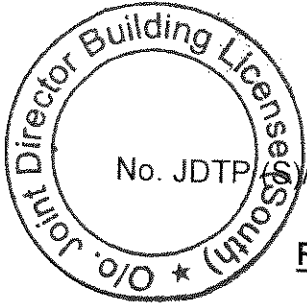




BRUHAT BANGALORE MAHANAGARA PALIKE



Office of the
Joint Director of Town Planning (South)
MahanagaraPalike Offices
Bangalore. Dated: 19-02-2021

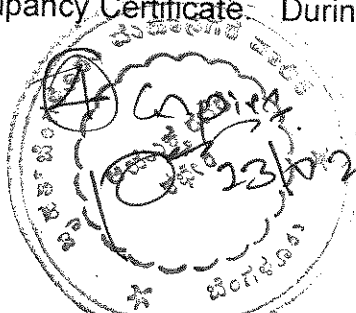
RE-MODIFIED PLAN CUM FINAL OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for **Block A & Block B** for Commercial (Retail and Multiplex / Office & Hotel) building at property BBMP Khata No. 17/577/435/1, 435/339, 416/192, 417/193, Doresanipalya, Bilekahalli Village, Ward No.187, Bengaluru.

- Ref:**
- 1) Application for issue of Re-Modified plan cum Occupancy Certificate dtd: 23-11-2020 and 18-12-2020.
 - 2) Approval of Commissioner for issue of Re-Modified plan cum Occupancy Certificate dtd: 18-01-2021.
 - 3) Modified Plan sanctioned No. JDTP/LP/385/09-10, dtd: 17-09-2013.
 - 4) Fire Clearance issued by Fire Force and Emergency Department for Block A vide No: GBC (1) 20/2010, Dated. 30-03-2019, Block B vide No: KSFES/CC/121/2019, Dated. 22-05-2019 and KSFES/CC/017/20-21, Dated. 19-02-2021.
 - 5) CFO from KSPCB for Block A & B vide No. AW-312381, PCB ID. 39698, Dated. 26-04-2019.
 - 6) NOC for Multiplex from Deputy Commissioner (Urban) letter No. MAG (2) / ENT / CR /10/2010-11 dt: 22-03-2019.

Modified plan was sanctioned for construction of Commercial building consisting of 2BF+GF+4UF Comprising Retail and Auditorium in Block A and 3BF+GF+9UF Comprising of Retail and Office in Block - B by this office vide LP No. **JDTP /LP 385/09-10 dtd: 17-09-2013** vide Reference (3) & Commencement Certificate for Block A Commercial building was issued on 02-12-2016.

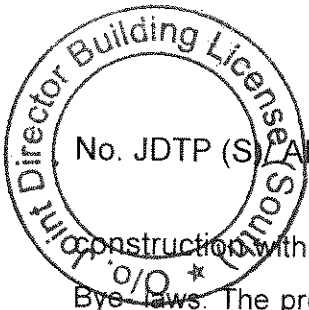
As per the proposal submitted by the applicant at Reference (1) & NOC from Deputy Commissioner (Urban) Bangalore for construction of Multiplex Theater in Block A at reference (6), Commercial building consisting of Block-A - 2BF+GF+6UF Comprising Retail and Multiplex in Block B - 3BF+GF+12UF Comprising of Office & Hotel was inspected on dated: 05-12-2020 by the Officers of Town Planning Section for issue of Re-Modified Plan cum Occupancy Certificate. During inspection, it is observed that, there is deviation in



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construction with reference to the sanctioned plan which is within the limits of regularization as per Bye-laws. The proposal for the issuance of Re-Modified Plan cum Occupancy Certificate for Block A & Final Occupancy Certificate for 3BF+GF+12UF in Block B Commercial Building (including Office & Hotel Building) was approved by the Commissioner vide reference (2) on dated: 18-01-2021. Re-Modified plan sanction fees payment of Compounding Fees works out to Rs. 5,66,04,000/- (Rs. Five Crores Sixty Six Lakhs Four Thousand only), excluding Levy surcharges fees as per the Hon'ble High Court Interim Order vide W.P No. 1700/2021 (LB-BMP) dt: 28-01-2021 & 17-02-2021 works out to Rs. 2,83,97,000/- (Rs. Two Crores Eighty Three Lakhs Ninety Seven Thousand only), which has been paid by the applicant in the form of RE-ifms624-TP/000103 dt: 19-02-2021. The deviations effected in the building are condoned and regularized. Accordingly, this Re-Modified cum Occupancy Certificate is issued.

