

## **BRUHAT BENGALURU MAHANAGARA PALIKE**

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

L. P No. BBMP/Addl.Dir/JDNORTH/1003/20-21

Dated: 15.02.2024

Project No: PRJ/0117/20-21

### **OCCUPANCY CERTIFICATE (Partial)**

Sub: Issue of Occupancy Certificate for the Commercial (IT/BT) Building Tower-A at Property Katha No: 8/60, Sy No. 215/1, 215/2, 216, 217/1, 217/2, 218(P), 219, 220/1, 221, 222/3A, 222/1A, 222/2, 254/1, 254/2, 254/3, 255/1, 255/2, 255/3, 255/4, 256/1, 256/2, 256/3, 257P, 258/2P, Kadugodi Village, Bidarahalli Hobli, Bengaluru East Taluk, Ward No. 83, Mahadevapura Zone, Bengaluru.

- Ref: 1) Your application for issue of Occupancy Certificate, Dated: 12-12-2023.  
2) Plan Sanctioned by this Office Vide LP No: BBMP/Addl.Dir/JD North/LP/1003/20-21, Project No. PRJ/0117/20-21 Dated: 18-01-2021.  
3) Approval of Chief Commissioner for issue of Occupancy Certificate, Dated: 29-01-2024 & 08-02-2024  
4) Fire Clearance for the Occupancy Certificate vide No. KSFES/GBC (1)/295, Docket No.KSFES/CC/646/2023, dated: 27-10-2023.

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The Plan was sanctioned for the construction of Commercial (IT/BT) Building consisting of 3B+GF+13UF, at Property Katha No: 8/60, Sy No. 215/1, 215/2, 216, 217/1, 217/2, 218(P), 219, 220/1, 221, 222/3A, 222/1A, 222/2, 254/1, 254/2, 254/3, 255/1, 255/2, 255/3, 255/4, 256/1, 256/2, 256/3, 257P, 258/2P, Kadugodi Village, Bidarahalli Hobli, Bengaluru East Taluk, Ward No. 83, Mahadevapura Zone, Bengaluru by this office vide reference (2). The Commencement Certificate was issued on 18-04-2022. Now the Applicant has applied for issue of Occupancy Certificate for the Commercial Building Tower-A Consisting of 3B+GF+13UF vide reference (1). The Fire and Emergency Services Department has issued Fire Clearance Certificate to Occupy Building vide reference (4).

The Commercial (IT/BT) Building was inspected by the Officers of Town Planning Section on 05-01-2024 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



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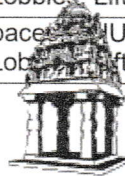
Signature of the Applicant  
Date: 15 Feb 2024 17:21:55  
Project No: PRJ/0117/20-21IN  
Organization :Bruhat Bengaluru Mahanagara Palike  
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FileNo :PRJ/0117/20-21/OC/01/New

was remit Rupees 43,82,032.00/- towards the issuance of Occupancy Certificate i.e., Ground rent including GST for additional construction period & Scrutiny Fees and the same has been paid by the applicant in the form of Transaction No. 37242868758969, dated: 12-02-2024 drawn on HDFC Bank, Barodra Branch, Bengaluru. The same has been taken into BBMP account vide receipt No. BBMP/EoDB/RC/35818/23-24 dated: 12-02-2024.

Hence, Permission is hereby granted to Occupy Commercial (IT/BT) Building Tower-A consisting of 3B+GF+13UF for commercial use constructed at Property Katha No: 8/60, Sy No. 215/1, 215/2, 216, 217/1, 217/2, 218(P), 219, 220/1, 221, 222/3A, 222/1A, 222/2, 254/1, 254/2, 254/3, 255/1, 255/2, 255/3, 255/4, 256/1, 256/2, 256/3, 257P, 258/2P, Kadugodi Village, Bidarahalli Hobli, Bengaluru East Taluk, Ward No. 83, Mahadevapura Zone, Bengaluru. Occupancy Certificate is accorded with the following details.

