



BRUHAT BENGALURU MAHANAGARA PALIKE

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

No. BBMP/Addl.Dir/JDNORTH/0023/2020-21

Dated: 06-11-23

OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for the Commercial (Office) Building, Property New Khata No. 1368 Sy No 25/2, 25/3 (Property Old Khata No. and 1368, Sy No 25/2, 25/3 & 26) Ward No 01, Venkatala Village, Yalahanka Hobli, Yelahanka Zone Bengaluru.

- Ref: 1) Your application for issue of Occupancy Certificate, Dated: 01-08-2023
2) Plan Sanctioned by this Office Vide LP No: BBMP/Addl.Dir/JD North/LP/0023/2020-21 Dated: 27-10-2021
3) Approval of Chief Commissioner for issue of Occupancy Certificate, Dated: 29-09-2023
4) Fire Clearance for the Occupancy Certificate vide No. KSFES/GBC(1)/376, Docket No. KSFES/CC/457/2023 dated: 31-07-2023
5) CFO issued by KSPCB vide Consent Order No. AW-340461, PCB ID: 84640 dated:06-11-2023

The Plan was sanctioned for the construction of Commercial (Office) Building consisting of 3B + GF + 13 UF, at Property New Khata No. 1368 Sy No 25/2, 25/3 (Property Old Khata No. and 1368, Sy No 25/2, 25/3 & 26) Ward No 01, Venkatala Village, Yalahanka Hobli, Yelahanka Zone Bengaluru, by this office vide reference (2). The Commencement Certificate was issued on 28-01-2022. Now the Applicant has applied for issue of Occupancy Certificate for the Commercial (Office) Building Consisting of 3B + GF + 13 UF vide reference (1). The Fire and Emergency Services Department has issued Fire Clearance Certificate to Occupy Building vide reference (4). KSPCB vide Ref (5) has issued consent for Operation of Sewage Treatment Plant (STP).

The Commercial (Office) Building was inspected by the Officers of Town Planning Section on 12-09-2023 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 (Office) 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: 30-09-2023 to remit Rs. 1,53,27,000/- 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 RTGS and the Transaction ID (UTR ID) is: ICICR22023093000012937, through ICICI Bank, M.G Road Branch, Bengaluru. Pertaining to the same has been taken into BBMP account vide. RTGS CR-ICICR22023093000012937-

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ICIC0099999, dated: 30-09-2023. The deviations effected in the building are condoned & regularized accordingly.

Hence, permission is hereby granted to occupy Commercial (Office) Building consisting of 3B + GF + 13 UF for Commercial (Office) use constructed at Property Khata No. 1368 Sy No 25/2, 25/3 (Property Old Khata No. and 1368, Sy No 25/2, 25/3 & 26) Ward No 01, Venkatala Village, Yalahanka Hobli, Occupancy Certificate is accorded with the following details.

Commercial (Office) Building

S.No	Floor Description	Built Up Area	Uses and other details
1	Basement-3 Floor	9,259.74	286 No of car parkings, Fans, Service lift lobbies, Jump lift Lobbies, Staircases, Panel Room, RO Plant
2	Basement-2 Floor	9,381.23	266 No of car parkings, Fans, Service lift lobbies, Jump lift Lobbies, DG Area, Staircases, STP
3	Basement-1 Floor	9,436.86	183 No of car parkings, Fans, Service lift lobbies, Jump lift Lobbies, Staircases, Electrical room, Chiller Plant room, DG room, Fuel tank room, Transformer room, PHE room, Fire pump room, Fire water sump, Raw water sump, Treated water sump, OWC room, UPS room.
4	Ground Floor	3,707.13	50 No.s of Surface Car Parking, Lobby, open space, Office space, Service lift lobbies, Jump lift Lobbies, Staircases, Lift lobbies, Fire command centre, Toilets, Loding and unloading,
5	First Floor	4,316.07	Office space, Service lift lobbies, Staircases, Lift lobbies, Toilets, AHU rooms
6	Second Floor	5,417.05	Office space, Service lift lobbies, Staircases, Lift lobbies, Toilets, AHU rooms
7	Third Floor	5,417.05	Office space, Service lift lobbies, Staircases, Lift lobbies, Toilets, AHU rooms
8	Fourth Floor	5,417.05	Office space, Service lift lobbies, Staircases, Lift lobbies, Toilets, AHU rooms
9	Fifth Floor	5,142.23	Office space, Service lift lobbies, Staircases, Lift lobbies, Toilets, AHU rooms, Open Terrace
10	Sixth Floor	4,531.62	Office space, Service lift lobbies, Staircases, Lift lobbies, Toilets, AHU rooms, Open Terrace, Refuge terrace
11	Seventh Floor	3,690.02	Office space, Service lift lobbies, Staircases, Lift lobbies, Toilets, AHU rooms, Open Terrace
12	Eighth Floor	3,690.02	Office space, Service lift lobbies, Staircases, Lift lobbies, Toilets, AHU rooms
13	Ninth Floor	3,723.50	Office space, Service lift lobbies, Staircases, Lift lobbies, Toilets, AHU rooms, Terrace, Refuge terrace
14	Tenth Floor	3,690.02	Office space, Service lift lobbies, Staircases, Lift lobbies, Toilets, AHU rooms
15	Eleventh Floor	3,690.02	Office space, Service lift lobbies, Staircases, Lift lobbies, Toilets, AHU rooms

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16	Twelfth Floor	3,690.02	Office space, Service lift lobbies, Staircases, Lift lobbies, Toilets, AHU rooms
17	Thirteenth Floor	3,710.40	Office space, Service lift lobbies, Staircases, Lift lobbies, Toilets, AHU rooms, Open Terrace, Refuge terrace
18	Terrace Floor	439.33	LMR, Staircases, Service lift lobbies, OHT
	Total	88,349.36	
	FAR Achieved		1.81 > 3.25
	Coverage Achieved		12.94 > 55%

This Occupancy Certificate is issued subject to the following conditions:

1. The car parking area at Three 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. Three Basement Floors and Surface 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.

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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)/376, Docket No. KSFES/CC/457/2023 dated: 31-07-2023 and CFO from KSPCB vide Consent Order No. AW-340461, PCB ID: 84640 dated:06-11-2023 and Compliance of submissions made in the affidavits filed to this office.
15. 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 issued will be withdrawn without any prior notice

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

To,
Smt. K.Surekha & Pachappa
GPA Holder's M/s Embassy Construction Pvt Ltd
150, Embassy Point, Infantry Road
Bengaluru-560 001

Copy to

1. JC /EE (Yelahanka Division) / AEE/ ARO (Yelahanka Sub-Division) for information and necessary action.
2. Director General of Police, Fire and Emergency Services, # 1, AnnaswamyModaliar Road, Bangalore 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

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