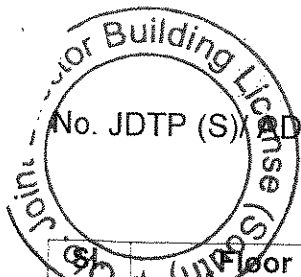
Permission is hereby granted to occupy 2BF+GF+6UF Comprising Retail and Multiplex in Block A and 3BF+GF+12UF Comprising of Office & Hotel in Block - B for Commercial purpose constructed at Property Khata No. 17/577/435/1, 435/339, 416/192, 417/193, Doresanipalya, Bilekahalli Village, Ward No.187, Bengaluru, with the following details;

Combined Basement floors BLOCK – A & B

Sl. No.	Floor Descriptions	Built up Area (in Sqm)	Remarks
1.	1 st Basement Floor	14940.45	436 Nos. of Car parking, DG Room, Communication Room, Electricla Rooms, Service Rooms, Lobbies, Lifts & Staircases.
2.	2 nd Basement Floor	16789.68	529 Nos. of Car parking, Pump Room, Generator Room, Electrical Rooms, DG Room, STP, Lobbies, Lifts & Staircases
3.	3 rd Basement Floor	7069.04	203 Nos. of Car parking, Pump Room, Generator Room, Electrical Rooms, DG Room, Lobbies, Lifts & Staircases

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BLOCK - A

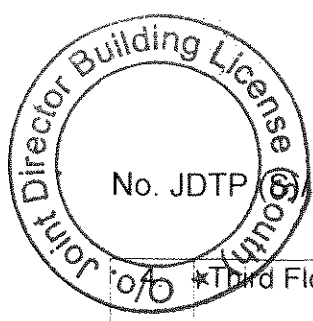
No.	* Floor Descriptions	Built up Area (in Sqm)	Remarks
1.	Ground Floor	2808.26	Lobby, Retail Shops, Toilets, AHU Room, Electrical Panel room, Lifts & Staircases.
2.	First Floor	2647.11	Lobby, Retail Shops, Toilets, AHU Room, Electrical Panel room, Lifts & Staircases.
3.	Second Floor	2891.21	Lobby, Retail Shops, Toilets, AHU Room, Electrical Panel room, Lifts & Staircases.
4.	Third Floor	2943.97	Lobby, Toilets, AHU Room, Electrical Panel room, Lifts & Staircases.
5.	Fourth Floor	2956.70	Multiplex Theater - 1 Consisting of 178 seats, Multiplex Theater - 2 Consisting of 178 seats Multiplex Theater - 3 Consisting of 178 seats
6.	Fifth Floor	1771.76	Multiplex Theater - 4 Consisting of 178 seats Multiplex Theater - 5 Consisting of 268 seats Multiplex Theater - 6 Consisting of 265 seats
7.	Sixth Floor	238.16	Foyer, Longue, Lobbies, Houskeeping Room, Office Room, Toilets, Lifts & Staircases.
8.	Terrace	156.59	Staircase Head room, Lift Machine room & Overhead Tank.
Total		16413.76	

BLOCK - B

Sl. No.	Floor Descriptions	Built up Area (in Sqm)	Remarks
1.	Ground Floor	8112.62	20 Nos. of Surface Car Parking, 189 Nos. of covered Car Parking, Lobby, Retail Shops, Toilets, AHU Room, OWC, Electrical Panel room, Lifts & Staircases.
2.	First Floor	5169.35	Lobby, Retail Shops, Food Court, Office Space, Toilets, AHU Room, Electrical Panel room, Lifts & Staircases.
3.	Second Floor	4985.60	Lobby, Office Sapce, Toilets, AHU Room, Electrical Panel room, Lifts & Staircases

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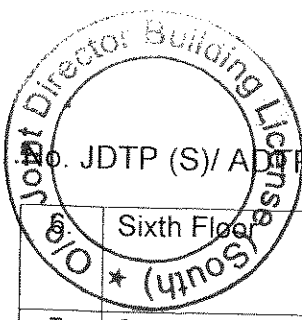
	*Third Floor	5693.66	Lobby, Office Sapce, Toilets, AHU Room, Electrical Panel room, Lifts & Staircases.
5.	Fourth Floor	5594.79	Lobby, Office Sapce, Toilets, AHU Room, Electrical Panel room, Lifts & Staircases.
6.	Fifth Floor	5594.79	Lobby, Office Sapce, Toilets, AHU Room, Electrical Panel room, Lifts & Staircases.
7.	Sixth Floor	5593.06	Lobby, Office Sapce, Toilets, AHU Room, Electrical Panel room, Lifts & Staircases.
8.	Seventh Floor	5593.06	Lobby, Office Sapce, Toilets, AHU Room, Electrical Panel room, Lifts & Staircases.
9.	Eighth Floor	5593.06	Lobby, Office Sapce, Toilets, AHU Room, Electrical Panel room, Lifts & Staircases.
10.	Nineth Floor	5593.06	Lobby, Office Sapce, Toilets, AHU Room, Electrical Panel room, Lifts & Staircases.
11.	Tenth Floor	5593.06	Lobby, Office Sapce, Toilets, AHU Room, Electrical Panel room, Lifts & Staircases.
12.	Eleventh Floor	5593.06	Lobby, Office Sapce, Toilets, AHU Room, Electrical Panel room, Lifts & Staircases.
13.	Twelfth Floor	5593.06	Lobby, Office Sapce, Toilets, AHU Room, Electrical Panel room, Lifts & Staircases.
14.	Terrace Floor	409.45	Staircase Head room, Lift Machine room & Overhead Tank.
	Total	74711.68	

HOTEL BLOCK

Sl. No.	Floor Descriptions	Built up Area (in Sqm)	Remarks
1.	First Floor	980.84	Lobby, Retail Shops, Food Court, Toilets, Lifts & Staircases. Triple height.
2.	Second Floor	98.05	Lifts & Staircases.
3.	Third Floor	98.05	Lifts & Staircases.
4.	Fourth Floor	1012.03	Lobby, Reception, Resturant, Lifts & Staircases.
5.	Fifth Floor	1009.17	Lobby, Service Floor, Lifts & Staircases.

