



BRUHAT BENGALURU MAHANAGARA PALIKE

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

No. BBMP/Addl.Dir/JDNORTH/045/2021-22

Dated: 11/09/2023

PRJ: 4155/21-22

OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for Parcel-2 Building-2, Commercial (IT Office) Building Constructed at Property Khatha No. 2848/35/2, 35/3A, 37/1, 39/1, 39/2B, 40/3, 40/6 Rachenahalli Village, K.R Puram Hobli, Bengaluru East Taluk, Ward No. 06, Bengaluru

- Ref: 1) Your application for issue of Occupancy Certificate dated: 05-07-2023
2) Modified Plan sanctioned by this office vide No. BBMP/Addl.Dir/JD North/0045/2021-22, Dated: 25-05-2022.
3) Approval of Chief Commissioner for issue of Occupancy Certificate dated: 31-08-2023
4) Fire Clearance for the Occupancy Certificate vide No: GBC(1)/171/2020, dated: 30-06-2022
5) CFO issued by KSPCB vide No. AW-335646 PCB ID 106730 INW ID 171450 RED/LARGE , dated: 20-01-2023

The Modified Plan was sanctioned for the construction of Parcel-2 Building-2 Commercial (IT Office) Building, Consisting of 2BF+GF+16UF on Dated: 29-01-2020 at Property Katha No. 2848/35/2, 35/3A, 37/1, 39/1, 39/2B, 40/3, 40/6 Rachenahalli Village, K.R Puram Hobli, Bengaluru East Taluk, Ward No. 06, Bengaluru. The Commencement Certificate was issued for Parcel-2 Building-2 on 24-08-2021. Further Modified Plan was sanctioned by this office vide reference (2) for the construction of Parcel-2 Building-2 Commercial (IT Office) Building Consisting of 3BF+GF+19UF. 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). Now the applicant has applied for issue of Occupancy Certificate for Parcel-2 Building-2 Consisting of 3BF+GF+19UF for Commercial (IT Office) Use Building.

The Proposal submitted by the applicant vide ref (1) for the issue of Occupancy Certificate for Parcel-2 Building-2 was inspected by the Officers of Town Planning Section on 27-03-2023 and 01-08-2023. During the inspection it is observed that, the construction has been completed in accordance to Modified Sanctioned Plan. The proposal for the issuance of Occupancy Certificate for Parcel-2 Building-2 Commercial Building-2 of Parcel-2 was approved by the Chief Commissioner vide Ref (3). Subsequent to the Approval accorded by Chief Commissioner the applicant was endorsed on dated: 01-09-2023 to remit Rs. 63,25,000/- (Rupees Sixty Three Lakhs Twenty Five Thousand only) towards Compounding fine and Scrutiny Fees, and the applicant has paid in the form of DD No.188059 dated: 05-09-2023 drawn on HDFC Bank., Kasturba Road (Kas) branch. The same has been taken into BBMP account vide receipt No. RE- ifms 331-TP/000056, dated: 05-09-2023.

Hence, Permission is hereby granted to Occupy Parcel-2 Building-2 Commercial (IT Office) Building Comprising of 3BF+GF+4UF of MLCP and 5th UF of 19 UF for Office Building use at Property Khatha No. 2848/35/2, 35/3A, 37/1, 39/1, 39/2B, 40/3, 40/6 Rachenahalli Village, K.R Puram Hobli, Bengaluru East Taluk, Ward No. 06, Bengaluru Occupancy Certificate is accorded with the following details.

