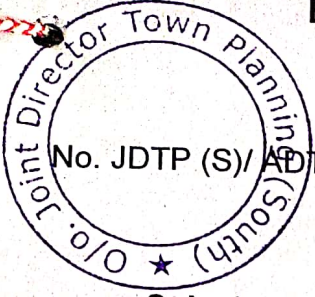




BRUHAT BANGALORE MAHANAGARA PALIKE

Office of the
Joint Director of Town Planning (South)
MahanagaraPalike Offices
Bangalore. Dated: 28-05-2019



PARTIAL OCCUPANCY CERTIFICATE

Sub: Issue of Partial Occupancy Certificate for **Block A & Block B** for Commercial (Retail and Multiplex / Retail & Office) buildingat 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 Modified paln cumPartial Occupancy Certificate dtd: 22-03-2019.
 - 2) Approval of Commissioner for issue of Modified paln cum Partial Occupancy Certificate dtd: 16-04-2019.
 - 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: KSFES / CC / 098/2019Dt: 30-03-2019 and Block B vide No: KSFES / CC / 121/2019Dt: 22-05-2019.
 - 5) CFO from KSPCB vide No. AW 312381dt: 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 Comprisingof Retail and Office in Block - B by this office vide LP No. **JDTP /LP 385/09-10 dtd: 17-09-2013** vide Referance (3) & Commencement Certificate for Block A Commercial building was issued on 02-12-2016.

As per the proposal submitted by the applicant at Referance (1) & NOC from Deputy Commissioner (Urban) Bangalore for construction of Multiplex Theater in Block A at reference (6), Commercial building consisting of 2BF+GF+6UF Comprising Retail andMultiplex in Block A and 3BF+GF+7UF Comprisingof Retail, Food Court and Office in Block - B was inspected on dated: 25-03-2019 by the Officers of Town Planning Section for issue of Modified Plan cum Partial Occupancy Certificate. During inspection, it is observed that, there is deviation in construction

o/c
4/6/2019

Joint Director of Town Planning (South)
Bruhat Bangalore Mahanagara Palike
28/5/19 28/5/19 28/5

No. JDTP (S) ADTP/OC/ 07/19-20

With reference to the sanctioned plan which is within the limits of regularization as per Bye-laws. The proposal for the issuance of Modified Plan cum Occupancy Certificate for Block A & Partial Occupancy Certificate for 3BF+GF+7UF in Block B Commercial Building was approved by the Commissioner vide reference (2) on dated: 16-04-2019. Modified plan sanction fees and Compounding fees of Rs. 3,90,00,000/- (Rs. Three Crores Ninety Lakhs only) has been paid by the applicant in the form of RE-ifms624-TP/000017 dated 22-05-2019. The deviations effected in the building are condoned and regularized. Accordingly this Partial Occupancy Certificate issued.

Permission is hereby granted to occupy 2BF+GF+6UF Comprising Retail and Multiplex in Block A and 3BF+GF+7UF Comprising of Retail and Office 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	355 Nos. of Car parking, DG Room, Communication Room, Electricla Rooms, Service Rooms, Lobbies, Lifts& Staircases.
2.	2 nd Basement Floor	16789.68	419 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

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

**BLOCK - A**

Sl. 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, Food Court, 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, Lounge, Lobbies, Housekeeping Room, Office Room, Toilets, Lifts & Staircases.
8.	Terrace	156.59	Staircase Head room, Lift Machine room & Overhead Tank.
Total		16413.76	

BLOCK - B

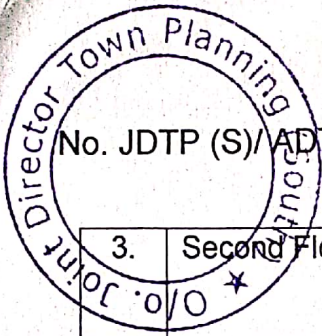
Sl. No.	Floor Descriptions	Built up Area (in Sqm)	Remarks
1.	Ground Floor	8112.62	43 Nos. of Surface Car Parking, 190 Nos. of covered Car Parking, Lobby, Retail Shops, Toilets, AHU Room, OWC, Electrical Panel room, Lifts & Staircases.
2.	First Floor	5169.35	Lobby, Retail Shops, Food Court, Office Space, Toilets, AHU Room, Electrical Panel room, Lifts & Staircases.

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

28/5/19

28/5/19

28/5/19



3.	Second Floor	4985.60	Lobby, Office Sapce, Toilets, AHU Room, Electrical Panel room, Lifts & Staircases.
4.	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.
	Total	46336.93	
9.	FAR	2.568	
10.	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 areashould 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.

Joint Director of Town Planning (South)
Bruhat Bangalore Mahanagara Palike
15/11/19



No. JDTP (S)/ADTP/OC/07/19-20

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 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. 19335 - 19336/2019 as per the undertaking submitted to this office Dt: 23-05-2019 towards the payment of Ground Rent, GST & Security Deposit.
16. Mechanical Car Parking equipments should be installed in Basement floor & Ground Floor As per the Modified Sanction Plan before obtaining final Occupancy Certificate for Block B Commercial Building.

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



-6-

No. JDTP (S)/ADTP/OC/ 07/19-20

17. This Occupancy Certificate is subject to conditions laid out in the Clearance Certificate issued from Fire Force Department vide No. Block A vide No: KSFES / CC / 098/2019 Dt: 30-03-2019 and Block B vide No: KSFES / CC / 121/2019 Dt: 22-05-2019 & CFO No. AW 312381 dt: 26-04-2019 Compliance of submissions made in the affidavits and undertaking filed to this office.

18. 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 of Town Planning (South)
Bruhat Bangalore MahanagaraPalike

To,
Sri. SJR Prime Spectrum Pvt. Ltd.,
Rep by J. Vijayreddy,
1, SJR Primus, 7th Floor,
Industrial Layout,
Koramangala,
Bengaluru - 95

Copy to:

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

Joint Director of Town Planning (South)
Bruhat Bangalore MahanagaraPalike

15
28/5/19

28/5/19

28/5/19