



BRUHAT BENGALURU MAHANAGARA PALIKE

No. 18/23-24 Office of the Joint Director (Town Planning – North) N.R. Square, Bengaluru – 02

Date 05/09/2023 No. BBMP/Addl.Dir/JDNORTH/0022/2020-21

Dated: 04-09-2023

OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for the Commercial (Office) Building at Property Khata No. 37, SRT Road, Vasanthanagar Cunningham Road, Ward No 110, Bengaluru

Ref: 1) Your application for issue of Occupancy Certificate, Dated: 14-07-2023

2) Plan Sanctioned by this Office Vide LP No: BBMP/Addl.Dir/JD North/LP/0022/2020-21 Dated: 10-02-2021

3) Approval of Chief Commissioner for issue of Occupancy Certificate, Dated: 31-08-2023

4) Fire Clearance for the Occupancy Certificate vide No. KSFES/GBC(1)/195, Docket No. KSFES/CC/438/2023 dated: 12-07-2023

5) CFO issued by KSPCB vide No. AW-338459, PCB ID: 98873, INW ID: 205644 dated: 04-07-2023

The Plan was sanctioned for the construction of Commercial (Office) Building consisting of 2B+GF+10UF, at Property Khata No. 37, SRT Road, Vasanthanagar Cunningham Road, Ward No 110, Bengaluru by this office vide reference (2). The Commencement Certificate was issued on 29-06-2022. Now the Applicant has applied for issue of Occupancy Certificate for the Commercial Building Consisting of 2B+GF+10UF vide reference (1). The Fire and Emergency Services Department has issued Fire Clearance Certificate to Occupy Building vide reference (4). KSPCB consent for Operation of Sewage Treatment Plant (STP) has issued vide reference (5)

The Commercial (Office) Building was inspected by the Officers of Town Planning Section on 21-08-2023 for the issue of Occupancy Certificate. During the course of inspection it is observed that, there is deviation in construction with reference to the Sanctioned Plan which is within the regularization limit as per Building Bye-laws 2003. The proposal for the issuance of Occupancy Certificate for Commercial building was approved by the Chief Commissioner vide reference (3). Subsequent to the approval accorded by the Chief Commissioner, the applicant was endorsed on dated: 01-09-2023 to remit Rs. 2,06,65,000/- towards the issuance of Occupancy Certificate i.e., Ground rent including GST for additional construction period, Compounding Fee for deviated portion & Scrutiny Fees and the same has been paid by the applicant in the form of DD No. 188050, dated: 02-09-2023 drawn on HDFC Bank, Kasturabha Gandhi Marg Branch, Bengaluru. The same has been taken into BBMP account vide receipt No. RE-ifms 331-TP/000055 dated: 02-09-2023.

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

4/09/2023

Prasanth

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Hence, Permission is hereby granted to occupy Commercial (Office) Building consisting of 2B+GF+10UF for commercial use constructed at Property Khatha No. 37, SRT Road, Vasanthanagar Cunningham Road, Ward No 110, Occupancy Certificate is accorded with the following details.