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

11/09/23

11/09/23

11/9/23



Parcel-2 Building-2 Commercial (IT Office) Building

Sl. No.	Floor Description	Built Up Area (in Sqm.)	Uses and other details.
1	Basement -3 Floor	10754.38	295 No.s of Car Parking, Fan Rooms, Service Rooms, Store Rooms, STP, Lobbies, Lifts & Staircases.
2	Basement-2 Floor	10416.05	287 no.s of Car Parking, Fan Rooms, Service Rooms, House Keeping Room, Garbage Collection Yard, Electrical Rooms, Store, Panel Room, Lobbies, Lifts and Staircase
3	Basement-1 Floor	10414.57	266 No.s of Car Parking, Fan Rooms, Service Rooms, House Keeping, Garbage Collection, Electrical Rooms, Fire Pump Room, Storage, Panel Room, Lobbies, Lifts & Staircase
4	Ground Floor	6667.63	69 No.s of Car Parking, Food Court, Kitchen, BMS Room, Panel Room, Communication Room, Battery Room, UPS Room, Fire Command Room, Electrical Room, Tank Room, Common Toilet, Entrance Lobby, Lobbies Lifts & Staircase
5	First Floor	5721.58	134 No.s of Car Parking, Lunch Room, AHU Room, Lobbies Lifts & Staircase
6	Second Floor	6891.36	186 No.s of Car Parking, Electrical Panel Rooms Lobbies Lifts & Staircase
7	Third Floor	6900.95	194 No.s of Car Parking, Electrical Panel Rooms, Lobbies Lifts & Staircase
8	Fourth Floor	6900.88	193 No.s of Car Parking, Electrical Panel Rooms, Lobbies Lifts & Staircase
9	Fifth Floor	6271.84	Office Space, AHU Rooms, Ladies and Gents Toilets, Chiller Plant Room, Lobbies Lifts & Staircases
10	Sixth Floor	5718.51	Office Space , AHU Rooms, Ladies and Gents Toilets, Lobbies Lifts & Staircases
11	Seventh Floor	5698.13	Office Space AHU Rooms, Ladies and Gents Toilets, Cooling Tower Platform, Refuge Area, Lobbies Lifts & Staircases
12	Eighth Floor	5656.43	Office Space , AHU Rooms, Ladies and Gents Toilets, Lobbies Lifts & Staircases
13	Ninth Floor	5662.75	Office Space , AHU Rooms, Ladies and Gents Toilets, Lobbies Lifts & Staircases
14	Tenth Floor	5662.73	Office Space, AHU Rooms, Ladies and Gents Toilets, Refuge Area, Lobbies Lifts & Staircases
15	Eleventh Floor	5662.72	Office Space, AHU Rooms, Ladies and Gents Toilets Lobbies Lifts & Staircases
16	Twelveth Floor	5662.72	Office Space, AHU Rooms, Ladies and Gents Toilets , Lobbies Lifts & Staircases
17	Thirteenth Floor	5675.03	Office Space, AHU Rooms, Ladies and Gents Toilets, Refuge Area, Lifts, Lift Lobbies & Staircases
18	Fourteenth Floor	5675.03	Office Space, AHU Rooms, Ladies and Gents Toilets, Lobbies Lifts & Staircases
19	Fifteenth Floor	5675.03	Office Space, AHU Rooms, Ladies and Gents Toilets, Lobbies Lifts & Staircases

V. n 11/9/23
Joint Director (Town Planning – North)
Bruhat Bengaluru Mahanagara Palike

11/09/2023

11/09/23

11/9/23



20	Sixteenth Floor	5675.03	Office Space, AHU Rooms, Ladies and Gents Toilets, Lobbies Lifts & Staircases
21	Seventeenth Floor	5675.03	Office Space, AHU Rooms, Ladies and Gents Toilets, Refuge Area, Lobbies Lifts & Staircases
22	Eighteenth Floor	5675.03	Office Space, AHU Rooms, Ladies and Gents Toilets, Lobbies Lifts & Staircases
23	Nineteenth Floor	5675.03	Office Space, AHU Rooms, Ladies and Gents Toilets, Lobbies Lifts & Staircases
24	Terrace Floor	399.03	Electrical Panel Room, Solar Invertor Room, Lobbies Lifts & Staircases
Total		150787.44	
	FAR Achieved		3.116 > 3.25
	Coverage Achieved		25.60% < 45%

This Occupancy Certificate is issued subject to the following conditions:

1. The car parking area at Three Basement Floor, Part of Ground Floor, First Floor, Second Floor, Third Floor and Forth Floor and Surface area 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. Three Basement Floor, Part of Ground Floor, First Floor, Second Floor, Third Floor and Forth Floor and Surface area should be used for car parking purpose only and the additional area if any available in Three Basement Floors, Part of Ground Floor, First Floor, Second Floor, Third Floor and Forth Floor and Surface 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. The Applicant / 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.
8. The Applicant / owner 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.
9. The Applicant / owner of the high-rise building shall get the building inspected by empanelled agencies of the Fire Force Department to ensure that the fire equipment's 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.
10. The Applicant / owner 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.

V. ~ 11/9/23
Joint Director (Town Planning - North)
Bruhat Bengaluru Mahanagara Palike

11/23/2023

11/09/23

11/9/23



11. The Applicant / owner 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.
12. All the rain water and waste water generated from the usage shall be pumped into the rain water harvesting pits and used for landscaping.
13. 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.
14. This Occupancy Certificate is subject to conditions laid out in the Clearance Certificate issued from Fire Force Department vide No. GBC(1)/171/2020, dated: 30-06-2022 and CFO issued by KSPCB vide No. AW-335646 PCB ID 106730 INW ID 171450 RED/LARGE, dated: 20-01-2023 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 (Partial) issued will be withdrawn without any prior notice

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

To,

M/s Embassy Property Development Pvt Ltd.,
Rep by Authorized Signatory, Sri H.N Ravindra
1st Floor, Embassy Point, 150 Infantry Road
Bengaluru – 560 001

Copy to

1. JC (Yelahanka) / EE (Byatarayanapura) / AEE/ ARO (Thanisandra) for information and necessary action.
2. Director General of Police, Fire and Emergency Services, # 1, Annaswamy Modaliar Road, Bengaluru – 560 042 for information.
3. Senior Environmental Officer, KSPCB, # 49, Church Street, Bengaluru - 01 for information.
4. Superintendent Engineer, (Electrical), BESCO, North Division, No. 8, Benson Town, Nandi Durga Road, Bengaluru - 560046.
5. Office copy

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

[Signature]
11/09/23

[Signature]
11/09/23

[Signature]
11/09/23