



BRUHAT BENGALURU MAHANAGARA PALIKE

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

No. PRJ/13004/22-23

Dated: 22-04-2024

OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for the Commercial (IT / BT Office) Building Constructed at Property Katha No. 91/484, Sy No. 91/1, 91/2, 192, 193/2, 193/1, 194, 196/1, 196/2, 193/3, 195/1, Ward No. 55, K R Puram Subdivision, Mahadevapura Zone, Bengaluru

- Ref: 1. Your application for issue of Occupancy Certificate, Dated: 08-02-2024
2. Modified Plan Sanctioned by this Office Vide PRJ/3194/22-23, Dated: 31-05-2019.
3. Approval of Chief Commissioner for issue of Occupancy Certificate, Dated: 19-04-2024.
4. Fire Clearance for the Occupancy Certificate vide No KSFES/GBC(1)/448, Docket No. KSFES/CC/812/2023, Dated: 25-01-2024.
5. CFO issued by KSPCB vide No. AW-339631 PCB ID: 37125 INW ID 194062, Dated: 14-09-2023.

The Modified Plan was sanctioned for the construction of Commercial (IT / BT Office) Building at Property Katha No. 91/484, Sy No. 91/1, 91/2, 192, 193/2, 193/1, 194, 196/1, 196/2, 193/3, 195/1, Ward No. 55, K R Puram Subdivision, Mahadevapura Zone, Bengaluru by this office vide reference (2). Now the Applicant has applied for issue of Occupancy Certificate for the Commercial (IT / BT Office) Building – 4 Consisting of GF+2UF and Building - 5 Consisting of 3BF+GF+11UF vide reference (1). The Fire and Emergency Services Department has issued Fire Clearance Certificate to Occupy Building vide reference (4). KSPCB consent for Operation of Sewage Treatment Plant (STP) has issued vide reference (5)

The Commercial (IT / BT Office) Building was inspected by the Officers of Town Planning Section on 15-02-2024 for the issue of Occupancy Certificate. During the course of inspection it is observed that, there is deviation in construction with reference to the Modified Sanctioned Plan which is within the regularization limit as per Building Bye-laws 2003. The proposal for the issuance of Occupancy Certificate for Commercial (IT / BT Office) building was approved by the Chief Commissioner vide reference (3). Subsequent to the approval accorded by the Chief Commissioner, the applicant was endorsed on dated: 19-04-2024 to remit Rs. 24,53,000/- towards Scrutiny Fee and Compounding Fine for deviated portion, and the same has



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been paid by the applicant in the form of Online Receipt No. BBMP/EoDB/RC/1836/24-25, Dated: 19-04-2024.

Hence, Permission is hereby granted to occupy (IT / BT Office) Building at Property Katha No. 91/484, Sy No. 91/1, 91/2, 192, 193/2, 193/1, 194, 196/1, 196/2, 193/3, 195/1, Ward No. 55, K R Puram Subdivision, Mahadevapura Zone, Bengaluru Occupancy Certificate is accorded with the following details.

