



BRUHAT BENGALURU MAHANAGARA PALIKE

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

No. BBMP/Addl.Dir/JD NORTH/LP/0117/2017-18

Dated: 01-02-2022

OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for Residential Apartment Building at Property Khatha No. 8, (Old No. 80/78/132/133) Pattandur Agrahara Village, K R Puram Hobli, Ward No. 82, Bengaluru East Taluk, Bengaluru.

- Ref: 1) Your application for issue of Occupancy Certificate dated:25-10-2021
2) Plan sanctioned by this office vide No. BBMP/Addl.Dir/JD North/0117/2017-18 dated:30-05-2018
3) Approval of Chief Commissioner for issue of Occupancy Certificate dated: 14-01-2022
4) CFO issued by KSPCB vide No. W-328230 PCB ID: 105006 dated: 23-11-2021

The Plan was sanctioned for the construction of Tower, A to H,J to N and P to S Residential Apartment Building Consisting of GF+4UF with Two Common Basement Floors and GF+3UF Club House comprising of 333 Units at Property Khatha No. 8, (Old No. 80/78/132/133) Pattandur Agrahara Village, K R Puram Hobli, Ward No. 82, Bengaluru East Taluk, Bengaluru by this office vide reference (2). The Commencement Certificate was issued on 29-04-2019 by this Office. KSPCB vide Ref (4) has issued consent for Operation of Sewage Treatment Plant (STP).

The Residential Apartment Building was inspected by the Officers of Town Planning Section on 17-11-2021 for the issue of Occupancy Certificate. During inspection, it is observed that, the building is constructed as per the Sanctioned plan which is within the limits of Building Bye-laws - 2003. The proposal for the issuance of Occupancy Certificate for the Residential Apartment Building was approved by the Chief Commissioner vide ref (3). Subsequent to the Approval accorded by Chief Commissioner the applicant was endorsed on dated: 20-01-2022 to remit Ground Rent Arrears and Scrutiny fee of Rs. 14,40,000/- (Rupees Fourteen Lakhs Forty Thousand only), has been paid by the Applicant in the form of DD No 666922 drawn on Kotak Mahindra Bank dated: 24-01-2022 and taken into BBMP account vide receipt No.RE-ifms331-TP/000137dated: 28-01-2022.

Hence, Permission is hereby granted to occupy Tower, A to H,J to N and P to S Residential Apartment Building Consisting of GF+4UF with Two Common Basement Floors and GF+3UF Club House comprising of 333 Units at Property Khatha No. 8, (Old No. 80/78/132/133) Pattandur Agrahara Village, K R Puram Hobli, Ward No. 82, Bengaluru East Taluk, Bengaluru Occupancy Certificate is accorded with the following details.

Sl. No.	Floor Description	Built Up Area (in Sqm.)	Uses and other details.
1	Lower Basement Floor	10585.35	211 No.s of Car Parking, STP, Sumps, Lobbies, Lifts and Staircases

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2	Upper Basement Floor	11028.54	206 No.s of Car Parking, Electrical Room, UG Sump, DG Yard, Commuication Room, Association Room, Lobbies, Lifts and Staircases
3	Ground Floor	9391.95	67 No.s of Residential Units, OWC, Reception, Waiting Area, Toilets, Convenience Store, Mutipurpose Hall, Pre Function Area, Lobbies, Lifts and Staircase
4	First Floor	9331.90	67 No. of Residential units, Badminton Court, AV Room, Billiard Room, Table Tennis Room, Sitout, Corridors, Lobbies, Lifts and Staircases
5	Second Floor	9612.64	67 No. of Residential units, Change Room, Gym, Board Games, Corridors, Lobbies, Lifts and Staircases
6	Third Floor	9515.23	66 No. of Residential units, Janitor Room, Toilets, Pool Service Area, Corridors, Lobbies, Lifts and Staircases
7	Fourth Floor	9154.94	66 No. of Residential units, Swimming Pool, Kids Pool, Pool Deck, Open Terrace, Corridors, Lobbies, Lifts and Staircases
8	Terrace Floor	573.91	Lift Machine Room, Staircase Head Room, OHT and Solar Panel.
	Total	69194.46	333 No's of Residential Units
9	FAR		1.92 < 2.00
10	Coverage		38% < 60%

This Occupancy Certificate is issued subject to the following conditions:

1. The car parking at Two 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. Two Basement Floor area should be used for car parking purpose only and the additional area if any available in Two 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.

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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.
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 issued from KSPCB vide No. W-328230 PCB ID: 105006 dated: 23-11-2021 and Compliance of submissions made in the affidavits filed to this office
12. The Applicant / Developer should abide by the condition imposed during Occupancy Certificate.
13. 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 (Town Planning – North)
Bruhat Bengaluru Mahanagara Palike

To,

Ms. Yuken India Pvt. Ltd., (Khata Holder) Rep by Brigade Enterprises Ltd.,
Floor 29-30 World Trade Center,
Brigade Gateway Campus 26/1,
Dr Rajkumar Road, Malleshwaram – Rajajinagar,
Bengaluru – 560055.

Copy to

1. JC (Mahadevapura Zone) / EE (Mahadevapura Division) / AEE/ ARO (Hoodi Sub-division) for information and necessary action.
2. Senior Environmental Officer, KSPCB, # 49, Church Street, Bengaluru - 01 for information.
3. Superintendent Engineer, (Electrical), BESCOM, North Division, No. 8, Benson Town, Nandi Durga Road, Bengaluru - 560046.
4. Office copy.

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