



BRUHAT BENGALURU MAHANAGARA PALIKE

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

No: BBMP/Addl.Dir/JD NORTH/LP/0191/2015-16

Dated: 26-06-23

OCCUPANCY CERTIFICATE (PARTIAL)

Sub: Issue of Occupancy Certificate for Tower – S1 in Block – 4 Commercial (Office) use Building at Property Katha No: 239/240/275/88/1, 240/276/89/1, Sy No. 88/1P, 88/2 P, 89/1, 89/2, 90, 91, 92/1, 93./1, 93/2 A, 93/2 B, 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, 100/1 A(P), 101/1 B, 101/2(P), 101/3(P), 102/1(P), 102/2(P), 102/3(P), 103, 104/1(P), 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: 10-06-2022
 - 2) Modified Plan sanctioned by this office vide No. BBMP/Addl.Dir/JD North/0191/2015-16 Dated: 11-09-2018
 - 3) Fire Clearance for the Occupancy Certificate vide Docket No. KSFES/CC/332/2022, dated: 04-08-2022
 - 4) CFO issued by KSPCB vide No. AW-333694 PCB ID: 132946 INWID: 168969, dated: 07-10-2022
 - 5) Approval of Chief Commissioner for issue of Occupancy Certificate (Partial) dated: 16-09-2022 and 17-05-2023

The Modified Plan for the construction of Tower – S1 & S2 in Block – 4 consisting of 4BF+GF+10 UF , Tower – S3 in Block – 5, Tower – S4 & S5 in Block – 6 and Tower – S6 in Block – 7. Consisting of 4BF+GF+9 UF Commercial (Office) Building & Residential Apartment Building including EWS and Club House Consisting of 2BF+GF+15 UF at Property Katha No: 239/240/275/88/1, 240/276/89/1, Sy No. 88/1P, 88/2 P, 89/1, 89/2, 90, 91, 92/1, 93./1, 93/2 A, 93/2 B, 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, 100/1 A(P), 101/1 B, 101/2(P), 101/3(P), 102/1(P), 102/2(P), 102/3(P), 103, 104/1(P), 104/2, 104/3 104/4, Byatarayanapura Village, Yalahanka Hobli, Bengaluru North Taluku, Ward No. 07, Bengaluru was sanctioned by this office vide reference (2). The Commencement Certificate was issued for Commercial (Office) Building Block - 4 on 09-08-2019. The Fire and Emergency Services department vide Ref No. (3) has issued Clearance Certificate to Occupy the Building. KSPCB vide Ref (4) has issued consent for Operation of Sewage Treatment Plant (STP). Now the Applicant has applied for issue of Occupancy Certificate for Tower – S1 in Block – 4 Consisting of 4BF+GF+10 UF vide ref (1).

Commercial (Office) Tower – S1 in Block – 4 Building was inspected by the Officers of Town Planning Section on 28-07-2022 for the issue of Occupancy Certificate. During the inspection it is observed that, the construction has been completed in accordance with the Modified Sanctioned Plan. The proposal for the issuance of Occupancy Certificate for Tower – S1 in Block – 4 Commercial (Office) Building was approved by the Chief Commissioner vide Ref (5). Subsequent to the approval accorded by Chief Commissioner the applicant was endorsed on dated: 28-09-2022 to remit Rs. 16,30,04,000/- (Rupees Sixteen Crores Thirty Lakhs Four Thousand Only), towards the fine for additional construction area, Scrutiny Fees, Ground Rent Arrers and GST towards the issue of Partial Occupancy Certificate and Arrears fees of Rs. 48,06,46,587/- (Rupees Forty Eight Crores Six Lakhs Forty Six Thousand Five Hundred and Eighty Seven only). But, the applicant has paid of Rs. 12,96,27,000/- (Rupees Twelve Crores Ninty Six Lakhs Twenty Seven Thousand only) in the form of DD No. 042035 dated: 20-05-2023 drawn on HDFC Bank, Sahakarnagar Branch as per the Hon'ble High Court Interim order passed in vide W.P. No. 21157/2022 (LB-BMP) dated: 28-10-2022 and the same has been taken into BBMP account vide receipt No. RE-ifms 331-TP/000018 dated: 24-05-2023.


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

 25/5/23
 25/5/23
 25/5/23



Hence, Permission is hereby granted to occupy the Tower – S1 in Block – 4 for Commercial (Office) use Building Consisting of 4BF+GF+10 UF at Property Katha No: 239/240/275/88/1, 240/276/89/1, Sy No. 88/1P, 88/2 P, 89/1, 89/2, 90, 91, 92/1, 93./1, 93/2 A, 93/2 B, 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, 100/1 A(P), 101/1 B, 101/2(P), 101/3(P), 102/1(P), 102/2(P), 102/3(P), 103, 104/1(P), 104/2, 104/3 104/4, Byatarayanapura Village, Yalahanka Hobli, Bengaluru North Taluku, Ward No. 07, Bengaluru with the following details.