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6.	Sixth Floor	985.09	21 Nos. of rooms, Lobby, Refugee area, Lifts & Staircases.
7.	Seventh Floor	985.09	21 Nos. of rooms, Lobby, Lifts & Staircases.
8.	Eighth Floor	985.09	21 Nos. of rooms, Lobby, Lifts & Staircases.
9.	Nineth Floor	985.09	21 Nos. of rooms, Lobby, Lifts & Staircases.
10.	Tenth Floor	985.09	21 Nos. of rooms, Lobby, Refugee area, Lifts & Staircases.
11.	Eleventh Floor	619.13	05 Nos. of rooms, Lobby, Spa, Meeting hall, Lifts & Staircases.
12.	Terrace Floor	464.27	Swimming Pool, Open Space, Bar, Gym, Staircase Head room, Lift Machine room & Overhead Tank.
	Total	9206.99	Total 110 Nos. of Rooms
14.	FAR	3.351	
15.	Coverage	44.96% < 45%	

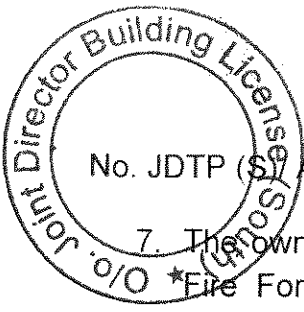
This Occupancy Certificate is issued subject to the following conditions:

1. The car parking at Three Basement Floors and part of Ground floor area in Block B shall have adequate safety measures. It shall be done entirely at the risk and cost of 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 of BBMP. In the event of the applicant violating, the BBMP has the right to demolish the deviated / altered / added portion without any prior notice.
4. Three Basement Floors and Part of Ground floor in Block B area should be used for car parking purpose only and the additional area if any available in surface 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).

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Joint Director, Town Planning (South)
Bruhat Bangalore Mahanagara Palike

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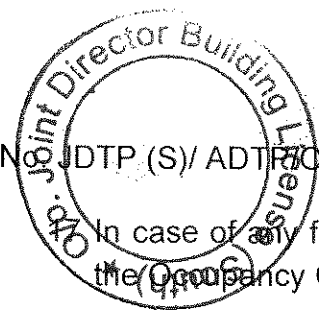
No. JDTP (S) ADTP/OC/41 /20-21

7. The owner / Association 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.
8. The Owner / Association 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.
9. The owner / Association 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. The certificate should be produced to the corporation and shall get the renewal of the permission issued.
10. The Owner / Association 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.
11. Since, deviations have been done from the sanctioned plan while constructing the building, the security deposit is herewith forfeited.
12. 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.
13. All the rain water and waste water generated from the usage shall be pumped into the rain water harvesting pits and used for landscaping.
14. Garbage originating from building shall be segregated into organic and inorganic waste and should be processed in the recycling processing unit of suitable capacity i.e. organic waste convertor to be installed at site for its re use / disposal.
15. The Applicant should abide by the by the final orders of the Hon'ble High Court in WP No. 1700/2021 (LB-BBMP) dt: 28-01-2021 & 17-02-2021 as per the undertaking submitted to this office dt: 28-01-2021 towards the payment of Levy Surcharges.
16. This Occupancy Certificate is subject to conditions laid out in the Clearance Certificate issued from Fire Force Department vide No. Block A & B vide No: GBC (1) 20/2010, Dated. 30-03-2019, vide No: KSFES/CC/121/2019, Dated. 22-05-2019 and KSFES/CC/017/20-21, Dated. 19-02-2021 respectively & Block A & B CFO No. AW-312381, PCB ID. 39698, Dated. 26-04-2019 Compliance of submissions made in the affidavits and undertaking filed to this office.

19/02/2021

Joint Director, Town Planning (South)
Bruhat Bangalore Mahanagara Palike

S.D. 19/02/21 D. Sai 19/02/21 C.J. 19/02/2021



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In case of any false information, misrepresentation of facts, or pending court cases, the Occupancy Certificate shall be deemed to be cancelled.

On default of the above conditions the Occupancy Certificate issued will be withdrawn without any prior notice.

Sd/-

Joint Director of Town Planning (South)
Bruhat Bangalore MahanagaraPalike

To,
Sri. SJR Prime Spectrum Pvt. Ltd.,
Rep by Sri. J. Vijay Reddy (Khata & GPA Holder)
The HUB, #8/2 & 9 Amalipura
Belandur Sarjapura Main Road
Bangalore – 560 103.

Copy to:

- 1) JC (Bommanahalli)/ EE/ ARO / AEE (Arakere) for information and n/a.

