



BRUHAT BENGALURU MAHANAGARA PALIKE

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

No. BBMP/Addl.Dir/JD NORTH/LP/0034/2020-21
BBMP/Addl.Dir/JD NORTH/LP/0369/2017-18

Dated: 14-02-2022

OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for Commercial (IT/BT) office Building at Property Khatha No. 3164, Municipal No. 188, Sy No. 90, 93/1 & 92/2B5, Panathuru Village, Varthur Hobli, Bangalore East Taluk, Ward No. 149, Mahadevapura Zone, Bangalore .

- Ref: 1) Your application for issue of Occupancy Certificate dated:23-12-2021
 2) Modified Plan sanctioned by this office vide No. BBMP/Addl.Dir/JD NORTH/ LP/ 0034/ 2020-21 dated: 24-03-2021
 3) Approval of Chief Commissioner for issue of Occupancy Certificate dated: 02-02-2022
 4) Fire Clearance for the Occupancy Certificate vide No KSFES/CC/513/2021, dated: 30-12-2021:
 5) CFO issued by KSPCB vide No. AW-329234 PCB ID: 107996 dated: 17-01-2022

The Plan was sanctioned for the construction of Commercial (IT/BT) Office Building Consisting of 2BF+GF+5UF at Property Khatha No. 3164, Municipal No. 188, Sy No. 90, 93/1 & 92/2B5, Panathuru Village, Varthur Hobli, Bangalore East Taluk, Ward No. 149, Mahadevapura Zone, Bangalore by this office on 11-10-2018. The Commencement Certificate was issued on 29-04-2019. Further Modified Plan was sanctioned for the construction of Commercial (IT/BT) use Building Consisting of 2BF+GF+8UF by loading TDR for the additional FAR vide Ref (2). Now the applicant has applied for issue of Occupancy Certificate for the Commercial (IT/BT) use Building Consisting of 2BF+GF+8UF vide ref (1). The Fire and Emergency Services Department has issued Clearance Certificate to Occupy Building vide Ref. (4).KSPCB vide Ref (5) has issued consent for Operation of Sewage Treatment Plant (STP).

The Commercial (IT/BT) Office Building was inspected by the Officers of Town Planning Section on 31-12-2021 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 (IT/BT) Office Building was approved by the Chief Commissioner vide ref (3).

Subsequent to the Approval accorded by Chief Commissioner the applicant was endorsed on dated: 08-02-2022 to remit Compounding fees for the deviated portion and Scrutiny fee of Rs. 67,32,000/- (Rupees Sixty Seven Lakhs Thirty Two Thousand only), has been paid by the Applicant in the form of DD No 819541 drawn on Kotak Mahindra Bank Ltd., dated: 09-02-2022 and taken into BBMP account vide receipt No.RE-ifms331-TP/000144 dated: 09-02-2022. Further, the applicant has also paid difference Amount of Ground Rent and GST, Licence Fee, Scrutiny Fees and Secutiry Deposit has been calculated which was stayed by the Hon'ble High Court in the Interim order at the time of issuance of Plan Sanction and Modified Plan Sanction which amounts to Rs. 1,76,56,089/-. (Rupees One Crore Seventy Six Lakhs Fifty Six Thousand and Eighty Nine only) in the form of DD No 819540 drawn on Kotak Mahindra Bank Ltd., dated: 09-02-2022 and taken into BBMP account vide receipt No.RE-ifms331-TP/000145 dated:

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Handwritten signatures and dates: 11/2/22, 14/02/2022, 11/2/22



09-02-2022 and the applicant has paid the labour cess of Rs. 13,34,000/- to Labour Department vide Receipt No. HO/11358/2021, dated: 09-02-2022. The Deviations effected in the Building are condoned and Regularized accordingly.

Hence, Permission is hereby granted to occupy Commercial (IT/BT) Office Building Consisting of 2BF+GF+8UF comprising at Property Khatha No. 3164, Municipal No. 188, Sy No. 90, 93/1 & 92/2B5, Panathuru Village, Varthur Hobli, Bangalore East Taluk, Ward No. 149, Mahadevapura Zone, Bangalore Occupancy Certificate is accorded with the following details.

Commercial (IT/BT) Office Building

Sl. No.	Floor Description	Built Up Area (in Sqm.)	Uses and other details.
1	Lower Basement Floor	7758.12	340 No.s of Car Parking, STP, Lobbies, Lifts and Staircases
2	Upper Basement Floor	7778.22	310 No.s of Car Parking, Fire Pump Room, WTP, Lobbies, Lifts and Staircases
3	Ground Floor	3700.74	IT/BT Office Space, 4 No.s of Surface Car Parking, Fire Control Room, Creche, Transformer Yard, Generator Yard, OWC, AHU Room, Electrical Room, Toilets, Lobbies, Lifts and Staircases
4	First Floor	3055.49	IT/BT Office Space, AHU Room, Electrical Room, Toilets, Lobbies, Lifts and Staircases
5	Second Floor	4124.16	IT/BT Office Space, AHU Room, Electrical Room, Toilets, Lobbies, Lifts and Staircases
6	Third Floor	4124.16	IT/BT Office Space, AHU Room, Electrical Room, Toilets, Lobbies, Lifts and Staircases
7	Fourth Floor	4124.16	IT/BT Office Space, AHU Room, Electrical Room, Toilets, Lobbies, Lifts and Staircases
8	Fifth Floor	4124.16	IT/BT Office Space, AHU Room, Electrical Room, Toilets, Lobbies, Lifts and Staircases
9	Sixth Floor	3884.84	IT/BT Office Space, Refugee Area, AHU Room, Electrical Room, Toilets, Lobbies, Lifts and Staircases
10	Seventh Floor	4124.16	IT/BT Office Space, AHU Room, Electrical Room, Toilets, Lobbies, Lifts and Staircases
11	Eighth Floor	1541.46	Gym, Cafeteria, Pantry, Kiosik, Toilets, Lobbies, Lifts and Staircases
12	Terrace Floor	165.65	Lift Machine Rooms, Staircase Head Rooms, OHT and Solar Panels.
	Total	48505.32	
13	FAR		2.522 < 2.53
14	Coverage		31.35% < 45%

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This Occupancy Certificate is issued subject to the following conditions:

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

Murugesu 14/02/2022
Joint Director of Town Planning (North)
Bruhat Bengaluru MahanagaraPalike

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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. KSFES/CC/513/2021 , dated:30-12-2021 and CFO from KSPCB vide No. AW-329234 PCB ID: 107996 dated: 17-01-2022 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 (Town Planning – North)
Bruhat Bengaluru Mahanagara Palike**

To,
M/s Roach Properties and Developers LLP
TIARA, # 682, 9th A Main, Indiranagar,
Bangalore – 560 038.

Copy to:

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

Murthy's B
14/02/2022
Joint Director (Town Planning – North)
Bruhat Bengaluru Mahanagara Palike

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