



BRUHAT BENGALURU MAHANAGARA PALIKE

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

No. BBMP/Addl.DIR/JD NORTH/LP/0071/2018-19

Dated: 29/08/2023

PRJ/0927/2020-21

OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for the Commercial (Retail & Office) Building at Property Khata No. 2890 & 2891, Sy.no:14 & 158 of Pattandur Agrahara Village, K.R.Puram Hobli, Ward No:83, Mahadevapura Zone, Bengaluru.

- Ref: 1) Your application for issue of Occupancy Certificate, Dated: 15.09.2022.
2) Plan Sanctioned by this Office Vide LP No: BBMP/Addl.Dir/JD North/LP/0071/2018-19) Dated: 25-10-2019.
3) Modified Plan sanctioned by this office vide No. PRJ/0927/2020-21, Date: 16-07-2021
4) Approval of Chief Commissioner for issue of Occupancy Certificate, Dated: 26-04-2023. and 12-06-2023
5) Fire Clearance for the Occupancy Certificate vide No. KSFES/CC/576/2022 dated: 21.02.2023
6) CFO issued by KSPCB vide No. AW-336549, PCB ID: 78369 dated: 02.03.2023.

The Plan was sanctioned for the construction of Commercial (Retail & Office) Building consisting of 3BF+GF+11 UF, at Property Khatha No. 2890 & 2891, Sy No. 14 & 158 of Pattandur Agrahara Village, K.R.Puram Hobli, Ward No:83, Mahadevapura Zone, Bengaluru by this office vide reference (2). The Commencement Certificate was issued on 01-07-2020. Further, The modified plan was sanctioned for the construction of Commercial (Retail & Office) Building consisting of 3BF+GF+11 UF, by this office vide reference (3). Now the Applicant has applied for issue of Occupancy Certificate for the Commercial (Retail and Office) Building Consisting of 3BF+GF+11 UF vide reference (1). The Fire and Emergency Services Department has issued Fire Clearance Certificate to Occupy Building vide reference (5). KSPCB consent for Operation of Sewage Treatment Plant (STP). has issued vide reference (6)

The Commercial (Retail and Office) Building was inspected by the Officers of Town Planning Section on 17-03-2023 for the issue of Occupancy Certificate. During the course of inspection it is observed that, there is deviation in construction with reference to the Modified Sanctioned Plan. which is within the regularization limit as per building By-laws 2023. The proposal for the issuance of Occupancy Certificate for Commercial (Retail and Office) building was approved by the Chief Commissioner vide reference (4). Subsequent to the approval accorded by the Chief Commissioner, the applicant was endorsed on dated: 02-05-2023 to remit Rs. 4,41,36,000/- towards the issuance of Occupancy Certificate i.e., Ground rent including GST, Compounding Fee for deviated portion & Scrutiny Fee. Rs. 9,05,33,932/- towards balance Fee payable and Rs. 1,74,26,500/- towards balance labour cess payable during the plan sanction and the modified plan sanction. Now the applicant has paid of Rs. 31,58,242/- (Rupees Thirty One Lakhs Fifty Eight Thousand and Two Hundred and Forty Two only) towards compounding Fee for deviated portion as per the Hon'ble High Court interim order dated: 25-05-2023 vide W.P.No. 10458/2023 (LB-BMP) in the form of DD No.020874, dated:24-08-2023 drawn on HDFC Bank, Karthik Nagar Branch, Bengaluru. The same has been taken into BBMP account vide receipt No. RE-ifms 331-TP/000050 dated: 28-08-2023.

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

29/08/23

29/8/23

29/8



Hence, Permission is hereby granted to occupy Commercial (Retail and Office) Building consisting of 3BF+GF+11UF at Property Khatha No. 2890 & 2891, Sy No. 14 & 158 of Pattandur Agrahara Village, K.R.Puram Hobli, Ward No:83, Mahadevapura Zone, Bengaluru Occupancy Certificate is accorded with the following details.

