



BRUHAT BENGALURU MAHANAGARA PALIKE

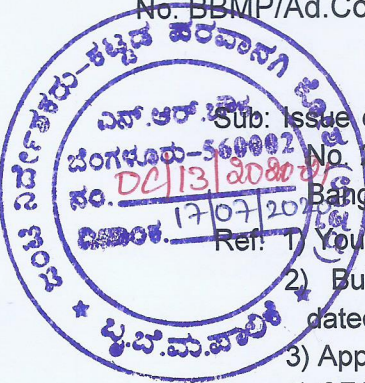
Office of the Joint Director of Building License Cell (North), N.R. Square, Bengaluru – 02.

No. BBMP/Ad.Com/YLK/LP/0712/2016-17

Date: 14-07-2020

17/7/2020

OCCUPANCY CERTIFICATE



Sub: Issue of Occupancy Certificate for the Commercial (Office) Building at Property Katha No. 242/189/48, 49, Boopasandra Village, Kodigehalli, Yelahanka Zone, Ward No. 08, Bangalore.

Ref: 1) Your application for issue of Occupancy Certificate dated: 29-01-2020

- 2) Building Modified Plan Sanctioned No BBMP/Ad.Com/YLK/LP/0712/2016-17 dated: 24-03-2018
- 3) Approval of Commissioner for issue of Occupancy Certificate dated: 30-05-2020
- 4) CFO issued by KSPCB vide No. AW-317244 PCB ID: 84945 date: 20-02-2020.
- 5) Fire Clearance for the Occupancy Certificate vide No. GBC(1)311/2017, Docket No. KSFES/CC/050/2020 dated: 01-02-2020.

The Building Modified Plan was sanctioned for the construction of Commercial (Office) Building consisting 2BF + GF + 9UF at Property Katha No. 242/189/48, 49, Boopasandra Village, Kodigehalli, Yelahanka Zone, Ward No. 08, Bangalore by this office vide reference (2). The Commencement Certificate was issued on 11-12-2018. KSPCB vide Ref (4) has issued consent for Operation of Sewage Treatment Plant (STP). The Fire and Emergency Services Department has issued Clearance Certificate to Occupy Building vide Ref. No. (5).

The Commercial (Office) Building was inspected by the Officers of of Building Licence Cell Section on 05-03-2020 for the issue of Occupancy Certificate. During inspection, it is observed that, there is deviation in construction with reference to the Modified Sanctioned plan which is within the limits of regularization as per Building Bye-laws - 2003. The proposal for the issuance of Occupancy Certificate for the Commercial (Office) Building was approved by the Commissioner on date: 30-05-2020 vide ref (3). The compounding fees for the deviated portion, Ground Rent, GST and Scrutiny fee Charges of Rs. 71,07,000/-. (Rupees Seventy One Lakhs Seven Thousand only), has been paid by the applicant in the form of DD No. 009751 drawn on Axis Bank Ltd., dated: 17-06-2020 and taken into BBMP account vide receipt No.RE-ifms 331-TP/000076 dated: 14-07-2020 The deviations effected in the building are condoned and regularized accordingly.

Hence, Permission is hereby granted to occupy the Commercial (Office) Building constructed at Property Katha No. 242/189/48, 49, Boopasandra Village, Kodigehalli, Yelahanka Zone, Ward No. 08, Bangalore, Consisting of 2BF+GF+ 9 UF. Occupancy Certificate is accorded with the following details.

