

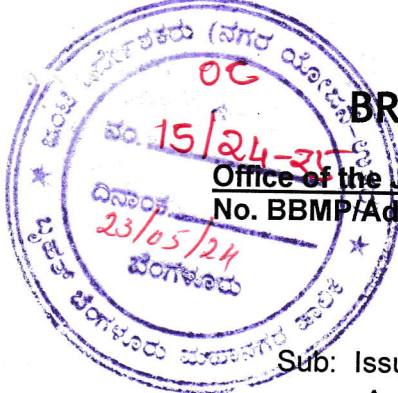


BRUHAT BENGALURU MAHANAGARA PALIKE

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

No. BBMP/Addl.Dir/JD CENTRAL/0001/2019-20

Dated: 23/05/24



OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for the Residential Apartment Buildings, Wing – A, B, C, D, EWS Block & Club House Constructed at Property Katha No: 1198, Sy No. 36/1 & 39, Ward No. 150, Haraluru Village, Marathahalli Sub Division, Mahadevapura Zone, Bengaluru.

- Ref: 1) Your application for issue of Occupancy Certificate, Dated: 06-01-2024.
 2) Plan Sanctioned by this Office Vide LP No: BBMP/Addl.Dir/JD Central/LP/0001/2019-20 Dated: 19-08-2020.
 3) Approval of Chief Commissioner for issue of Occupancy Certificate, Dated: 06-04-2024
 4) Fire Clearance for the Occupancy Certificate vide No. KSFES/GBC (1) 116, Docket No. KSFES/CC/868/2023, Dated: 09-02-2024.

The Plan was sanctioned for the construction of Residential Apartment Buildings Wing - A, B, C & D Consisting of BF+GF+17UF, EWS Block consisting of BF+GF+4UF and Club House Building Consisting of BF+GF+1UF Property Katha No: 1198, Sy No. 36/1 & 39, Haraluru Village, Ward No. 150, Marathahalli Sub Division, Mahadevapura Zone, Bengaluru by this office vide reference (2). Now the Applicant has applied for issue of Occupancy Certificate for Residential Apartment Buildings Wing - A, B, C & D Consisting of BF+GF+17UF, EWS Block Consisting of BF+GF+4UF and Club House Building consisting of BF+GF+1UF vide reference (1). The Fire and Emergency Services Department has issued Fire Clearance Certificate to Occupy Buildings vide reference (4).

The Residential Apartment Buildings were inspected by the Officers of Town Planning Section on 17-01-2024 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 Chief Commissioner vide ref (3). Subsequent to the approval accorded by the Chief Commissioner the applicant was endorsed on dated: 08-04-2024 to remit Rs. 95,11,908/- (Rupees Ninety Five Lakhs Eleven Thousand Nine Hundred and Eight Only) towards the issuance of Occupancy Certificate i.e., Ground rent including GST for additional construction period, Compounding Fee for deviated portion, Scrutiny Fee, Commencement Certificate Fee, Penalty for the Construction without obtaining Commencement Certificate. But as per the Honorable High Court Interim Order vide WP No. 11400/2024, (LB/BMP) Dated: 22-04-2024 the Applicant has paid the amount of Rs. 62,69,167/- (Rupees Sixty Two Lakhs Sixty Nine Thousand One Hundred and Sixty Seven Only) through RTGS Bearing No. KKBKR52024051800814416-KKBK0000958, dated: 18-05-2024 through Kotak Mahindra Bank, and also paid Rs. 92,17,000/- (Rupees Ninety Two Lakhs Seventeen Thousand Only) towards Labor Cess Vide Receipt No. HO/832/2024, Dated: 18-05-2024.

Hence, permission is hereby granted to Occupy the Residential Apartment Buildings, Wing - A, B, C & D Consisting of BF+GF+17UF, EWS Block Consisting of BF+GF+4UF and Club House Building Consisting of BF+GF+1UF at property Katha No: 1198, Sy No. 36/1 & 39, Ward No. 150, Haraluru Village, Marathahalli Sub Division, Mahadevapura Zone, Bengaluru Occupancy Certificate is accorded with the following details.