Commercial (IT / BT Office) Building - 4 & 5

Sl. No.	Floor Description	Built Up Area (in Sqm.)	Uses and other details.
1	Third Basement Floor	12748.53	553 Nos. of Mechanical / Normal Car Parking, Fan Room, Lobbies, Lifts and Staircase.
2	Second Basement Floor	12665.01	524 Nos. of Mechanical / Normal Car Parking, Fan Room, Lobbies, Lifts and Staircase
3	First Basement Floor	14784.3	524 Nos. of Mechanical / Normal Car Parking, STP, Electrical Room, Fire Pump Room, Sump, Substation Towers, Fan Room, Lobbies, Lifts and Staircase.
4	Ground Floor	8323.88	Office Space Entrance Lobby, Cafeteria, Lift Lobby, DG Room, Waiting Lounge, Fire Command Room, Electrical Room, AHU Room, Toilets, Pantry, Lobbies Lifts and Staircases.
5	First Floor	6907.18	Office Space, Transport Room, Chiller Room, Substation Room, Lift Lobby, Electrical Room, AHU Room, Toilets, Pantry, Lobbies Lifts and Staircases.
6	Second Floor	7031.69	Office Space, Lift Lobby, Electrical Room, AHU Room, Terrace, AC Cooled Chillers, Toilets, Pantry, Lobbies Lifts and Staircases.
7	Third Floor	7474.72	Office Space, Lift Lobby, Electrical Room, AHU Room, Terrace, Toilets, Pantry, Lobbies Lifts and Staircases.
8	Fourth Floor	7474.64	Office Space, Lift Lobby, Electrical Room, AHU Room, Toilets, Pantry, Lobbies Lifts and Staircases.
9	Fifth Floor	7472.04	Office Space, Lift Lobby, Electrical Room, AHU Room, Toilets, Pantry, Lobbies Lifts and Staircases.
10	Sixth Floor	7473.45	Office Space, Refuge Area, Lift Lobby, Electrical Room, AHU Room, Toilets, Pantry, Lobbies Lifts and Staircases.



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11	Seventh Floor	7096.92	Office Space, Lift Lobby, Electrical Room, AHU Room, Toilets, Pantry, Lobbies Lifts and Staircases.
12	Eighth Floor	5449.90	Office Space, Lift Lobby, Electrical Room, AHU Room, Toilets, Pantry, Lobbies Lifts and Staircases.
13	Ninth Floor	5777.28	Office Space, Refuge Area, Lift Lobby, Electrical Room, AHU Room, Toilets, Pantry, Lobbies Lifts and Staircases.
14	Tenth Floor	5777.20	Office Space, Lift Lobby, Electrical Room, AHU Room, Toilets, Pantry, Lobbies Lifts and Staircases.
15	Eleventh Floor	5777.30	Office Space, Cafeteria, Lift Lobby, Electrical Room, AHU Room, Toilets, Pantry, Lobbies Lifts and Staircases.
16	Terrace Floor	151.07	Solar Panels, Lift Machine Rooms, Staircase Head Rooms and OHT
Total		122385.10	Commercial (IT / BT Office) Building
	FAR Achieved		1.892 < 2.50
	Coverage Achieved		29.40% < 50%

This Occupancy Certificate is issued subject to the following conditions:

1. The car parking area at part of Three Basement floors (1601no.s car parking) and 318no.s Surface Car Parking 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. The reserved area for parking in part of Three Basement floors(1601no.s car parking) and 318no.s surface area should be used for car parking purpose only and the additional area if any available in Three Basement Floors Area Shall be used except as mentioned in the above Table.



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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 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.
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.
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



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14. The Applicant should abide to the conditions imposed in the NOC's issued by other departments for construction and occupying the Building.
15. The Applicant Should abide by the undertakings as per Affidavit submitted and subject to outcome of the decision in O.S No.26187/2014.
16. This Occupancy Certificate is subject to conditions laid out in the Clearance Certificate issued from Fire Force Department vide No. KSFES/GBC(1)/448, Docket No. KSFES/CC/812/2023, Dated: 25-01-2024 and CFO issued by KSPCB vide No. CFO issued by AW-339631 PCB ID: 37125 INW ID 194062, Dated: 14-09-2023 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 Certificate issued will be withdrawn without any prior notice.



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

To,

M/s Hewlett – Packard (India) Software Operation Pvt. Ltd.,
(Khata Holder), Rep by Authorised Signatory Sri Prasanna K.L
192, Whitefield Main Road, Mahadevapura
Bengaluru-560048.

Copy to

1. JC (Mahadevapura) / EE (Mahadevapura) / AEE/ ARO (K.R Puram) 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), BESCOM, North Division, No. 8, Benson Town, Nandi Durga Road, Bengaluru - 560046.
5. Office copy