

  
**BRUHAT BANGALURU MAHANAGARA PALIKE**

Office of the  
Joint Director, Town Planning (South)  
BBMP Head Office, N.R. Square,  
Annex-3 Building, Bangalore-02.  
Dated: 06-04-2024.

No. JDTP (S)/ ADTP/ OC/ 3/2024-25

**OCCUPANCY CERTIFICATE**

**Sub:** Issue of Occupancy Certificate for Commercial (Retail & Multiplex) Building at Khatha No. 1001/244/1/244/2/279/2/982, Sy No.244/1,244/2& 279/2, Halagevaderahalli Village, Kengeri Hobli, Ward No.160, Rajarajeshwari Nagar Zone, Bangalore

- Ref:**
- 1) Application for issue of Occupancy Certificate dt: 26-10-2023 & 05-02-2024.
  - 2) Approval of Chief Commissioner for issue of Occupancy Certificate dt: 28-02-2024.
  - 3) Plan sanctioned No. BBMP/Addl.Dir/JD South/LP/0258/17-18 dt: 07-09-2020.
  - 4) Fire Clearance issued by Department of Karnataka State Fire and Emergency Services vide No: GBC (1)371/2017, Docket No. KSFES/CC/383/2023 Dt: 20-07-2023.
  - 5) CFO from KSPCB vide Consent No. CFO-AW-123825 PCB ID: 75350 INW ID 193473, Dt: 15-06-2023.

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A Building plan was sanctioned for construction of Commercial (Retail & Multiplex) building consisting 2BF+GF+4UF vide BBMP/Addl.Dir/JD South/ LP/0258/17-18, dt: 07-09-2020. The Commencement Certificate has been issued on 20-02-2021.

The Commercial (Retail & Multiplex) Building was inspected on dated: 07-02-2024 by the Officers of Town Planning Section for issue of Occupancy Certificate. During inspection, it was observed that, there is a deviation in construction with reference to the sanctioned plan which is within the limits of regularization as per Bye-laws. The proposal for the issuance of Occupancy Certificate for the Commercial Building was approved by the Chief Commissioner on dt: 28-02-2024. Payment of Compounding Fees, Scrutiny Fees works out to Rs. 76,16,000/- (Rs. Seventysix Lakhs sixteen Thousand only), which has been paid by the applicant vide Receipt No. RE-ifms624-TP/000003 dt: 04-04-2024. The deviations effected in the building are condoned and regularized by imposing penalty. Accordingly, this Occupancy Certificate is issued.

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

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No. JDTP (S)/ ADTP/ OC/ /2024-25

Permission is hereby granted to occupy the Commercial (Retail & Multiplex) Building Consisting of 2BF+GF+4UF for Commercial (Retail & Multiplex) purpose constructed at Property Khatha No. 1001/244/1/244/2/279/2/982, Sy No.244/1,244/2& 279/2, Halagevaderahalli Village, Kengeri Hobli, Ward No.160, Rajarajeshwari Nagar Zone, Bangalore. with the following details;

Sl. No.	Floor Descriptions	Built up Area (In Sqm)	Remarks
1.	Lower Basement Floor	2786.87	79 Nos Car Parkings, Two-Wheeler parking, Lifts, Lobby & Staircase, Fire pump Room, Ramp, UG sump,
2.	Upper Basement Floor	2843.13	111 Nos Mechanical & Normal parkings, Two-Wheeler parking, Electrical Room, STP, Ramp, Generator, Lifts & Staircase
3.	Ground Floor	2003.43	03 Surface Car Parking, Retail Shop's, Transformer Yard, Fire Control Room, Escalator, RWH, Lift & lobby, OWC, Lift & Staircases.
4.	First Floor	2023.77	Retail Shops, Pantry, Ware house, Escalator, Toilets, Lift lobby, Lift & Staircases.
5.	Second Floor	2023.77	Retail Shop, Toilets, Lift lobby, Lift & Staircases.
6.	Third Floor	2289.13	Multiplex With 4 Screens, Consession Area, Refuge Area,
7.	Fourth Floor	1488.64	Projector Room, Toilets, Lift lobby, Lift & Staircases.
8.	Terrace	159.18	OHT, Solar Panels, Head room, Lift room & Staircases
	Total	<b>15617.92 Sqm</b>	
9.	FAR	<b>3.00 &gt; 2.39</b>	
10.	Coverage	<b>50% &gt; 49.51%</b>	

