



BRUHAT BANGALORE MAHANAGARA PALIKE

Office of the
Joint Director, Town Planning (South)
BBMP Head Office, N.R. Square
Annex-3 Building,
Bangalore-02. Dated: 25-09-2023

No. JDTP (S)/ ADTP/ OCA/2023-24

OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for Commercial Building at Municipal No.7, (Old Sy No.69/2B), PID No. 2-172-7 Tumkur Road, Jalahalli, Ward No. 38, Rajarajeshwari Nagar Zone, Bangalore.

- Ref:** 1) Application for issue of Occupancy Certificate dt: 01-04-2023.
2) Approval of Chief Commissioner for issue of Occupancy Certificate dt: 27-07-2023.
3) Plan sanctioned No. BBMP/Addl.Dir/JD South/0183/17-18 dt: 18-07-2018
4) Fire Clearance issued by Fire Force and Emergency Department vide No: GBC(1)155/2017 Docket No. KSFES/CC/ 028/2023 dt: 29-03-2023
5) CFO from KSPCB vide Consent No. AW-337859 PCB ID : 150479 dt: 29-05-2023.

A plan was sanctioned for construction of Commercial building consisting 2BF+GF+23UF vide BBMP/Addl.Dir/JDSouth/0183/17-18 dt: 18-07-2018. The Commencement Certificate was issued on 19-10-2019.

The Commercial Building was inspected on dated: 26-06-2023 by the Officers of Town Planning Section for issue of Occupancy Certificate. During inspection, it was observed that, there is deviation in construction with reference to the sanctioned plan which is within the limits of regularization as per Bye-laws. The proposal for the issuance of Occupancy Certificate for the Commercial Building was approved by the Chief Commissioner on dt: 27-07-2023. Payment of Compounding Fees, Scrutiny Fees works out to Rs. 4,68,90,000/- (Rupees Four crore Sixty-Eight Lakhs Ninty Thousand Only), out of which Rs. 4,99,708/- (Rupees Four Lakhs Ninty Nine Thousand Seven Hundred Eight Only), which has been paid by the applicant vide Receipt No. RE-ifms624-TP/000034 dt: 22-09-2023 as per the Hon'ble High Court Interim Order W.P. No. 17888 (LB-BMP) dt: 16-08-2023 & 22-08-2023. The deviations effected in the building are condoned and regularized by imposing penalty. Accordingly, this Occupancy Certificate is issued.

Received.
Gowtham C/o
961539322

Joint Director, Town Planning (South)
Bruhat Bangalore Mahanagara Palike
25/9/23
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Permission is hereby granted to occupy the Commercial Building Consisting of 2BF+GF+23UF for Commercial purpose constructed at Property Municipal No.7,(Old Sy No.69/2B), PID No. 2-172-7 Tumkur Road, Jalahalli, Ward No. 38, Rajarajeshwari Nagar Zone, Bangalore. with the following details;

Sl. No.	Floor Descriptions	Built up Area (In Sqm)	Remarks
1.	Basement Floor-2	4514.565	202 numbers of car parks (99nos of Multilevel car parking and 4 Nos of normal car parking), Lifts, Lobbies, staircases, OWC and Electrical panel room
2.	Basement Floor-1	5133.448	202 numbers of car parking (100nos of Multilevel car parking and 2 nos of normal car parking), STP, Electrical room, UG Sump and pumprooms, BMS room, LV room, UPS room, Lifts, Lobbies and staircases
3.	Ground Floor	2174.150	43 numbers of surface parking, Entrance lobbies, lifts, Lobbies and staircases, Fire control room, toilets, Anchor/showroom space, Estate manager room, transformer yard, DG and Services yard
4.	First Floor	2174.150	30 numbers of parking, lifts, Lobbies and Staircases, Toilets
5.	Second Floor	2174.150	47 numbers of parking, lifts, Lobbies and Staircases
6.	Third Floor	2174.150	47 numbers of parking, lifts, Lobbies and Staircases, Toilets
7.	Fourth Floor	2174.150	47 numbers of parking, lifts, Lobbies and Staircases
8.	Fifth Floor	2174.150	47 numbers of parking, lifts, Lobbies and Staircases, Toilets
9.	Sixth Floor	2174.150	47 numbers of parking, lifts, Lobbies and Staircases
10.	Seventh Floor	2174.150	Cafeteria, Office spaces, Refuge area, Electrical room, Store, Toilets, Lifts, Lobbies and Staircases
11.	Eighth Floor	2174.150	Office spaces, Electrical room, Pantry, Toilets, Lifts, Lobbies and Staircases
12.	Ninth Floor	2174.150	Office spaces, Electrical room, Pantry, Toilets, Lifts, Lobbies and Staircases
13.	Tenth Floor	2174.150	Office spaces, Electrical room, Pantry, Toilets, Lifts, Lobbies and Staircases
14.	Eleventh Floor	2174.150	Office spaces, Electrical room, Pantry, Toilets, Lifts, Refuge area, Lobbies and Staircases
15.	Twelveth Floor	2174.150	Office spaces, Electrical room, Pantry, Toilets, Lifts, Lobbies and Staircases
16.	Thirteenth Floor	2174.150	Office spaces, Electrical room, Pantry, Toilets, Lifts, Lobbies and Staircases
17.	Fourteenth Floor	2174.150	Office spaces, Electrical room, Pantry, Toilets, Lifts, Lobbies and Staircases
18.	Fifteenth Floor	2174.150	Office spaces, Electrical room, Pantry, Toilets, Lifts, Refuge area, Lobbies and Staircases
19.	Sixteenth Floor	2174.150	Office spaces, Electrical room, Pantry, Toilets, Lifts, Lobbies and Staircases
20.	Seventeenth Floor	2174.150	Office spaces, Electrical room, Pantry, Toilets, Lifts, Lobbies and Staircases

