



BRUHAT BENGALURU MAHANAGARA PALIKE

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

No. BBMP/Addl.Dir/JD NORTH/LP/0107/2011-12

Date: 01-04-2021

OCCUPANCY CERTIFICATE – BUILDING - 5

Sub: Issue of Modified Plan Cum Occupancy Certificate for the Building - 5 Commercial (IT/BT) Building at Property Katha No. 236, Sy No. 61/1, 61/2, and others, Nagavara Village, Kasaba Hobli, Bangalore North Taluk, Ward No. 06, Yelahanka Zone, Bangalore.

- Ref: 1) Your application for issue of Modified Plan Cum Occupancy Certificate dated: 21-12-2020
- 2) Plan sanctioned by this office vide No. BBMP/Addl.Dir/JD NORTH/LP/0107/2011-12 dated: 19-11-2018
- 3) Approval of Commissioner for issue Modified Plan Cum Occupancy Certificate dated: 12-03-2021
- 4) Fire Clearance for the Occupancy Certificate vide No. KSFES/CC/538/2020, dated: 29-10-2020
- 5) CFO issued by KSPCB vide No. AW-321595 PCB ID: 98459 dated: 13-11-2020

The Plan was sanctioned for the construction of Commercial (IT/BT) Building comprising of 3BF+GF+11 UF in Building – 5 at Property Katha No. 236, Sy No. 61/1, 61/2, and others, Nagavara Village, Kasaba Hobli, Bangalore North Taluk, Ward No. 06, Yelahanka Zone, Bangalore by this office vide reference (2).

After obtaining the Plan Sanction by this office vide ref (2), the applicant has changed the position of Building – 5 in the proposed site for which the applicant has now obtained Modified Development Plan from BDA vide No. BDA/TPM/DLP-29/2009-10/1562/2020-21 dated: 20-02-2021 and applied for Modified Plan Cum Occupancy Certificate for as per the Approved 5th Modified Development Plan by BDA for Building – 5 Consisting of 3BF+GF+11 UF.

The Building – 5 Commercial (IT/BT) Building was inspected by the Officers of Town Planning Section on 30-12-2020 for the issue of Modified Plan Cum Occupancy Certificate, it is observed that, the construction has been completed in accordance with the proposed Modified Plan Cum Occupancy Certificate. Accordingly The Fire and Emergency Services Department has issued Clearance Certificate to Occupy Building vide Ref. No. (4).KSPCB vide Ref (5) has issued consent for Operation of Sewage Treatment Plant (STP). The proposal for the issuance of Modified Plan Cum Occupancy Certificate for the Building - 5 Commercial (IT/BT) Building was approved by the Commissioner vide Ref (3). The Occupancy Certificate is being considered for Building - 5 the percentage of violation has to be calculated at the time of issue of final Occupancy Certificate for the remaining Buildings. Hence, the fees for the issue of Occupancy Certificate towards Ground rent arrears including GST, Penalty and Scrutiny fee works to Rs. 2,27,38,000/-. (Rupees Two Crore Twenty Seven Lakhs Thirty Eight Thousand only) has been paid by the applicant in the form of DD No. 897527 drawn on Indusland Bank Ltd., dated: 16-03-2021 and taken into BBMP account vide receipt No.RE-ifms 331-TP/000327 dated:29-03-2021. The deviations effected in the building are condoned and regularized accordingly.

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Hence, Permission is hereby granted to occupy Commercial (IT/BT) Building Consisting of 3BF+GF+11 UF in Building – 5 at Property Katha No. 236, Sy No. 61/1, 61/2, and others, Nagavara Village, Kasaba Hobli, Bangalore North Taluk, Ward No. 06, Yelahanka Zone, Bangalore. Occupancy Certificate is accorded with the following details.

