



BRUHAT BENGALURU MAHANAGARA PALIKE

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

No. BBMP/Addl.Dir/JD North/0139/2016-17

Date: 02/08/2022

OCCUPANCY CERTIFICATE (PARTIAL)

Sub: Issue of Occupancy Certificate for Building – 4 Tower - B4 Commercial (IT/ITES) Building at Property Katha No. 119, Sy No. 103, 104, 105, 108/1, 108/2, 109(P), 112 and 113/1B(P) Kundalahalli Village, K.R.Puram Hobli, Ward No. 85, Bengaluru.

- Ref: 1) Your application for issue of Occupancy Certificate dated: 21-07-2022
 2) Plan sanctioned by this office vide No. BBMP/Addl.Dir/JD North/0139/2016-17, Dated: 29-05-2017
 3) Approval of Chief Commissioner for issue of Occupancy Certificate dated:29-07-2022
 4) CFO issued by KSPCB vide No: AW-318501 PCB ID: 74556 dated: 22-06-2020

The Plan for the construction of Residential Apartment Building Comprising of Commercial (IT/ITES) Consisting of BF+GF+1 UF in Building – 04, Tower – B4 at Property Katha No. 119, Sy No. 103, 104, 105, 108/1, 108/2, 109(P), 112 and 113/1B(P) Kundalahalli Village, K.R.Puram Hobli, Ward No. 85, Bengaluru was sanctioned by this office vide reference (2). The Commencement Certificate was issued on 08-05-2018. KSPCB vide Ref (4) has issued consent for Operation of Sewage Treatment Plant (STP).

The Building – 4 Tower - B4 Commercial (IT/ITES) Building was inspected by the Officers of Town Planning Section on 09-05-2022 for the issue of Occupancy Certificate (Partial) 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 (IT/ITES) Building was approved by the Chief Commissioner vide ref (3). Subsequent to the Approval accorded by Chief Commissioner the applicant was endorsed on dated: 30-07-2022 to remit Compounding fees for the deviated portion, Ground Rent Arrears, GST and Scrutiny fee of Rs. 34,41,000/-. (Rupees Thirty Four Lakhs Forty One Thousand only) and has been paid by the Applicant in the form of DD No 574957 dated:30-07-2022 drawn on ICICI Bank Ltd., and taken into BBMP account vide receipt No.RE-ifms331-TP/000056 dated:02-08-2022 The Deviations effected in the Building are condoned and Regularized accordingly.

Hence, Permission is hereby granted to occupy Commercial (IT/ITES) Consisting of BF+GF+1 UF in Building – 04, Tower – B4 at Property Katha No. 119, Sy No. 103, 104, 105, 108/1, 108/2, 109(P), 112 and 113/1B(P) Kundalahalli Village, K.R.Puram Hobli, Ward No. 85, Bengaluru. Occupancy Certificate is accorded with the following details.

Building – 4, Tower – B4

| Sl. No. | Floor Descriptions | Built Up Area (in Sqm) | Uses and other details. |
|---------|--------------------|------------------------|---|
| 1 | 2 | 3 | 4 |
| 1 | Basement Floor | 644.62 | STP, Garbage Area, Loading Dock, Checking Room, Toilets, Sewage Collection Tank, Storm Water Collection Sump, Lobbies, Lifts and Staircase. |

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|---|--------------|----------------|--|
| 2 | Ground Floor | 1126.18 | Office Space, AV Room, Pre Function Hall, Back Of House, Command Center, Meeting Rooms, Junior Ball Room, Toilets, Electrical Room, Lobbies, Lifts and Staircases. |
| 3 | First Floor | 1108.94 | Banquet Hall, Store, AV Room, Service Corridor, Toilets, Electrical Room, Back Of House, Pre-Function Area, Lobbies, Lifts and Staircase. |
| | Total | 2879.74 | |
| 4 | FAR | | 0.025 < 3.00 |
| 5 | Coverage | | 1.108% < 45% |

This Occupancy Certificate is issued subject to the following conditions:

1. The car parking at Basement Floors area in Building – 2, 3 & 4 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. Basement Floors area in Building – 2, 3 & 4 should be used for car parking purpose only and the additional area if any available in, Basement Floors area in Building – 2, 3 & 4 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.

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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. The Remaining Building should be completed as per the Modified Sanctioned Plan & Occupancy Certificate should be obtained after Completion.
16. This Occupancy Certificate is subject to conditions laid out in the CFO from KSPCB vide No. AW-318501 PCB ID: 74556 dated: 22-06-2020 and Compliance of submissions made in the affidavits filed to this office.
17. 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 (Partial) Certificate issued will be withdrawn without any prior notice.

Sd/-

**Joint Director (Town Planning – North)
Bruhat Bengaluru Mahanagara Palike**

To,

M/s Brigade Properties Pvt Ltd., (Brooke Field Real Estates & Projects Pvt Ltd.)
(Brooke Bond Real Estates Pvt Ltd.), (Khata 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 (Mahadevapura Zone) / EE (Mahadevapura Division) / AEE/ ARO (Hudi 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

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Joint Director of Town Planning (North)
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