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BRUHAT BANGALORE MAHANAGARA PALIKE

Office of the
Joint Director, Town Planning (South)
BBMP Head Office, N.R. Square
Annex-3 Building,
Bangalore-02. Dated: 16-10-2023

No. JDTP (S)/ ADTP/ OC/10/2023-24

OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for Commercial Building at PID No. 9-1-26, Khatha No. 26, Industrial Suburb "A" Block, Subramanyanagar, West Zone, Ward No. 66, 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/0028/19-20dt: 19-11-2019
4) Fire Clearance issued by Fire Force and Emergency Department vide No: GBC(1)/119 Docket No. KSFES/CC/027/2023 dt: 29-03-2023
5) CFO from KSPCB vide Consent No. AW-122767 PCB ID : 190249 dt: 02-03-2023.

A plan was sanctioned for construction of Commercial building consisting 2BF+GF+10UF vide: BBMP/Addl.Dir/JDSouth/0028/19-20dt: 19-11-2019. The Commencement Certificate was issued on 17-04-2021.

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. 56,31,975/- (Rupees Fifty-Six Lakhs Thirty-One Thousand Nine Hundred Seventy-Five Only), out of which Rs. 84,798/- (Rupees Eighty-Four Thousand Seven Hundred Ninety-Eight Only), which has been paid by the applicant vide Receipt No. RE-ifms624-TP/000033 dt: 22-09-2023 as per the Hon'ble High Court Interim Order W.P. No. 17886/2023(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.

PTO

Received
9611539322
16/10/2023

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PTO
Joint Director of Town Planning (South)
Bruhat Bangalore Mahanagara Palike
16/10/23



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No. JDTP (S)/ ADTP/ OC/10 /2023-24

Permission is hereby granted to occupy the Commercial Building Consisting of 2BF+GF+10UF for Commercial purpose constructed at Property PID No. 9-1-26, Khatha No. 26, Industrial Suburb "A" Block, Subramanyanagar, West Zone, Ward No. 66, Bangalore with the following details;

Sl. No.	Floor Descriptions	Built up Area (In Sqm)	Remarks
1.	Basement Floor-2	1878.71	45 numbers of car parks (22 nosof Multilevel car parking and 1 number of normal car parking), lifts, Lobbies, staircases, UG sump and pumphooms
2.	Basement Floor-1	2079.04	54 numbers of car parking (27 nosof Multilevel car parking), STP, Electrical & ventilation panel rooms, Lifts, Lobbies and staircases
3.	Ground Floor	931.31	Retail/office space, entrance lobbies, lifts, Lobbies and staircases, Fire command centre, toilets, transformer yard, DG yard, 27 numbers of surface parking
4.	First Floor	961.45	Office space, Toilets, Electrical room, AHU room, Pantry, Lifts, Lobbies and staircases
5.	Second Floor	962.89	Office space, Toilets, Electrical room, AHU room, Pantry, Lifts, Lobbies and staircases
6.	Third Floor	962.89	Office space, Toilets, Electrical room, AHU room, Pantry, Lifts, Lobbies and staircases
7.	Fourth Floor	962.89	Office space, Toilets, Electrical room, AHU room, Pantry, Lifts, Lobbies and staircases
8.	Fifth Floor	962.89	Office space, Toilets, Electrical room, AHU room, Pantry, Refuge area, Lifts, lobbies and staircases
9.	Sixth Floor	962.89	Office space, Toilets, Electrical room, AHU room, Pantry, Lifts, Lobbies and staircases
10.	Seventh Floor	962.89	Office space, Toilets, Electrical room, AHU room, Pantry, Lifts, Lobbies and staircases
11.	Eighth Floor	962.89	Office space, Toilets, Electrical room, AHU room, Pantry, Lifts, Lobbies and staircases
12.	Ninth Floor	962.89	Office space, Toilets, Electrical room, AHU room, Pantry, Refuge area, Lifts, lobbies and staircases
13.	Tenth Floor	962.89	Office space, Toilets, Electrical room, AHU room, Pantry, Lifts, Lobbies and staircases

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14.	Terrace	111.74	Lifts machine room, staircase head rooms, overhead water tanks, chiller platform
	Total	14628.26	
15.	FAR	2.207 < 2.25	
16.	Coverage	21.61% < 50%	

This Occupancy Certificate is issued subject to the following conditions:

1. The car parking at 2Basement Floors 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. 2Basement 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.
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.

Joint Director, Town Planning (South)
Bruhat Bangalore Mahanagara Palike

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15. This Occupancy Certificate is subject to conditions laid out in the Clearance Certificate issued from Fire Force Department GBC(1)/119 Docket No. KSFES/CC/027/2023 dt: 29-03-2023 & KSPCB vide No. AW-122767 PCB ID : 190249 dt: 02-03-2023.
16. The Applicant / Owner / Developer should abide to the final orders of the Hon'ble High court WP No.17886/2023(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. Brigade Enterprises Ltd.,
29 & 30th Floor, World Trade Centre,
Brigade Gateway Campus,
26/1, Dr. Rajkumar Road,
Rajajinagar, Bangalore – 560 055.

Copy to:

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

four copy
Kavya
18/10/23

(Signature)
16/10/23
Joint Director, Town Planning (South)
Bruhat Bangalore Mahanagara Palike
(Signature)
16/10/23