

BRUHAT BENGALURU MAHANAGARA PALIKE

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

No. BBMP/Addl.Dir/JD NORTH/LP/0278/2017-18

Date: 09/08/21

OCCUPANCY CERTIFICATE (PARTIAL)

Sub: Issue of Occupancy Certificate for the Residential Apartment Building in Building – 4 & 5 at Property Katha No. 97/95/97, Ward No. 05, Thirumenahalli Village, Yelahanka Zone, Bengaluru

- Ref: 1) Your application for issue of Occupancy Certificate dated: 25-03-2021
2) Plan sanctioned by this office vide No. BBMP/Addl.Dir/JD NORTH/LP/0278/2017-18, dated: 09-07-2018.
3) Approval of Chief Commissioner for issue of Occupancy Certificate dated: 11-06-2021
4) CFO issued by KSPCB vide No. AW-324479 PCB ID: 101309 date: 31-03-2021

The Plan was sanctioned for the construction of Residential Apartment Building Comprising of Building 1 to 5 Consisting of 2GF+4UF with Two Common Basement Floors having 749 Units at Property Katha No. 97/95/97, Ward No. 05, Thirumenahalli Village, Yelahanka Zone, Bengaluru. by this office vide reference (2). The Commencement Certificate was issued for Building – 4 & 5 on 23-05-2019 and Building – 1, 2 & 3 on 03-07-2020. Now the Applicant has applied for issue of Occupancy Certificate (Partial) consisting of GF+4 UF with Common 2 Basement Floors in Building – 4 & 5 having 316 Units. Consent for Operation from KSPCB has been issued vide Ref (4).

The Residential Apartment Building in Building – 4 & 5 was inspected by the Officers of Town Planning Section on 29-03-2021 for the issue of Occupancy Certificate (Partial). During inspection, it is observed that, there is deviation in construction with reference to the Sanctioned plan which is within the limits of regularization as per Building Bye-laws - 2003. The proposal for the issuance of Occupancy Certificate (Partial) for the Residential Apartment Building in Building – 4 & 5 was approved by the Commissioner vide ref (3). The Occupancy Certificate is being considered for Building – 4 & 5 the percentage of violation has to be calculated at the time of issue of final Occupancy Certificate for the remaining portion of the Buildings. Subsequent to the approval accorded by Commissioner the applicant was endorsed on dated: 15-06-2021 to remit Rs. 11,35,000/- (Rupees Eleven Lakhs Thirty Five Thousand only) towards Ground rent arrears, GST and Scrutiny Fees. As per the Hon'ble High Court Interim order vide W.P. number 11282/2021 (LB-BMP) dated: 08-07-2021. the Applicant has paid of Rs. 83,000/- (Rupees Eighty Three Thousand only) in the form of DD No.666409 dated: 03-08-2021 drawn on Kotak Mahindra Bank Ltd., The same has been taken into BBMP account vide receipt No. RE-ifms 331-TP/000063 dated: 04-08-2021.

Hence, Permission is hereby granted to occupy Residential Apartment Building Consisting of GF+4 UF with Common 2 Basement Floors in Building – 4 & 5 having 316 Units at Property Katha No. 97/95/97, Ward No. 05, Thirumenahalli Village, Yelahanka Zone, Bengaluru. Occupancy Certificate (Partial) is accorded with the following details.

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Sl. No.	Floor Description	Built Up Area (in Sqm.)	Uses and other details.
1	Basement Floor - 2	2713.91	90 No.s of Car Parking, STP, Lobby, Lift and Staircase
2	Basement Floor - 1	8252.42	206 No.s of Car Parking, Lobby, Lift and Staircase
3	Ground Floor	5048.29	60 No.s of Residential units, 16 No.s of Surface Car Parking, Transformer Yard, Water Body, Gym, Party Hall, Toilets, Lobby, Lift and Staircase
4	First Floor	4536.09	64 No.s of Residential units, Corridors, Lobby, Lift and Staircase
5	Second Floor	5209.10	64 No.s of Residential units, Corridors, Lobby, Lift and Staircase
6	Third Floor	5195.95	64 No.s of Residential units, Corridors, Lobby, Lift and Staircase
7	Fourth Floor	5195.95	64 No.s of Residential units, Corridors, Lobby, Lift and Staircase
8	Terrace Floor	396.44	Lift Machine Room and Staircase Head Room, Solar Panel, OHT
Total		36548.15	316 No's of Residential Units
9	FAR		0.79 < 2.00
10	Coverage		16.76% < 60%

This Occupancy Certificate is issued subject to the following conditions:

1. The car parking at Basement Floor area shall 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. Basement Floor area should be used for car parking purpose only and the additional area if any available in Basement Floor 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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7. Since, deviations have been done from the sanctioned plan while constructing the building, the security deposit is here with forfeited.
8. 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.
9. All the rain water and waste water generated from the usage shall be pumped into the rain water harvesting pits and used for landscaping.
10. 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.
11. This Occupancy Certificate is subject to conditions laid out in the CFO from KSPCB vide No. AW-324479 PCB ID: 101309 date: 31-03-2021 and Compliance of submissions made in the affidavits filed to this office
12. If the interim order stayed in W.P.No 11282/2021 (LB-BMP) dated: 08-07-2021 gets vacated, the applicant shall abide to the out come of the final order of the Hon'able High Court, if failed to adhere to the Occupancy Certificate will be withdrawn, which is sworn in the Indemnity Bond submitted to this office by the Owner / Developer.
13. Remaining Building – 1, 2 & 3 should be completed as per the Sanctioned Plan & Final Occupancy Certificate should be obtained from BBMP.
14. The Applicant / Developer should abide by the condition imposed during Occupancy Certificate.
15. 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.

Sd/-
Joint Director (Town Planning – North)
Bruhat Bengaluru Mahanagara Palike

To,
Sri.B.R.Chandra Shekar and others (Katha Holder)
Rep by its GPA Holder for M/s Brigade Enterprises Limited.
29 & 30th Floor, World Trade Center,
Brigade Gateway Campus 26/1, Dr Rajkumar Road,
Malleshwaram – Rajajinagar, Bengaluru – 560055.

Copy to

1. JC (Yelahanka Zone) / EE (Byatarayanapura Division) / AEE/ ARO (Kodigehalli Sub-division) for information and necessary action.
2. Senior Environmental Officer, KSPCB, # 49, Church Street, Bengaluru - 01 for information
3. Superintendent Engineer (West), BESCOM, Kalyananagar, Banasawadi, Bengaluru - 560043.
4. Office copy.

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