Tower – S1 in Block – 4 Commercial (Office) use Building

Sl. No.	Floor Descriptions	Built Up Area (sqm)	Remarks
1.	4 th Basement Floor	17892.66	545 No.s of Car Parking, STP, Pump Rooms, Fan Room, Panel Room, DG Room, Lobbies, Lifts and Staircases
2.	3 rd Basement Floor	17581.18	534 Nos. of Car Parking, Lobbies, Lifts and Staircases
3.	2 nd Basement Floor	18054.10	492 No.s of Car Parking, DG Room, STP, Lobbies, Lifts and Staircases
4.	1 st Basement Floor	16212.39	377 No.s of Car Parking, DG Room, STP, Communication Room, BMS Room, Fire Room, WTP, Transformer Rooms, Electrical Rooms, Drivers Toilets, UPS Rooms, Lobbies, Lifts and Staircases
5.	Ground Floor	3863.92	65 No.s of Surface Parking, HSD Yard, RMU Yard, OWC, AHU Rooms, Entrance Lobby, Office Space, Toilets, Service Area, Lobbies, Lifts and Staircases
6.	First Floor	4126.77	Office Space, AHU Rooms, Electric Rooms, Service Area, Lobbies, Lifts and Staircases
7.	Second Floor	4407.10	Office Space, AHU Rooms, Electric Rooms, Service Area, Lobbies, Lifts and Staircases
8.	Third Floor	4454.72	Office Space, AHU Rooms, Electric Rooms, Service Area, Lobbies, Lifts and Staircases
9.	Fourth Floor	4454.72	Office Space, AHU Rooms, Electric Rooms, Service Area, Lobbies, Lifts and Staircases
10.	Fifth Floor	4581.72	Office Space, AHU Rooms, Electric Rooms, Service Area, Lobbies, Lifts and Staircases
11.	Sixth Floor	4399.29	Office Space, AHU Rooms, Refuge Area, Electric Rooms, Service Area, Lobbies, Lifts and Staircases
12.	Seventh Floor	4241.42	Office Space, AHU Rooms, Electric Rooms, Service Area, Lobbies, Lifts and Staircases
13.	Eighth Floor	4324.18	Office Space, AHU Rooms, Electric Rooms, Service Area, Lobbies, Lifts and Staircases
18.	Ninth Floor	4399.57	Office Space, AHU Rooms, Refuge Area, Electric Rooms, Service Area, Lobbies, Lifts and Staircases
19	Tenth Floor	2777.73	Office Space, AHU Rooms, Electric Rooms, Service Area, Lobbies, Lifts and Staircases
20	Terrace Floor	166.65	Lift Machine Room, Staircase Head Room, OHT, solar Panels.
	Total Built Up Area	115938.12	

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

25/5/23

25/5/23

25/5/23



FAR	1.25	(0.384 – Tower S1 in Block – 4) (0.871 + 0.384 = 1.25 < 3.25 including Partial OC issued for Block – 8)
Coverage	23.28%	(3.31% – Tower S1 in Block – 4) (3.31% + 19.97% = 23.28% < 50% including Partial OC issued for Block – 8)

This Occupancy Certificate is issued subject to the following conditions:

1. The car parking area at Four Basement Floors and Surface Area 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. Four Basement Floors and Surface Areaa should be used for car parking purpose only and the additional area if any available in Four Basement Floors and Surface 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. 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.
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.

Apkay
26/5/23
Joint Director (Town Planning – North)
Bruhat Bengaluru Mahanagara Palike

25/5/23

25/05/23

25/5/23



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. KSFES/CC/332/2022, dated: 04-08-2022 and CFO issued by KSPCB vide Consent No. AW-333694 PCB ID: 132946 INWID: 168969, dated: 07-10-2022 and Compliance of submissions made in the affidavits filed to this office.
15. The Demand for payment of fees as per the Interim order of the Hon'ble High Court vide W.P. No. 21157/2022 (LB-BMP) is subject to condition for remittance of such cost in future, based on the outcome of the final order of the Hon'ble High Court.
16. Since, the Partial Occupancy Certificate is now being considered only for Tower – S1 in Block – 4 Commercial (Office) use Building the percentage of violation will be calculated at the time of issue of Final Occupancy Certificate after completion of construction works for the remaining Blocks.
17. The Remaining Commercial Building Blocks should be completed as per the Modified Sanctioned Plan & Occupancy Certificate should be obtained after Completion.
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 (Partial) issued will be withdrawn without any prior notice

Sd/-
Joint Director of Town Planning (North)
Bruhat Bengaluru MahanagaraPalike

To,
M/s L & T Reality Developers Ltd.
Bellary Road, Byatarayanapura,
Bengaluru - 560092.

Copy to

1. JC / EE (Byatarayanapura) / AEE/ ARO (Kodigehalli Sub-division) for information and necessary action.
2. Director General of Police, Fire and Emergency Services, # 1, AnnaswamyModaliar Road, Bengaluru – 560 042 for information.
3. Senior Environmental Officer, KSPCB, # 49, Church Street, Bengaluru - 01 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)
Bruhat Bengaluru Mahanagara Palike

25/5/23

25/5/21

25/5/23