**Commercial (Office) Building:**

| Sl. No. | Floor Description     | Total Built Up Area (In Sqm.) | Uses and other details.   |
|---------|-----------------------|-------------------------------|---|
| 1       | Third Basement Floor  | 6913.16                       | 83 Nos. of Regular & 150 Nos. of Mechanical Car parking, STP, Fan Rooms, Storm Water Sump, Lobbies, Lifts and Staircase.  |
| 2       | Second Basement Floor | 6862.51                       | 22 Nos. of Regular & 264 Nos. of Mechanical Car parking, STP, E-Waste/Central garbage Room, Organic waste grinder room, Fan Rooms, Lobbies, Lifts and Staircase.  |
| 3       | First Basement Floor  | 6987.98                       | 27 Nos. of Regular & 132 Nos. of Mechanical Car parking, Fire Pump Rooms, Transformer Room, Services, BMS Room, Communication Room, Electrical Panel Room, Bicycle parking, Domestic pump room, fan room, Fire Fighting sump, Treated water sump, Lobbies, Lifts and Staircase. |
| 4       | Ground Floor          | 4536.24                       | Surface parking, Organic waste convertor, Substation, Reception, Pharmacy & Clinic, Gift Shop, Food Court, Dinning area, Pantry, Cafe, Toilets, Service Area, HSD yard, DG yard, Lobbies Lifts and Staircases.  |
| 5       | First Floor           | 2638.03                       | Conference Room, Gym area, Kitchen, Dining area, Scrubber Room, Toilets, Service Area, Lobbies, Lifts and Staircases.   |
| 6       | Second Floor          | 4257.62                       | Office Spaces, AHU Rooms, Electric Rooms, Toilets, Lobbies, Lifts and Staircases.   |
| 7       | Third Floor           | 4256.16                       | Office Spaces, AHU Rooms, Electric Rooms, Toilets, Lobbies, Lifts and Staircases.   |
| 8       | Fourth Floor          | 4257.23                       | Office Spaces, AHU Rooms, Electric Rooms, Toilets, Lobbies, Lifts and Staircases.   |



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|                   |                |                 |   |
|-------------------|----------------|-----------------|---|
| 9                 | Fifth Floor    | 4256.16         | Office Spaces, AHU Rooms, Electric Rooms, Toilets, Lobbies, Lifts and Staircases.                   |
| 10                | Sixth Floor    | 4257.23         | Office Spaces, AHU Rooms, Refuge area, Electrical Rooms, Toilets, Lobbies, Lifts and Staircases.    |
| 11                | Seventh Floor  | 4256.16         | Office Spaces, AHU Rooms, Electric Rooms, Toilets, Lobbies, Lifts and Staircases.                   |
| 12                | Eighth Floor   | 3312.66         | Office Spaces, Open Terrace, AHU Rooms, Electric Rooms, Toilets, Lobbies, Lifts and Staircases.     |
| 13                | Ninth Floor    | 3400.65         | Office Spaces, AHU Rooms, Refuge area, Electrical Rooms, Toilets, Lobbies, Lifts and Staircases.    |
| 14                | Tenth Floor    | 3399.45         | Office Spaces, AHU Rooms, Electric Rooms, Toilets, Lobbies, Lifts and Staircases.                   |
| 15                | Eleventh Floor | 3399.45         | Office Spaces, AHU Rooms, Electric Rooms, Toilets, Lobbies, Lifts and Staircases.                   |
| 16                | Twelfth Floor  | 3399.45         | Office Spaces, AHU Rooms, Electric Rooms, Toilets, Lobbies, Lifts and Staircases.                   |
| 17                | Thirteen Floor | 3400.64         | Office Spaces, AHU Rooms, Refuge area, Electrical Rooms, Toilets, Lobbies, Lifts and Staircases.    |
| 18                | Terrace Floor  | 98.96           | Lift Machine Rooms, Staircase Head Rooms, OHT, Chiller Plant Room, Cooling Towers and Solar Panels. |
| <b>Total</b>      |                | <b>73889.74</b> | <b>Commercial (IT/BT) Building</b>  |
| FAR Achieved      |                | 0.29 < 3.25     |   |
| Coverage Achieved |                | 2.6 % < 45%     |   |

**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.
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).



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Digitally signed by V RAKESH KUMAR  
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7. The Applicant / owner shall make his own arrangements to dispose of 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 equipment 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)/295, Docket No. KSFES/CC/646/2023, dated: 27-10-2023 and Compliance of submissions made in the affidavits filed to this office.
15. The Applicant should submit Consent for Operation obtained from Karnataka State Pollution Control Board within 6 months or when Karnataka State Pollution Control Board start issuing Consent for Operation whichever is earlier for Tower-A Consisting of 3B+GF+13UF from the date of issue of this Occupancy Certificate as per the Indemnity Bond Dated: 25-01-2024 submitted to this office.
16. The Demand for payment of remaining Plan sanction fee as per the Interim order of the Hon'ble High Court vide W.P.No.14623/2020 (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.
17. 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.

To,  
M/s Shreno Limited.,  
G11, Sherno Ltd, Near Ujval World School,  
Opp to Kadugodi Police Staion, White Field,  
Bengaluru-560066

**Sd/-**  
**Joint Director (Town Planning – North)**  
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**Copy to,**

1. JC (Mahadevpura Zone) / EE (Mahadevpura 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), BESCO North Division, No. 8, Benson Town, Nandi Durga Road, Bengaluru - 560046.
5. Office copy.



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