Commercial (Office) Building

Sl. No.	Floor Description	Built Up Area (in Sqm.)	Uses and other details.
1	Lower Basement Floor	4060.38	108 Nos. of Car parking, STP, Pump Rooms, Fan Rooms, Panel Rooms, Lobbies, Lifts and Staircase.
2	Upper Basement Floor	4060.38	88 Nos. of the Car parking, Pump Room, Panel Rooms, Toilets, UPS Room, Communication Rooms, Lobbies, Lifts and Staircase.
3	Ground Floor	1478.26	36 Nos. of Surface Car parking, HSD Yard, RMU Yard, OWC, AHU Room, D.G Room, Electrical Room, BMS/Fire Command Room, Lobby, Office Space, Cafeteria, Toilets, Service Area, Lobbies Lifts and Staircases.
4	First Floor	1830.76	Office Spaces, AHU Rooms, D.G Room, Electrical Rooms, UPS Rooms, Server Room, Pantry, Toilets, Service Area, Lobbies, Lifts and Staircases.
5	Second Floor	1830.76	Office Spaces, AHU Rooms, D.G Room, Electrical Rooms, UPS Rooms, Server Room, Pantry, Toilets, Service Area, Lobbies, Lifts and Staircases.
6	Third Floor	1830.76	Office Spaces, AHU Rooms, D.G Room, Electrical Rooms, UPS Rooms, Server Room, Pantry, Toilets, Service Area, Lobbies, Lifts and Staircases.
7	Fourth Floor	1830.76	Office Spaces, AHU Rooms, D.G Room, Electrical Rooms, UPS Rooms, Server Room, Pantry, Toilets, Service Area, Lobbies, Lifts and Staircases.
8	Fifth Floor	1830.76	Office Spaces, AHU Rooms, D.G Room, Electrical Rooms, UPS Rooms, Server Room, Pantry, Toilets, Service Area, Refuge Area, Lobbies, Lifts and Staircases.
9	Sixth Floor	1830.76	Office Spaces, AHU Rooms, D.G Room, Electrical Rooms, UPS Rooms, Server Room, Pantry, Toilets, Service Area, Lobbies, Lifts and Staircases.
10	Seventh Floor	1830.76	Office Spaces, AHU Rooms, D.G Room, Electrical Rooms, UPS Rooms, Server Room, Pantry, Toilets, Service Area, Lobbies, Lifts and Staircases.
11	Eighth Floor	1830.76	Office Spaces, AHU Rooms, D.G Room, Electrical Rooms, UPS Rooms, Server Room, Refuge Area, Pantry, Toilets, Service Area, Lobbies, Lifts and Staircases.
12	Ninth Floor	1830.76	Office Spaces, AHU Rooms, D.G Room, Electrical Rooms, UPS Rooms, Server Room, Pantry, Toilets, Service Area, Lobbies, Lifts and Staircases.
13	Tenth Floor	1830.76	Office Spaces, AHU Rooms, D.G Room, Electrical Rooms, UPS Rooms, Server Room, Pantry, Toilets, Service Area, Lobbies, Lifts and Staircases.
14	Terrace Floor	39.08	Lift Machine Rooms, Staircase Head Rooms, OHT Chiller Plant Room, Cooling Towers, RO Water plant, Electrical Room, Fan Rooms, Heat recovery Units and Solar Panels.
Total		27945.66	Commercial (Office) Building
	FAR Achieved		2.97 > 3.00
	Coverage Achieved		25.04% < 45%

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

09/09/23

(Signature)
05/09/23
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This Occupancy Certificate is issued subject to the following conditions:

1. The car parking area at Two 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. Two Basement Floors and Surface area should be used for car parking purpose only and the additional area if any available in Two 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.
14. This Occupancy Certificate is subject to conditions laid out in the Clearance Certificate issued from Fire Force Department vide No. KSFES/GBC(1)/195, Docket No. KSFES/CC/438/2023 dated: 12-07-2023 and CFO issued by KSPCB vide No.

[Handwritten Signature]
Joint Director (Town Planning – North)
Bruhat Bengaluru Mahanagara Palike

04/09/2023

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AW-338459, PCB ID: 98873, INW ID: 205644 dated: 04-07-2023 and Compliance of submissions made in the affidavits filed to this office.

15. The Demand for payment of remaining Plan sanction fee as per the Interim order of the Hon'ble High Court interim order vide W.P. No. 14120/2020 (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 NOSTROMO DEVELOPERS LLP
(Formerly know as M/s Midas Developers)
11, Ground Floor, "Global Tech Park" O'
Shaughnessy Road, Langford Town
Bengaluru- 560 001

Copy to,

1. JC (East Zone) / EE (Shivajinagar) / AEE/ ARO (Vasantha Nagar) 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), BESCO, North Division, No. 8, Benson Town, Nandi Durga Road, Bengaluru - 560046.
5. Office copy.

Okay
05/09/23
Joint Director (Town Planning – North)
Bruhat Bengaluru Mahanagara Palike

04/05/2023

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04/09/2023