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

Handwritten signatures and dates: 23/5/24, 22/5, 23/05/2024



Residential Apartment Building-1, Wing – A, B, C & D, EWS Block & Club House

Sl. No.	Floor Description	Built Up Area (in Sqm.)	Uses and other details.
1.	Basement Floor	11837.73	247 Nos. of Car Parking, Ramps, STP, UG Sumps, Communication Room Lobbies, Lifts & Staircases
2.	Ground Floor	3327.13	Residential Block - 16 Nos. of Car Parkings. and 57 nos. of Surface Car Parking, Electrical Rooms, Departmental Store, Co Working Cafe, Reading Lounge, Kitchen, Squash Court, Indoor Games, Creche, Chess Room, Change Rooms, Toilets, Lobbies, Lifts and Staircases. Club House – Banquet Hall, Shuttle Court, Fire Command Room, Toilets, Lobbies, Lifts & Staircases EWS Block - 18 Nos. Car parking.
3.	First Floor	2699.01	Residential Block - 14 Nos. of Residential Units, Corridors, Lobbies Lifts and Staircases. Club House –Swimming Pool, Change Room, Open Terrace, Corridors, Lobbies Lifts, Staircases EWS Block - 09 Nos. of EWS Units.
4.	Second Floor	2847.78	Residential Block - 14 Nos. of Residential Units, Gym, Change Rooms. Yoga / Aerobics Room, Toilets, Corridors, Lobbies, Lifts and Staircases EWS Block - 09 Nos. of EWS Units
5.	Third Floor	2576.54	Residential Block - 14 Nos. of Residential Units, Corridors, Lobbies, Lifts and Staircases. EWS Block - 09 Nos. of EWS Units
6.	Fourth Floor	2813.81	Residential Block - 16Nos. of Residential Units, Corridors, Lobbies Lifts and Staircases. EWS Block - 09 Nos. of EWS Units
7.	Fifth Floor	2466.68	16 Nos. of Residential Units, Corridors, Lobbies, Lifts and Staircases.
8.	Sixth Floor	2466.68	16 Nos. of Residential Units, Corridors, Lobbies, Lifts and Staircases.
9.	Seventh Floor	2466.68	16 Nos. of Residential Units, Corridors, Lobbies, Lifts and Staircases.
10.	Eighth Floor	2466.68	16 Nos. of Residential Units, Corridors, Lobbies, Lifts and Staircases.
11.	Ninth Floor	2466.68	16 Nos. of Residential Units, Corridors, Lobbies, Lifts and Staircases.
12.	Tenth Floor	2466.68	16 Nos. of Residential Units, Corridors, Lobbies, Lifts and Staircases.
13.	Eleventh Floor	2466.68	16 Nos. of Residential Units, Corridors, Lobbies, Lifts and Staircases.
14.	Twelfth Floor	2466.68	16 Nos. of Residential Units, Corridors, Lobbies, Lifts and Staircases.
15.	Thirteenth Floor	2466.68	16 Nos. of Residential Units, Corridors, Lobbies, Lifts and Staircases.

V. K. 23/5/24
Joint Director (Town Planning – North)
Bruhat Bengaluru Mahanagara Palike

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16.	Fourteenth Floor	2466.68	16 Nos. of Residential Units, Corridors, Lobbies, Lifts and Staircases.
17.	Fifteenth Floor	2466.68	16 Nos. of Residential Units, Corridors, Lobbies, Lifts and Staircases.
18.	Sixteenth Floor	2466.68	16 Nos. of Residential Units, Corridors, Lobbies, Lifts and Staircases.
19.	Seventeenth Floor	2466.68	16 Nos. of Residential Units, Corridors, Lobbies, Lifts and Staircases.
20.	Terrace Floor	417.24	Lift Machine Rooms, Staircase Head Rooms, OHT, Solar Panels, Fire & Drinking Water Over Head Tanks and Solar Water Heaters
Total		58586.08	Total 302 residential units
21.	FAR		2.288 > 2.25
22.	Coverage		17.51% < 55%

This Occupancy Certificate is issued subject to the following conditions:

1. The Car parking at Basement Floor, Ground Floor & 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. Footpath and road side drain in front of the building should be maintained in good condition.
5. 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).
6. Since, deviations have been done from the Sanction plan while constructing the building; the security deposit is here with forfeited.
7. Owner shall make his own arrangements to dispose of 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. All the rain water and waste water generated from the usage shall be pumped into the rain water harvesting pits and used for landscaping.
9. 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.
10. This Occupancy Certificate is subject to conditions laid out in the Clearance Certificate issued from Fire Force Department vide No KSFES/GBC (1) 116, Docket No. KSFES/CC/868/2023, Dated: 09-02-2024.
11. The Applicant should submit Consent for Operation obtained from Karnataka State Pollution Control Board within 6 months or when Karnataka State Pollution Control Board start issuing Consent for Operation whichever is earlier from the date of issue of this Occupancy Certificate as per the Indemnity Bond Dated: 06-05-2024 submitted to this office.
12. The Applicant / Developer should abide by the condition imposed during Occupancy Certificate.

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Bruhat Bengaluru Mahanagara Palike
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13. The Demand for payment of remaining Occupancy Certificate fee as per the Hon'ble High Court interim order vide W.P. No. 11400/2024 (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.
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 BREN CORPORATION PVT LTD., Rep by.
Mr. J.Boopesh Reddy (GPA Holder) for
Smt . Nirmala, Sri Hemanth Kumar H.R,
Sri Prabhakar H.R, Sri Lakshmisha H.R
& Smt. Kasturi (Khata Holders)
Prestige Sterling Square, No. 03, 4th Floor
State Bank of India Road, Division 61
Bengaluru-560001

Copy to

1. JC (Mahadevapura Zone) / EE (Mahadevapura Division) / AEE/ ARO (Marathahalli 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 (Town Planning – North)
Bruhat Bengaluru Mahanagara Palike**

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