Commercial (Retail and Office) Building (Tower 1 & 2)

Sl. No.	Floor Description	Built Up Area (in Sqm.)	Uses and other details.
1	Third Basement Floor	14396.03	522 Nos. of the Car parking. Service Room, Store Room and Lobbies, lifts and Staircase
2	Second Basement Floor	14241.94	506 Nos. of the Car parking. Service Room, Store Room, Sump Tank, Lobbies, lifts and Staircase.
3	First Basement Floor	14668.76	378 Nos. of the Car parking. Two Wheeler parking, Pump Room, DG Room, Electrical Room, Service Room, Communication Room, STP, Lobbies, Lifts and Staircase.
4	Ground Floor	10162.92	Retail Spaces, Food Courts, AHU Rooms, Toilets, Creche, Saloon/Spa atrium area, Cafe/ATM/GYM, HSD yard, lobbies, lifts, and Staircases.
5	First Floor	8485.61	Office Spaces, AHU Rooms, Electrical Rooms, Toilet Rooms, Lobbies, Lifts and Staircases.
6	Second Floor	8485.61	Office Spaces, AHU Rooms, Electrical Rooms, Toilet Rooms, Lobbies, Lifts and Staircases.
7	Third Floor	9892.73	Office Spaces, AHU Rooms, Electrical Rooms, Toilet Rooms, Lobbies, Lifts and Staircases.
8	Fourth Floor	9892.73	Office Spaces, AHU Rooms, Electrical Rooms, Toilet Rooms, Lobbies, Lifts and Staircases.
9	Fifth Floor	9892.73	Office Spaces, AHU Rooms, Electrical Rooms, Toilet Rooms, Lobbies, Lifts and Staircases.
10	Sixth Floor	9445.04	Office Spaces, AHU Rooms, Electrical Rooms, Toilet Rooms, Refuges area, Lobbies, Lifts and Staircases.
11	Seventh Floor	9445.04	Office Spaces, AHU Rooms, Electrical Rooms, Toilet Rooms, Lobbies, Lifts and Staircases.
12	Eighth Floor	9445.04	Office Spaces, AHU Rooms, Electrical Rooms, Toilet Rooms, Lobbies, Lifts and Staircases.
13	Ninth Floor	9082.32	Office Spaces, AHU Rooms, Electrical Rooms, Toilet Rooms, Refuges area, Lobbies, Lifts and Staircases.
14	Tenth Floor	9082.32	Office Spaces, AHU Rooms, Electrical Rooms, Toilet Rooms, Lobbies, Lifts and Staircases.
15	Eleventh Floor	9082.32	Office Spaces, AHU Rooms, Electrical Rooms, Toilet Rooms, Lobbies, Lifts and Staircases.
16	Terrace Floor	505.33	OHT, Solar Panels, Cooling Tower, Services, Lift Machine Rooms and Staircase Head Rooms.
Total		156206.47	
17	FAR Achieved		3.0009 > 3.00
18	Coverage Achieved		34.05% < 45%

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

29/08/23

29/8/23

29/8/23

29/8



This Occupancy Certificate is issued subject to the following conditions:

1. The car parking area at Three Basement Floors 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. Three Basement Floors Area should be used for car parking purpose only and the additional area if any available in Three Basement Floors 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 Applicant / 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 Applicant / owner 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 Applicant / owner 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 Applicant / owner 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 Applicant / owner 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.

(Signature)
29/8/23
Joint Director (Town Planning – North)
Bruhat Bengaluru Mahanagara Palike

29/08/23

29/8/23

29/8



14. This Occupancy Certificate is subject to conditions laid out in the Clearance Certificate issued from Fire Force Department vide No. KSFES/CC/576/2022, dated: 21-02-2023 and CFO issued by KSPCB vide Consent No. AW-336549 PCB ID: 78369, dated: 02-03-2023 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 interim order vide W.P. No. 10458/2023 (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. 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 Sumadhura Capital Towers Pvt Ltd
Rep by Sri G.Madhusudhan & Authorized Signatory Director
Sri Bharath Kumar Kandukuri
Khata No 2890, 2891, Sy No 14 & 158 of pattandur
Agrahara Village, K.R Puram, Ward No 83
Mahadevapura Zone, Bengaluru 560 066

Copy to,

1. JC (Mahadevpura Zone) / EE (Mahadevapura Division) / AEE/ ARO (White Field 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)
Bruhat Bengaluru Mahanagara Palike**

29/08/23

29/8/23

29/8