parking, Drivers Lounge, Back Office, Panel room, Store, Dry waste collection, Balancing Tank, Treated Water Tank, Raw Water Tank, Rain Water Sump, Lobbies, Lifts and Staircases.
2	Ground Floor	1854.34	61 No.s of Surface Car Parking, Entrance lobby, Pre function 1, Multipurpose Hall 1, Pantry 1, Pre function 2, Multipurpose Hall 2, Pantry 2, Pre function 3, Multipurpose Hall 3, Pantry 3, Association Office, Board room, Managers Cabin, Male Toilet, Female Toilet, Coffee Shop, Convenience Store, Creche and Children's Play area, Physiotherapy room, Consultation room, ATM, Electrical room, Male Change room, Female Change room, Lobbies, Lifts and Staircases.
3	First Floor	960.74	Lounge, Squash Court 1&2, Library, Billiards, TV Room, Spa/Salon, Male Toilet, Female Toilet, Balcony, Lobbies, Lifts and Staircases.
4	Second Floor	1485.69	Activity area, Badminton Hall, Yoga, Aerobics, Table tennis, Male Toilet, Female Toilet, Balcony, Lobbies, Lifts and Staircases.,
4	Third Floor	516.48	Gym, Male and Female Toilet, Male and Female Change room, Electrical room, UPS room, Balcony, Terrace, Lobbies, Lifts and Staircases.
5	Terrace Floor	-	Lift Machine Room, Staircase Head Room, Over Head Tanks.
	Total - III	7019.24	
	FAR		0.0486<3.00
	Coverage		1.78%<45.00%

This Occupancy Certificate is issued subject to the following conditions:

1. The car parking area at Basement Floors and Surface Car Parking 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.

(Signature)
18/5/23
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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. Basement Floors and Surface Car Parking area should be used for car parking purpose only and the additional area if any available in at Basement Floors and Surface Car Parking 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. 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. 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 of 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 Docket No GBC(1)/24/2018, Docket No. KSFES/CC/414/2022, dated: 26-09-2022 and CFO from KSPCB vide No AW: 336367 PCB Id: 40834 INW ID: 173872 Dated: 22-02-2023 and Compliance of submissions made in the affidavits filed to this office
17. The remaining Buildings should be completed as per the sanctioned plan and Final Occupancy Certificate should be obtained from BBMP
18. The Demand for payment of Ground rent and GST & others fees in interim stay as per the order of the Hon'ble High Court Vide W.P No. 6184/2023 (LB-BMP) dated: 20-03-2023 & 10-04-2023 is subject to condition for remittance of such cost in future, based on the outcome of the final orders of the Hon'ble High Court.
19. 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 (Partial) issued will be withdrawn without any prior notice.

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

To,
M/s Mysore Projects Pvt Ltd., GPA Holder for
M/s Corner Stone Bay East Developers Pvt Ltd., Khata Holder
29 and 30 th Floor, World Trade Center,
Brigade Gateway Campus,
26/1, Dr. Rajkumar Road,
Malleshwaram, Rajajingar,
Bangalore – 560 055.

Copy to :

1. JC (Mahadevapura Zone) / EE (Mahadevapura Division) / AEE/ ARO (Whitefield 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.

Joint Director (Town Planning – North)
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