



# 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: 03/12/2022

## MODIFIED PLAN CUM OCCUPANCY CERTIFICATE

Sub: Issue of Modified Plan cum Occupancy Certificate for Building – 1 Tower - A Consisting of Residential Apartment Building cum 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: 22-07-2022  
 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: 10-11-2022  
 4) Fire Clearance for the Occupancy Certificate vide No: KSFES/ CC/078/2021, dated: 17-04-2021  
 5) CFO issued by KSPCB vide No: AW-333284 PCB ID: 74556 dated: 16-09-2022

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The Plan for the construction of Residential Apartment Building Cum Commercial (IT/ITES) Consisting of 2BF+GF+6 UF in Building – 01, Tower –A 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. 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 Building – 1 Tower - A Residential Apartment Building Cum Commercial (IT/ITES) Building was inspected by the Officers of Town Planning Section on 13-09-2022 for the issue of Occupancy Certificate it is observed that, there is deviation in construction, the applicant has constructed building with some intranal modification in all floors with the changes in the nomenclatures usages specified 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 Cum 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: 19-11-2022 to remit Compounding fees for the deviated portion, Ground Rent Arrears, GST and Scrutiny fee of Rs. 3,36,79,000/-. (Rupees Three Crore Thirty Six Lakhs Seventy Nine Thousand only) and has been paid by the Applicant in the form of DD No 575262 dated:23-11-2022 drawn on ICICI Bank Ltd., and taken into BBMP account vide receipt No.RE-ifms331-TP/000101 dated:28-11-2022 The Deviations effected in the Building are condoned and Regularized accordingly.

Hence, Permission is hereby granted to occupy Residential Cum Commercial (IT/ITES) Consisting of 2BF+GF+6 UF in Building – 01, Tower – A 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.

Joint Director of Town Planning (North)  
 Bruhat Bengaluru MahanagaraPalike

*(Handwritten signature and date: 03/12/2022)*

*(Handwritten initials and date: 02/12/22)*

*(Handwritten initials and date: 2/12/22)*

*(Handwritten initials and date: 3/12/22)*



### Building – 1, Tower – A

Sl. No.	Floor Descriptions	Built Up Area (in Sqm)	Uses and other details.
1	2	3	4
1	Basement Floor - 1	3280.17	39 No.s of Car Parking, Pump Room, Fire pump Room, Transformed Yard, OWC, Lifts Lobby and Staircases
2	Basement Floor - 2	3619.78	137 No.s of Car Parking, STP, Electrical Room, Chiller Plants Room, Sump, Lifts Lobby and Staircases.
3	Ground Floor	3262.94	Entrance Lobby, Service Lobby, Commercial Space, Panel room, Toilets Lobby, Lifts and Staircases,
4	First Floor	2294.65	Lift Lobby Area, Service Lobby, Commercial Space, Electrical room, AHU, Store, Toilets Lobby, Lifts and Staircases,
5	Second Floor	2837.46	Lift Lobby Area, Service Lobby, Commercial Space, Electrical room, AHU, Store, Toilets Lobby, Lifts and Staircases
6	Third Floor	2644.83	Lift Lobby Area, Service Lobby, Commercial Space, Electrical room, AHU, Open Terrace, Toilets Lobby, Lifts and Staircases
7	Service Floor	487.43	Gym, Party Hall, Pool, Open Deck Area, Pantry, Electrical Room, Toilets Lobby, Lifts and Staircases
8	Fourth Floor	2413.73	15 No's of Residential Units, Service Lift Lobby, Open Terrace, Lobby, Lifts and Staircases
9	Fifth Floor	2413.73	15 No's of Residential Units, Service Lift Lobby, Open Terrace, Lobby, Lifts and Staircases
10	Sixth Floor	2413.73	15 No's of Residential Units, Service Lift Lobby, Open Terrace, Refuge Area, Lobby, Lifts and Staircases
11	Terrace Floor	170.71	Lift Machine Room, Staircase Head Room, Chiller Plant, Solar Panels and OHT
	<b>Total</b>	<b>25839.16</b>	
1	FAR		3.017 > 3.00 (For All Blocks)
2	Coverage		43.83% < 45% (For All Blocks)

#### **This Occupancy Certificate is issued subject to the following conditions:**

1. The car parking at Basement Floors area in Building – 1, 2, 3, 4 & 5 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 Building – 1, 2, 3, 4 & 5 should be used for car parking purpose only and the additional area if any available in, Basement Floors area in Building – 1, 2, 3, 4 & 5 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.

*Mujeeb*  
03/12/2022  
Joint Director of Town Planning (North)  
Bruhat Bengaluru MahanagaraPalike

02/12/22

2/12/22

3/12/22





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 and an affidavit to that effect shall be submitted to the corporation and Fire Force Department every year.
9. 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.
10. All the rain water and waste water generated from the usage shall be pumped into the rain water harvesting pits and used for landscaping.
11. 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.
12. Since, this is the final Occupancy Certificate being issued for Building – 1 Tower – A, the earlier Occupancy Certificates issued for different building in the same permises stand good.
13. This Occupancy Certificate is subject to conditions laid out in the Clearance from Fire Force Department vide No KSFES/ CC/078/2021, dated: 17-04-2021, CFO from KSPCB vide No. AW-333284 PCB ID: 74556 dated: 16-09-2022 and Compliance of submissions made in the affidavits filed to this office.
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,

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

Received  
for use  
03/12/2022  
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Joint Director of Town Planning (North)  
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