



BRUHAT BENGALURU MAHANAGARA PALIKE

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

No. BBMP/Addl.Dir/JD NORTH/LP/0074/2019-20

Date: 01-12-2022

OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for Wing – 2 Commercial (Office) Building at Property Katha No. 242/189/48, 49, Boopasandra Village, Kasaba Hobli, Bangalore North Taluk, Ward No. 08, Yelahanka Zone, Bangalore.

- Ref: 1) Your application for issue of Occupancy Certificate dated: 10-06-2022
2) Modified Plan sanctioned by this office vide No. BBMP/Addl.Dir/JD North/0074/2019-20 dated: 28-02-2018
3) Approval of Chief Commissioner for issue of Occupancy Certificate dated: 19-11-2022
4) Fire Clearance for the Occupancy Certificate vide No: GBC(1)/311/2017, dated:18-08-2022
5) CFO issued by KSPCB vide No. AW-331179 PCB ID: 84845 Dated: 09-05-2022

The Modified Plan was sanctioned for the Construction of Wing – 1 Commercial (Office) Building consisting of 2BF+GF+9 UF at Property Khatha No. 242/189/48, 49, Boopasandra Village, Kasaba Hobli, Bangalore North Taluk, Ward No. 08, Yelahanka Zone, Bangalore by this office on dated: 24-03-2018 and Commencement Certificate & Occupancy Certificate was issued by this office on 11-12-2018 and 17-07-2020 respectively. Further the Modified Plan was sanctioned for the Construction of additional Wing – 2 Commercial (Office) Building consisting of 2BF+GF+9 UF by this office vide reference (2). The Commencement Certificate was issued on 07-10-2021. 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 Wing – 2 Commercial (Office) Building was inspected by the Officers of Town Planning Section on 04-07-2022 for the issue of Occupancy Certificate 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 Building was approved by the Chief Commissioner vide ref (3). Subsequent to the Approval accorded by Chief Commissioner the applicant was endorsed on dated: 23-11-2022 to remit Compounding fees for the deviated portion, Ground Rent Arrears, GST, Scrutiny fee and other fees of Rs. 4,03,000/- (Rupees Four Lakhs Three Thousand only) and has been paid by the Applicant in the form of DD No.575871 dated: 25-11-2022 drawn on Kotak Mahindra Bank and taken into BBMP account vide receipt No.RE-ifms331-TP/000102 dated: 29-11-2022. The Deviations effected in the Building are condoned and Regularized accordingly.

Hence, Permission is hereby granted to occupy Wing – 2 Commercial (Office) Building consisting of 2BF+GF+9 UF at Property Khatha No. 242/189/48, 49, Boopasandra Village, Kasaba Hobli, Bangalore North Taluk, Ward No. 08, 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	Lower Basement Floor	2289.94	107 No.s of Car Parking, Pump Room, Fire Sump, Lifts and Staircases
2	Upper Basement Floor	2282.98	109 No.s of Car Parking, STP, Electrical Room, Communication Room, BMS Room, Lifts and Staircases

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3	Ground Floor	970.91	13 No.s of Car Parking and 21 No.s of Surface Car Parking, Entrance Lobby, Office Space, AHU Room, Garbage Room, Electrical Rooms, Toilets Lobby, Lifts and Staircases,
4	First Floor	971.21	Office Space, Pantry, Electrical Rom, AHU Room, Toilets, Lobby, Lifts and Staircases
5	Second Floor	1280.97	Office Space, Pantry, Electrical Rom, AHU Room, Toilets, Lobby, Lifts and Staircases
6	Third Floor	1280.97	Office Space, Pantry, Electrical Rom, AHU Room, Toilets, Lobby, Lifts and Staircases
7	Fourth Floor	1280.97	Office Space, Pantry, Electrical Rom, AHU Room, Toilets, Lobby, Lifts and Staircases
8	Fifth Floor	1280.97	Office Space, Pantry, Electrical Rom, AHU Room, Toilets, Lobby, Lifts and Staircases
9	Sixth Floor	1324.47	Office Space, Pantry, Refuge Area, Electrical Rom, AHU Room, Toilets, Lobby, Lifts and Staircases
10	Seventh Floor	1280.97	Office Space, Electrical Rom, AHU Room, Toilets, Lobby, Lifts and Staircases
11	Eighth Floor	1280.97	Office Space, Electrical Rom, AHU Room, Toilets, Lobby, Lifts and Staircases
12	Ninth Floor	1280.97	Office Space, Electrical Rom, AHU Room, Toilets, Lobby, Lifts and Staircases
13	Terrace Floor	104.87	Lift Machine Room, Staircase Head Room, Chiller Plant and OHT
	Total	16911.17	Commercial Building
14	FAR		3.14 < 3.25 (Including Earlier OC issued Wing – 1 building)
15	Coverage		31.13% < 50% (Including Earlier OC issued Wing – 1 building)

This Occupancy Certificate is issued subject to the following conditions:

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

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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 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.
10. 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.
11. All the rain water and waste water generated from the usage shall be pumped into the rain water harvesting pits and used for landscaping.
12. 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.
13. The Demand for payment of fees as per the Interim order of the Hon'ble High Court vide W.P. No. 14995/2020 & 15431/2020 (LB-BMP) is subject to condition for remittance of such cost in future, based on the outcome of the final order of the Hon'ble High Court and Indemnity Bond submitted to this office.
14. This Occupancy Certificate is subject to conditions laid out in the Clearance from Fire Force Department vide No GBC(1)/311/2017, dated: 18-08-2022, CFO from KSPCB vide No. AW-331179 PCB ID: 84845 Dated: 09-05-2022, and Compliance of submissions made in the affidavits filed to this office.
15. 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.N.Narasimha Murthy, Sudha.S., N.Nagarjun and S.Nandini, Khata Holder.
M/s Brigade Enterprises Pvt Ltd., GPA 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 (Yelahanka Zone) / EE (Byatarayanapura Division) / AEE/ ARO (Kogidehalli 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

*Received
Sudha S
01/12/2022*

*Murthy S
01/12/2022*
Joint Director of Town Planning (North)
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