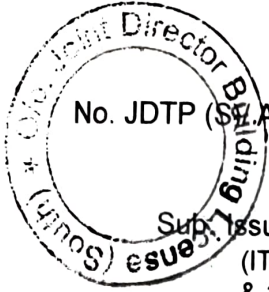




BRUHAT BANGALORE MAHANAGARA PALIKE

Office of the
Joint Director, Town Planning (South)
BBMP Head Office, N.R. Square
Annex-3 Building, Bangalore-02.
Dated: 17-11-2022



No. JDTP (S) ADTP/ OC/ 1/2022-23

OCCUPANCY CERTIFICATE

Sup. Issue of Re-Modified as built Plan cum Occupancy Certificate for the Commercial (IT/BT) Office Building constructed at Property Katha No. 443, Sy. No. 164/5, 164/4 & 165/1, Doraisanipalya, Billekahalli Village, Begur Hobli, Bommanahalli Zone, Ward No. 187, Bangalore.

- Ref:1) Your application for issue of Re-Modified as built Plan cum Occupancy Certificate dt: 02-02-2022.
- 2) Modified Plan sanctioned vide No. BBMP/Addl.Dir/JD SOUTH/EoDB/ 0009/21-22, dated: 14-09-2021.
- 3) Approval of Chief Commissioner for issue of Re-Modified as built Plan cum Occupancy Certificate dated: 08-04-2022.
- 4) Fire Clearance for the Occupancy Certificate vide No. KSFES/CC/441/2021 dt: 26-10-2021.
- 5) CFO issued by KSPCB vide No. AW : 328349 PCB ID : 107382 dt: 25-11-2021.

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The Modified Plan was sanctioned for the construction of Commercial (IT/BT) Office Building comprising 3BF+GF+13UF at Property Katha No. 443, Sy. No. 164/5, 164/4 & 165/1, Doraisanipalya, Billekahalli Village, Begur Hobli, Bommanahalli Zone, Ward No. 187, Bangalore by this office vide reference (2) modified plan was issued on 14-09-2021. 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). Partial Occupancy Certificate for Construction of 3BF+GF+8UF Commercial (IT/BT) Office Building issued on 01-01-2022.

The Applicant vide ref (1) has applied for sanction of Re-Modified as built Plan cum Occupancy Certificate (by loading TDR Utilization Certificates of 15153.60 sqm) for Construction of 3BF+GF+13UF Commercial (IT/BT) Office Building. The Commercial (IT/BT) Office Building were inspected by the Officers of Town Planning Section on 15-03-2022 for the issue of Re-Modified Plan cum Occupancy Certificate proposal. During inspection, it was observed that, 3BF+GF+13UF was completed and there are deviation in construction with reference to the modified proposal which is within the limits of regularization as per Building Bye-laws - 2003. The proposal for the issuance of Re-Modified as built Plan cum Occupancy Certificate for the Commercial (IT/BT) Office Building was approved by the Chief Commissioner on date: 08-04-2022 vide ref (3).

[Signature]
PTO
Joint Director, Town Planning (South)
Bruhat Bangalore Mahanagara Palike

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No. JDTP (S) ADTP/OC/12/2022-23

Subsequent to the Approval Accorded by the Chief Commissioner the Applicant was Endorsed on 11-04-2022 to remit Rs. 3,22,57,000/- (Rupees Three Crores Twenty Two Lakhs Fifty Seven Thousand Only), towards the Fee for issue of Final Occupancy Certificate and Compounding fee for the deviated portion. The Applicant has paid Rs. 3,22,57,000/- (Rupees Three Crores Twenty Two Lakhs Fifty Seven Thousand Only), in the form of DD No. 177607, dated. 21-10-2022, drawn on Karnataka Bank, Bengaluru Branch and taken into BBMP account vide receipt No .RE-ifms624-TP/000048 dt: 05-11-2022. The deviations effected in the building are condoned and regularized accordingly.

Hence, Permission is hereby granted for sanction of Re-Modified as built Plan cum Occupancy Certificate (by utilizing TDR Certificates) for 3BF+ GF+13 UF constructed Building at Property Khata No. 443, Sy. No. 164/5, 164/4 & 165/1, Doraisanipalya, Billekahalli Village, Begur Hobli, Bommanahalli Zone, Ward No. 187, Bangalore for Commercial (IT/BT) Office purpose. This Re-Modified as built Plan cum Occupancy Certificate is accorded with the following details.

