



BRUHAT BENGALURU MAHANAGARA PALIKE

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

No. Addl.Com/YLK/0510/2017-18

Dated: 17/05/2022

OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for the Commercial Building and Residential Apartment Building at Property Khatha No. 69/458/69/1, Hebbala Village, Kasaba Hobli, Ward No. 07, Byatarayanapura Subdivision, Yelahanka Zone, Bengaluru.

- Ref: 1) Your application for issue of Occupancy Certificate dated:10-02-2022
2) Plan sanctioned by this office vide No. Addl.Com/YLK/0510/2017-18 dated: 14-06-2018
3) Approval of Chief Commissioner for issue of Occupancy Certificate dated: 27-04-2022
4) Fire Clearance for the Occupancy Certificate vide No KSFES/CC/509/2021, dated: 28-01-2022
5) CFO issued by KSPCB vide No. AW-328038 PCB ID: 107234 dated: 15-11-2021

The Modified Plan was sanctioned for the Construction of Commercial Building and Residential Apartment Building consisting of GF+10UF for Commercial Building in Block – A and GF+3UF for Residential Apartment Building comprising of 06 Units in Block - B with 2 Common Basement Floors at Property Khatha No. 69/458/69/1, Hebbala Village, Kasaba Hobli, Ward No. 07, Byatarayanapura Subdivision, Yelahanka Zone, Bengaluru by this office vide reference (2). The Commencement Certificate was issued on 11-09-2019. 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).

For the Proposal submitted by the applicant vide ref (1) for the issue of Occupancy Certificate, the Commercial Building and Residential Apartment Building was inspected by the Officers of Town Planning Section on 18-02-2022 for the issue of Occupancy Certificate. 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 for the Commercial Building and 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:30-04-2022 to remit Compounding fees for the deviated portion, Ground Rent Arrears, GST and Scrutiny fee and Arrears of Plan Sanction Fee Rs. 98,29,826/-. (Rupees Ninty Eight Lakhs Twenty Nine Thousand Eight Hundred and Twenty Six only) has been paid by the Applicant in the form of DD No 950203 and 950204 dated: 06-05-2022 drawn on Kotak Mahindra Bank Ltd., and taken into BBMP account vide receipt No.RE-ifms331-TP/000027 dated: 11-05-2022. The Deviations effected in the Building are condoned and Regularized accordingly.

Hence, Permission is hereby granted to occupy Commercial Building and Residential Apartment Building Consisting of GF+10UF for Commercial Building in Block – A and GF+3UF for Residential Apartment Building comprising of 06 Units in Block – B with 2 Common Basement Floors at Property Khatha No. 69/458/69/1, Hebbala Village, Kasaba Hobli, Ward No. 07, Byatarayanapura Subdivision, Yelahanka Zone, Bengaluru. Occupancy Certificate is accorded with the following details.

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Common Two Basement Floors

Sl. No.	Floor Description	Built Up Area (in Sqm.)	Uses and other details.
1	Lower Basement Floor	5621.70	148 No.s of Car Parking, Lobbies, Lifts and Staircases
2	Upper Basement Floor	5617.39	156 No.s of Car Parking (21 Multilevel Car Parking and 114 NO.s of Normal Car Parking), BMS Room, STP, UG Sump, Pump Rooms, DG Room, Lobbies, Lifts and Staircases
	Total	11239.09	

Commercial Building

1	Ground Floor	1729.93	Office Space, 50 No.s of Surface Car Parking, Entrance Lobby, Toilets, Electrical Room, AHU Room, Cafeteria, Transformer Yard, Lifts, Lobbies and Staircases
2	First Floor	1732.80	Office Space, Toilets, Electrical Room, AHU Room, Server Space, Lifts, Lobbies and Staircases
3	Second Floor	1732.96	Office Space, Toilets, Electrical Room, AHU Room, Lifts, Lobbies and Staircases
4	Third Floor	1732.96	Office Space, Toilets, Electrical Room, AHU Room, Lifts, Lobbies and Staircases
5	Fourth Floor	1732.96	Office Space, Toilets, Electrical Room, AHU Room, Lifts, Lobbies and Staircases
6	Fifth Floor	1732.96	Office Space, Toilets, Electrical Room, AHU Room, Lifts, Lobbies and Staircases
7	Sixth Floor	1733.81	Office Space, Toilets, Electrical Room, AHU Room, Server Room, Refuge Area, Lifts, Lobbies and Staircases
8	Seventh Floor	1732.96	Office Space, Toilets, Electrical Room, AHU Room, Lifts, Lobbies and Staircases
9	Eighth Floor	1732.96	Office Space, Toilets, Electrical Room, AHU Room, Lifts, Lobbies and Staircases

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10	Ninth Floor	1670.09	Office Space, Toilets, Electrical Room, AHU Room, Lifts, Lobbies and Staircases
11	Tenth Floor	1194.53	Office Space, Toilets, Electrical Room, AHU Room, Chiller Platform, Refuge Area, Lifts, Lobbies and Staircases
12	Terrace Floor	69.94	Lift Machine Rooms, Staircase Head Rooms, and Water Tank.
	TOTAL	18528.86	

Residential Apartment Building

1	Ground Floor	466.22	14 No.s of Car Parking, Electrical Room, Lobbies, Lift and Staircases
2	First Floor	431.94	02 No.s Residential Units, Corridors, Lobbies, Lifts and Staircases
3	Second Floor	434.27	02 No.s Residential Units, Corridors, Lobbies, Lifts and Staircases
4	Third Floor	434.27	02 No.s Residential Units, Corridors, Lobbies, Lifts and Staircases
5	Terrace	29.78	Lift Machine Rooms, Staircase Head Rooms, Solar Panel and Water Tank.
	Total	1796.47	06 No.s of Residential Units
	GRAND TOTAL	31564.41	
	FAR		2.496 < 2.50
	Coverage		28.78% < 45%

This Occupancy Certificate is issued subject to the following conditions:

1. The car parking at Two Basement Floors and Ground 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.

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4. Two Basement Floors and Ground Floor area should be used for car parking purpose only and the additional area if any available in Two Basement Floors and Ground 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).
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.
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/509/2021 dated: 28-01-2022 and CFO from KSPCB vide No AW-328038 PCB ID: 107234 dated: 15-11-2021 and Compliance of submissions made in the affidavits filed to this office

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16. In case of any false information, misrepresentation of facts, or pending court cases, the Occupancy Certificate shall be 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,

Sri. A.L.Muttaiah and Others (Katha Holder) Rep by its GPA Holder M/s Brigade Enterprises Ltd.,
29 & 30th Floor, World Trade Centre, Brigade Gateway Campus,
26/1, Dr|| Rajkumar Road, Malleshwaram,
Rajajinagara, 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. Director General of Police, Fire and Emergency Services, # 1, Annaswamy Modaliar Road, Bengaluru - 560 042 for information.
4. Superintendent Engineer, (Electrical), BESCOM, North Division, No. 8, Benson Town, Nandi Durga Road, Bengaluru - 560046.
5. Office copy.

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13/05/2022

**Joint Director (Town Planning – North)
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