Sl. No.	Floor Description	Built Up Area (in Sqm.)	Uses and other details.
1	Basement Floor - 3	4518.53	112 No. of Car Parking, Pump Room, STP, Treated Water Tank, Lobbies, Lifts and Staircase
2	Basement – 2	4659.91	116 No. of Car Parking, Fire Pump Room, WTP, Lobbies, Lifts and Staircase
3	Basement - 1	4707.07	103 No. of Car Parking, Electrical Panel Room, Transformer Yard, DG Room, BMS Room, UPS Room, Services, Lobbies, Lifts and Staircase
4	Ground Floor	1604.69	40 No. of Surface Car Parking, Retail Space, Electrical Room, Toilets, Lobbies, Lifts and Staircases
5	First Floor	1404.18	Retails Space, Electrical Room, Toilets, Lobbies, Lifts and Staircases
6	Second Floor	1404.18	Office Space, AHU, Electrical Room, Toilets, Lobbies, Lifts and Staircases
7	Third Floor	1603.70	Office Space, AHU, Electrical Room, Toilets, Lobbies, Lifts and Staircases
8	Fourth Floor	1603.70	Office Space, AHU, Electrical Room, Toilets, Lobbies, Lifts and Staircases
9	Fifth Floor	1603.70	Office Space, AHU, Electrical Room, Toilets, Lobbies, Lifts and Staircases
10	Sixth Floor	1603.70	Office Space, AHU, Electrical Room, Toilets, Lobbies, Lifts and Staircases
11	Seventh Floor	1603.70	Office Space, AHU, Electrical Room, Toilets, Lobbies, Lifts and Staircases
12	Eight Floor	1603.70	Office Space, AHU, Electrical Room, Toilets, Lobbies, Lifts and Staircases
13	Ninth Floor	1603.70	Office Space, AHU, Electrical Room, Toilets, Lobbies, Lifts and Staircases
14	Tenth Floor	1603.70	Office Space, AHU, Electrical Room, Toilets, Lobbies, Lifts and Staircases
15	Eleventh Floor	1603.70	Office Space, AHU, Electrical Room, Toilets, Lobbies, Lifts and Staircases
16	Terrace Floor	117.35	Lift Machine Room, Staircase Head Room, OHT and Solar Panel, Chiller Plant
Total		32849.21	
17	FAR		0.088 (Building – 5) < 3.25
18	Coverage		0.75 % (Building – 5) < 45%

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This Occupancy Certificate is issued subject to the following conditions:

1. The car parking at Three Basement 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. Three Basement Floor and Surface Parking area should be used for car parking and Services purpose only and the additional area if any available in Three Basement Floor and Surface Parking area shall be used exclusively for car parking and Services purpose only.
5. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles in Basement Floors.
6. Footpath and road side drain in front of the building should be maintained in good condition.
7. 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).
8. Since, deviations have been done from the sanctioned plan while constructing the building, the security deposit is here with forfeited.
9. 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.
10. 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.
11. 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.
12. 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.
13. 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.
14. All the rain water and waste water generated from the usage shall be pumped into the rain water harvesting pits and used for landscaping.

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Joint Director (Town Planning - North)

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15. 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.
16. The Applicant / Owner / Developer shall plant one tree for every 240 Sq.m of FAR areas as part thereof in case of Apartment / group housing / multi dwelling unit/development plan
17. Garbage originating from building shall be segregated and completely processed in the recycling processing unit in order to achieve Zero Waste Discharge
18. This Occupancy Certificate is subject to conditions laid out in the Clearance Certificate issued from Fire Force Department vide No KSFES/CC/538/2020, dated: 29-10-2020 and CFO from KSPCB vide No. AW-321595 PCB ID: 98459 dated: 13-11-2020 and Compliance of submissions made in the affidavits filed to this office.
19. All other conditions and conditions mentioned in the work order issued by the Bangalore Development Authority vide No. BDA/TPM/DLP-29/2009-10/1562/2020-21 dated: 20-02-2021 while approving the 6th Modified Non Residential Development Plan for the project should be strictly adhered to.
20. Remaining buildings should be completed as per the Modified Sanctioned Plan & Final Occupancy Certificate should be obtained from BBMP.
21. 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 Karle Infra Project Pvt Ltd., and Others
151, Industrial Suburb,
Yeshwanthapura,
Bangalore – 560 022.

Copy to

1. JC (Yelahanka Zone) / EE (Byatarayanapura Division) / AEE/ ARO (Byatarayanapura 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 B. 31/03/2021
Joint Director (Town Planning - North)
Bruhat Bengaluru Mahanagara Palike