Sl. No.	Floor Descriptions	Built Up Area (in Sqm)	Uses and other details.
1	2	3	4
1	Basement Floor -2	3095.26	126 No.s of Car Parking, STP, Fire Pump Room, Rain Water Sump, Lobbies, Lifts and Staircases,
2	Basement Floor - 1	3122.31	127 No.s of Car Parking, Air Shafts Facility Management Room, E- Waste Room, Pannel Room, Communication Room, BMS Room, Electrical Room, Lobbies, Lifts and Staircases,

Joint Director of Building License Cell (North)
Bruhat Bengaluru Mahanagara Palike

14/7/2020

14/7/2020

14/07/2020



3	Ground Floor	1631.03	28 No.s of Surface Car Parking, 30 NO.s of Covered Car Parking, Café, Kitchen, Electrical Room, Entrance Lobby, Garbage Room, Electrical Panel Room, Toilets, Lobbies, Lifts and Staircases
4	First Floor	1542.81	Office Space, Toilets, AHU Room, Electrical Room, Pantry, Lobbies, Lifts and Staircases
5	Second Floor	1647.87	Office Space, Toilets, AHU Room, Electrical Room, Pantry, Lobbies, Lifts and Staircases
6	Third Floor	1647.87	Office Space, Toilets, AHU Room, Electrical Room, Pantry, Lobbies, Lifts and Staircases
7	Fourth Floor	1647.87	Office Space, Toilets, AHU Room, Electrical Room, Pantry, Lobbies, Lifts and Staircases
8	Fifth Floor	1647.87	Office Space, Toilets, AHU Room, Electrical Room, Pantry, Lobbies, Lifts and Staircases
9	Sixth Floor	1648.83	Office Space, Toilets, AHU Room, Refuge Area, Electrical Room, Pantry, Lobbies, Lifts and Staircases
10	Seventh Floor	1650.03	Office Space, Toilets, AHU Room, Electrical Room, Pantry, Lobbies, Lifts and Staircases
11	Eighth Floor	1599.03	Office Space, Toilets, AHU Room, Electrical Room, Pantry, Lobbies, Lifts and Staircases
12	Ninth Floor	1647.87	Office Space, Toilets, AHU Room, Electrical Room, Pantry, Lobbies, Lifts and Staircases
13	Terrace Floor	157.83	Lift Machine Room, Staircase Head Room, Water Tanks and Chillers.
	Total	22686.48	
	FAR		1.85 < 3.25
	Coverage		19.41% < 50%

This Occupancy Certificate is issued subject to the following conditions:

1. The car parking at Two Basement Floor, Part of Ground Floor and Surface 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. Two Basement Floor, Part of Ground Floor and Surface area should be used for car parking purpose only and the additional area if any available in, Two Basement Floor, Part of Ground Floor and 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).
7. Since, deviations have been done from the sanctioned plan while constructing the building, the security deposit is here with forfeited.

Murthy B
Joint Director of Building License Cell (North)
Bruhat Bengaluru Mahanagara Palike

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14/7/2020

14/07/2020



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. 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.
10. 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.
11. 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.
12. 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.
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 Scientifically in the recycling processing unit of suitable capacity i.e. organic waste convertor to be installed at site for its re – use / disposal
15. This Occupancy Certificate is subject to conditions laid out in the Clearance Certificate issued from Fire Force Department vide No GBC(1)311/2017, Docket No.KSFES/CC/050/2020 dated: 01-02-2020 and CFO from KSPCB vide No. AW-317244 PCB ID: 84945 date: 20-02-2020 and Compliance of submissions made in the affidavits filed to this office
16. 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 Building License Cell (North)
Bruhat Bengaluru Mahanagara Palike**

To,
Sri. B.N.Narasimha Murthy and Others Khata Holder.
M/s Brigade Enterprises Pvt Ltd., GPA Holder
29th & 30 th Floor, World Trade Centre, Brigade Gateway Campus, # 26/1,
Dr. Rajkumar Road, Malleshwaram – Rajajinagar, Bangalore – 560 055

Copy to

1. JC (Yelahanka Zone) / EE (Byatarayanapura Division) / AEE/ ARO (Kodigehalli Sub-division) for information and necessary action.
2. Director General of Police, Fire and Emergency Services, # 1, Annaswamy Modaliar Road, Bengaluru – 560 042 for information.
3. Senior Environmental Officer, KSPCB, # 49, Church Street, Bengaluru - 01 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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14/7/2020

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