



BRUHAT BENGALURU MAHANAGARA PALIKE

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

No. BBMP/Addl.DIR/JD NORTH/LP/0396/2015-16

Dated: 28-12-2023

OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for the Commercial (Office & Retail) Building at Khata No. 61, PID No. 76-20-61. St. Marks Road, Richmond Town, Ward No. 111, East Zone, Bangalore-560001

- Ref: 1) Your application for issue of Occupancy Certificate, Dated: 07-08-2023.
2) Modified Plan Sanctioned by this Office Vide LP No: BBMP/Addl.Dir/JD North/LP/0396/2015-16, Dated: 27-08-2018 .
3) Approval of Chief Commissioner for issue of Occupancy Certificate, Dated: 08-11-2023
4) Fire Clearance for the Occupancy Certificate vide No.,Docket No. KSFES/CC/436/2023, Dated: 07-08-2023.
5) CFO issued by KSPCB vide No. AW-339848, PCB ID: 154417, INW ID 194172 Dated: 29-09-2023

The Modified Plan was sanctioned for the construction of Commercial (Office & Retail) Building Consisting of 3BF+GF+ 9UF, at Property Khata No. 61, PID No. 76-20-61. St. Marks Road, Richmond Town, Ward No. 111, East Zone, Bangalore-560001 by this office vide reference (2). The Commencement Certificate was issued on 31-03-2022. Now the Applicant has applied for issue of Occupancy Certificate for the Commercial (Office & Retail) Building Consisting of 3BF+GF+ 9UF vide reference (1). The Fire Clearance for the Occupancy Certificate was issued vide reference (4) and the KSPCB consent for Operation of Sewage Treatment Plant (STP) was issued vide reference (5).

The Commercial (Office & Retail) Building was inspected by the Officers of Town Planning Section on 10-10-2023 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 2003. The proposal for the issuance of Occupancy Certificate for Commercial (Retail and 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: 09-11-2023 to remit Rs. 7,25,88,854/- towards the issuance of Occupancy Certificate i.e., Ground rent including GST, Compounding Fee for deviated portion & Scrutiny Fee. Now the applicant has paid of Rs. 57,56,315/- (Rupees Fifty Seven Lakhs Fifty Six Thousand Three Hundred and Fifteen only) towards compounding Fee for deviated portion as per the Hon'ble High Court interim order dated: 23-11-2023 vide W.P.No. 25844/2023 (LB-BMP) in the form of DD No.008068 and 008069 dated:22-12-2023 drawn on HDFC Bank Ltd, Vasanth Nagar Branch, Bengaluru. The same has been taken into BBMP account vide receipt No. RE-ifms 331-TP/000101 dated: 27-12-2023.

Hence, Permission is hereby granted to occupy Commercial (Retail and Office) Building consisting of 3BF+GF+9UF at Property Khata No. 61, PID No. 76-20-61. St. Marks Road, Richmond Town, Ward No. 111, East Zone, Bangalore-560001, Occupancy Certificate is accorded with the following details.

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Commercial Building (Retail and Office)

Sl. No.	Floor Description	Built Up Area (in Sqm.)	Uses and other details.
1	Third Basement Floor	5583.94	221 Nos. of Car parking, Two Wheeler Parking, Staff Canteen, Store Room, Electrical Room, Toilets, Sump, Lobby, Fire Tower, Lift and Staircases.
2	Second Basement Floor	5593.23	231 Nos. of Car parking, Two Wheeler Parking, Electrical Room, Waste Collection Room, OWC Room, Fire Pump Room, STP Pump Room, Storage Room, Fire Tower Toilets, Lobbies, lifts and Staircase.
3	First Basement Floor	5593.23	169 Nos. of Car parking, Two Wheeler parking, Electrical Rooms, UPS and Battery Room, RWH Sump, Treated Water Sump, Raw Water Sump, LT Panel Room, Fire Tower, Fire Water Sump, Store Room, Toilets, Service Room, Lobbies, Lifts and Staircase.
4	Ground Floor	3791.21	Retail Space, Commercial and Retail Lobby, Store Room, Fire Controller / BMS Room, Corridors, Toilets, Electrical Room, Escalator, Store Room, DG Yard, HT Yard, Transformer and Lobbies, Security Rooms, Fire Tower, Lifts and Staircase.
5	First Floor	3857.15	Retail Space, Storage Room, Electrical Room, Corridors, Toilets, Escalators, Lifts, staircases, Lobbies, Fire Tower.
6	Second Floor	3482.17	Retail Space, Retail / Restaurants Space, AHU Rooms, Electrical Rooms, Escalators, Store Room, Toilet Rooms, Corridors, Fire Tower, Lobbies, Lifts and Staircases.
7	Third Floor	2734.75	Office Spaces, Restaurant, Storage Room, AHU Rooms, Electrical Rooms, Toilet Rooms, Escalators, Fire Tower, Lobbies, Corridor, Refuge Area Lifts and Staircases.
8	Fourth Floor	2128.23	Office Spaces, AHU Rooms, Electrical Rooms, Toilet Rooms, Lobbies, Lifts and Staircases, Storage Room, Fire Tower, Corridor, Open Terrace.
9	Fifth Floor	2593.31	Office Spaces, AHU Rooms, Electrical Rooms, Store Room, Toilet Rooms, Fire Tower Lobbies, Corridor, Lifts and Staircases.
10	Sixth Floor	2567.87	Office Spaces, AHU Rooms, Electrical Rooms, Store Room, Toilet Rooms, Lobbies, Corridor, Fire Tower Lifts and Staircases.
11	Seventh Floor	2498.66	Office Spaces, AHU Rooms, Electrical Rooms, Store Room, Toilet Rooms, Lobbies, Lifts and Staircases, Corridor, Refuge Area and Fire Tower.
12	Eighth Floor	2434.35	Office Spaces, AHU Rooms, Electrical Rooms, Store Room, Toilet Rooms, Lobbies, Lifts and Staircases, Corridors and Fire Tower.
13	Ninth Floor	1094.64	Office Spaces, Store Room, AHU Rooms, Electrical Rooms, Toilet Rooms, Lobbies, Lifts and Staircases. Corridor and Fire Tower.
14	Terrace Floor	47.24	Lifts and Staircases Head Room, Fire Tower, Chillers, Cooling Tower, AC Plant Room, Pump Room, Water Tank.
Total		43999.98	Commercial (Retail and Office)
	FAR Achieved		3.01 > 3.00
	Coverage Achieved		44.99% < 45%

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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.
14. This Occupancy Certificate is subject to conditions laid out in the Clearance Certificate issued from Fire Force Department vide No. KSFES/CC/436/2023, dated: 07-08-2023 and CFO issued by KSPCB vide Consent No. AW-339848 PCB ID: 155417, INW ID : 194172 dated: 29-09-2023 and Compliance of submissions made in the affidavits filed to this office.

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15. The Demand for payment of fees as per the Interim order of the Hon'ble High Court interim order vide W.P. No. 25844/2023 (LB-BMP) Dated: 23-11-2023 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 issued will be withdrawn without any prior notice

-Sd-

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

To,
Sri. V.P. Mahendra and V.P. Tiruvengadaswamy
No. 61, PID No. 76-20-61.
St. Marks Road, Richmond Town,
Ward No. 111, East Zone,
Bangalore-560001

Copy to,

1. JC (East Zone) / EE (Shanthi nagar Division) / AEE/ ARO (Shanthi 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), BESCOM, North Division, No. 8, Benson Town, Nandi Durga Road, Bengaluru - 560046.
5. Office copy.

**Joint Director (Town Planning – North)
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