



BRUHAT BENGALURU MAHANAGARA PALIKE

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

No. BBMP/Addl.Dir/JD NORTH/LP/0278/2017-18

Date: 10/10/2022

OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for Residential Apartment Building – 1, 2 & 3 at Property Katha No. 97/95/97, Ward No. 05, Thirumenahalli Village, Yelahanka Zone, Bengaluru

- Ref: 1) Your application for issue of Occupancy Certificate dated: 03-06-2022
 2) Plan sanctioned by this office vide No. BBMP/Addl.Dir/JD NORTH/LP/0278/2017-18, dated: 09-07-2018.
 3) Approval of Chief Commissioner for issue of Occupancy Certificate dated: 30-09-2022
 4) CFO issued by KSPCB vide No. AW-332874 PCB ID: 101309 date: 22-08-2022

The Plan was sanctioned for the construction of Building 1 to 5 Residential Apartment Building Consisting of 2BF+GF+4UF totally Comprising of 749 Units including Club House at Property Katha No. 97/95/97, Ward No. 05, Thirumenahalli Village, Yelahanka Zone, Bengaluru. by this office vide reference (2). The Commencement Certificate for Building – 4 & 5 and Building – 1, 2 & 3 was issued on 23-05-2019 and 03-07-2020 respectively. Occupancy Certificate (Partial) for Building – 4 & 5, consisting of 2BF+GF+4 UF comprising 316 Units was issued on 09-08-2021. Now the Applicant has applied for issue of Occupancy Certificate (Final) for Building – 1, 2 & 3 consisting of 2BF+GF+4 UF Comprising of 433 Units including Club vide Ref (1). Consent for Operation from KSPCB has been issued vide Ref (4).

The Residential Apartment Building – 1, 2 & 3 was inspected by the Officers of Town Planning Section on 14-07-2022 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 Residential Apartment Building was approved by the Commissioner vide ref (3). Subsequent to the Approval accorded by Chief Commissioner the applicant was endorsed on dated: 01-10-2022 remit Compounding fine for the deviated portion, Ground Rent Arrears, GST and Scrutiny fee of Rs. 37,63,000/- (Rupees Thirty Seven Lakhs Sixty Three Thousand only), and O.C. arrears of Rs. 10,52,000/- (Rupees Ten Lakhs Fifty Two Thousand). Applicant has paid Rs. 37,63,000/- (Rupees Thirty Seven Lakhs Sixty Three Thousand only), in the form of DD No.575559 dated: 29-09-2022 drawn on Kotak Mahindra Bank, and taken into BBMP account vide receipt No.RE-ifms331-TP/000077 dated: 01-10-2022 and Rs. 10,52,000/- Through Online Transaciton Vide UTR No. KKBKR 52022100 300860129. The Deviations effected in the Building are condoned and Regularized accordingly.

Hence, Permission is hereby granted to occupy Residential Apartment Building – 1, 2 & 3 consisting of 2BF+GF+4 UF Comprising of 433 Units including Club House at Property Katha No. 97/95/97, Ward No. 05, Thirumenahalli Village, Yelahanka Zone, Bengaluru. Occupancy Certificate (Partial) is accorded with the following details.

Joint Director of Town Planning (North)
 Bruhat Bengaluru MahanagaraPalike

(Handwritten signature and date: 10/10/2022)

(Handwritten signature and date: 07/10/2022)

(Handwritten signature and date: 11/10/22)



Residential Apartment Building – 1, 2 & 3

Sl. No.	Floor Description	Built Up Area (in Sqm.)	Uses and other details.
1	Basement Floor - 2	13814.85	289 No.s of Car Parking, STP, Lobby, Lifts and Staircases
2	Basement Floor - 1	13859.71	276 No.s of Car Parking, Lobby, Pump Room Lifts and Staircases
3	Ground Floor	7743.58	83 No.s of Residential units, Party Hall, Transformer Yard, Pantry, Stores Room, Electrical Rooms, Swimming Pool, Toilets, Corridors, Lobby, Lifts and Staircases
4	First Floor	7223.25	90 No.s of Residential units, Gym, Play Area, Indoor Game Room, Toilet, Corridors, Lobby, Lifts and Staircases
5	Second Floor	8023.17	90 No.s of Residential units, Yoga Room Badminton Court, Association Office, Discussion Room, Toilets, Corridors, Lobby, Lifts and Staircases
6	Third Floor	7463.47	90 No.s of Residential units, Corridors, Lobby, Lifts and Staircases
7	Fourth Floor	6616.51	80 No.s of Residential units, Corridors, Lobby, Lifts and Staircases
8	Terrace Floor	533.37	Lift Machine Room and Staircase Head Room, Solar Panel, OHT
	Total	65277.91	433 No's of Residential Units including Club House
	FAR		1.992 < 2.00
	Coverage		42.48% < 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. The applicant should submit NOC / Permission order from BWSSB Department within 30 days from the date of issue of this Occupancy Certificate as per the submitted undertaking dated: 23-09-2022 to this office.
12. This Occupancy Certificate is subject to conditions laid out in the CFO from KSPCB vide No. AW-324479 PCB ID: 101309 date: 31-03-2021 and Compliance of submissions made in the affidavits filed to this office.
13. The Applicant / Developer should abide by the condition imposed during Occupancy Certificate.
14. 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,
Sri.B.R.Chandra Shekar and others (Katha Holder)
Rep by its GPA Holder for M/s Brigade Enterprises Limited.
29 & 30th Floor, World Trade Center,
Brigade Gateway Campus 26/1, Dr Rajkumar Road,
Malleshwaram – Rajajinagar, 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. Superintendent Engineer (West), BESCOM, Kalyananagar, Banasawadi, Bengaluru - 560043.
4. Office copy.

**Joint Director of Town Planning (North)
Bruhat Bengaluru MahanagaraPalike**

07/10/2022

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