**This Occupancy Certificate is issued subject to the following conditions:**

1. The car parking at 2Basement Floors area 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. Applicant shall obtain the necessary Approval, License/NOC from Deputy commissioner Bangalore Urban District Before running of Cinemas in the Multiplex as per Karnataka Cinema (Regulation) rules- 2014.
3. 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.
4. The owner / applicant 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.
5. 2Basement Floors area reserved for parking should be used for parking purpose only as per as built plan.
6. Footpath in front of the building should be maintained in good condition.
7. Rain water harvesting structure shall be maintained in good condition for storage of water for non potable purpose or recharge of ground water at all times as per Building Bye-laws-2003 clause No. 32 (b).
8. Since, deviations have been done from the sanctioned plan while constructing the building, the security deposit is herewith forfeited.

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

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9. 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 SWM Department.
10. All the rain water and waste water generated from the usage shall be pumped into the rain water harvesting pits and used for landscaping.
11. Garbage originating from building shall be segregated into organic & in-organic waste & should be processed in the re-cycling unit of suitable capacity i.e., organic waste convertor to be installed at site for its reused / disposal.
12. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws-31) of Building bye-laws 2003 shall be ensured.
13. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
14. The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-law 2016.
15. If in case Audit objection arises, the applicant should abide to pay the difference fee amount.
16. The Applicant should abide by the undertaking submitted dt: 09-02-2024 regarding further utilization of FAR.
17. The Applicant should abide by the undertaking submitted dt: 03-04-2024 to follow the Final orders of the Hon'ble High Court in W.P No. 7618/2024 (LB-BMP) dt: 15-03-2024.
18. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
19. This Occupancy Certificate is subject to conditions laid out in the Clearance Certificate issued from 1) Fire Force Department vide No: GBC (1)371/2017, Docket No. KSFES/CC/383/2023, Dt: 20-07-2023. 2) CFO from KSPCB vide Consent No. CFO-AW-123825 PCB ID: 75350 INW ID 193473, Dt: 15-06-2023.
20. The Applicant / Owner / Developer shall plant one tree for a) sites measuring 180 Sqm upto 240 Sqm b) minimum of two trees for sites measuring with more than 240 Sqm. c) One tree for every 240 Sq.m of FAR area as part thereof in case of Apartment / group housing / multi dwelling unit/development plan.
21. In case of any false information, misrepresentation of facts, or any complaints with regard to violation, any deviation carried out after issue of Occupancy Certificate, 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 (South)  
Bruhat Bangalore Mahanagara Palike

To  
Sri. M. Yogamurthy, Smt. M. Geetha & Sri. M.Y. Gowtham,  
No.45/1, 4<sup>th</sup> Main, Khadhi Layout, Vivekananda Nagar,  
3<sup>rd</sup> Stage, Kathriguppe, Bangalore-560085.



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**Copy to:**

1. Deputy Commissioner, Bangalore Urban District, Bangalore for information.
2. JC (Rajarajeshwari Nagar Zone) / EE (Rajarajeshwari Nagar Division) / AEE/ ARO (Rajarajeshwari Nagar Sub-division) for information and necessary action.
3. Senior Environmental Officer, KSPCB, # 49, Church Street, Bengaluru - 01 for information.
4. Director General of Police, Fire and Emergency Services, # 1, Annaswamy Modaliar Road, Bengaluru – 560 042 for information.
5. Superintendent Engineer, (Electrical), BESCOM, North Division, No. 8, Benson Town, Nandi Durga Road, Bengaluru - 560046.
5. Office copy

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

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