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21	Eighteenth Floor	2174.150	Office spaces, Electrical room, Pantry, Toilets, Lifts, Lobbies and Staircases
22	Nineteenth Floor	2174.150	Office spaces, Electrical room, Pantry, Toilets, Lifts, Refuge area, Lobbies and Staircases
23	Twentieth Floor	2174.150	Office spaces, Electrical room, Pantry, Toilets, Lifts, Lobbies and Staircases
24	Twenty First Floor	2174.150	Office spaces, Electrical room, Pantry, Toilets, Lifts, Lobbies and Staircases
25	Twenty Second Floor	2174.150	Office spaces, Electrical room, Pantry, Toilets, Lifts, Lobbies and Staircases
26	Twenty Third floor	1043.865	Office spaces, Electrical room, Pantry, Toilets, Lifts, Lobbies and Staircases, Terrace
27.	Terrace	147.725	Lift Machine rooms, Staircase head rooms, overhead tanks
	Total	60,845.03	
	FAR	3.467<3.47	
	Coverage	22.99%<40%	

This Occupancy Certificate is issued subject to the following conditions:

1. The car parking at 2BF+GF+6 UF and surface area shall have adequate safety measures. It shall be done entirely at the risk and cost of 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. The owner / applicant shall not add or alter materially, the structure or a part of the structure there off without specific permission of BBMP. In the event of the applicant violating, the BBMP has the right to demolish the deviated / altered / added portion without any prior notice.
4. 2 Basement, GF, 6UF Floors and surface area reserved for parking should be used for parking purpose only as per as built plan.
5. Footpath 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 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 herewith 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 SWM Department.
9. All the rain water and waste water generated from the usage shall be pumped into the rain water harvesting pits and used for landscaping.
10. Garbage originating from building shall be segregated into organic & in-organic waste & should be processed in the re-cycling unit of suitable capacity i.e., organic waste convertor to be installed at site for its reused / disposal.
11. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws-31) of Building bye-laws 2003 shall be ensured.

Joint Director, Town Planning (South)
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12. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
13. The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-law 2016.
14. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
15. This Occupancy Certificate is subject to conditions laid out in the Clearance Certificate issued from Fire Force Department GBC(1)155/2017 Docket No. KSFES/CC/ 028/2023 dt: 29-03-2023 &KSPCB vide No. AW-337859 PCB ID : 150479 dt: 29-05-2023.
16. The Applicant / Owner / Developer should abide to the final orders of the Hon"ble High court WP No.17888/2023(LB-BMP) Towards the payment of Ground Rent, GST and Scrutiny fees as per the undertaking submitted on 30-08-2023.
17. The Applicant / Owner / Developer shall plant one tree for a) sites measuring 180 Sqm upto 240 Sqm b) minimum of two trees for sites measuring with more than 240 Sqm. c) One tree for every 240 Sq.m of FAR area as part thereof in case of Apartment / group housing / multi dwelling unit/development plan.
18. In case of any false information, misrepresentation of facts, or any complaints with regard to violation, any deviation carried out after issue of Occupancy Certificate, 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 (South)
Bruhat Bangalore Mahanagara Palike

To
M/s. Deccan Structural System (P) Ltd.,
M/s. Deccan Creations Pvt Ltd., Sole Proprietor
M/s. Deccan Lether Fashions
Rep by its M.D. Sri Adrian D'Souza.
M/s. Brigade Enterprises Ltd., GPA Holder
29 & 30th Floor, World Trade Centre,
Brigade Gateway Campus,
26/1, Dr. Rajkumar Road,
Rajajinagar, Bangalore – 560 055.

Copy to:

1. JC (R RNagar Zone) / EE (R RNagar Division) / AEE/ ARO (Lakshmidevi Nagar Sub-division) for information and necessary action.
2. Senior Environmental Officer, KSPCB, # 49, Church Street, Bengaluru - 01 for information.
3. Superintendent Engineer, (Electrical), BESCOM, North Division, No. 8, Benson Town, Nandi Durga Road, Bengaluru - 560046.
4. Office copy.

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25/9/23
Joint Director, Town Planning (South)
Bruhat Bangalore Mahanagara Palike
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25/9/23