Sl. No.	Floor Description	Built Up Area (in Sqm.)	Uses and other details.
1.	3 rd Basement Floor	8600.21	247 No's of Car Parking, STP, Plant Room, Lobby, Service shafts, Ramp, Lifts and Staircases.
2.	2 nd Basement Floor	8563.48	225 No's of Car Parking, Fire & Domestic Sumps, Pump Room, STP Plant Room, Lobby, Electrical room, Service shafts, Ramp, Lifts and Staircases.
3.	1 st Basement Floor	9268.09	476 No's of Car Parking, Fire & Domestic Sumps, Lobby, Electrical room, DG room, Service shafts, Ramp, Lifts and Staircases.
4.	Ground Floor	4781.15	81 No's of car parking, 44 No's of Surface Parking, Entrance Lobby, Building Society office, Toilets, Electrical room, Store room, BMS room, Lobby, MMR room, Fire Control room, Service shafts, Rain Water collection sump, Ramp, Lifts and Staircases.
5.	First Floor	4777.09	62 No's of car parking, Store room, OWC, Toilets, Electrical Room, Lobby, Service shafts, Lifts and Staircases.
6.	Second Floor	4896.05	Staff Dinning, Scrubber room, Kitchen room, AHU room, Electrical room, Toilets, Pantry, Sit-out, Lobby, Service shafts, Dumb Waiter, Lifts and Staircases
7.	Third Floor	4896.05	Office, AHU room, Toilets, Pantry, Balcony, Electrical room, Lobby, Service shafts, Lifts and Staircases

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Bruhat Bangalore Mahanagara Palike

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8.	Fourth Floor	4896.05	Office, AHU room, Toilets, Pantry, Balcony, Electrical room, Lobby, Service shafts, Lifts and Staircases
9.	Fifth Floor	4896.05	Office, AHU room, Toilets, Pantry, Balcony, Electrical room, Lobby, Service shafts, Lifts and Staircases
10.	Sixth Floor	4896.05	Office, AHU room, Refuge area, Toilets, Pantry, Balcony, Electrical room, Lobby, Service shafts, Lifts and Staircases
11.	Seventh Floor	4896.05	Office, AHU room, Toilets, Pantry, Balcony, Electrical room, Lobby, Service shafts, Refuge area, Lifts and Staircases
12.	Eighth Floor	4896.05	Office, AHU room, Toilets, Pantry, Balcony, Electrical room, Lobby, Service shafts, Lifts and Staircases
13.	Ninth Floor	4896.05	Office, AHU room, Toilets, Pantry, Balcony, Electrical room, Lobby, Service shafts, Refuge area, Lifts and Staircases
14.	Tenth Floor	4896.05	Office, AHU room, Toilets, Pantry, Balcony, Electrical room, Lobby, Service shafts, Lifts and Staircases
15.	Eleventh Floor	4896.05	Office, AHU room, Toilets, Pantry, Balcony, Electrical room, Lobby, Service shafts, Lifts and Staircases
16.	Twelfth Floor	4896.05	Office, AHU room, Toilets, Pantry, Balcony, Electrical room, Lobby, Service shafts, Refuge area, Lifts and Staircases
17.	Thirteenth Floor	4896.05	Office, AHU room, Toilets, Pantry, Balcony, Electrical room, Lobby, Service shafts, Lifts and Staircases
18.	Terrace Floor	430.63	Staircase Head room, Lift machine room, OHT
Total		95713.22	Commercial (IT/BT)
19.	FAR		3.60 < 4.00
20.	Coverage		31.34% < 50%

This Re-Modified as built Plan cum Occupancy Certificate is issued subject to the following conditions:

1. The car parking at 3Basement Floors, Ground, 1st Floor and 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.

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

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No. JDTP (S)/ADTP/OC/12/2022-23

4. 3Basement Floors, Ground, 1st Floor and Surface area should be used for car parking purpose only and the additional area if any available in Basement Floors and Surface Floor 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. Since, deviations have been done from the sanctioned plan while constructing the building, the security deposit is here with 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 Zonal Health Officer.
9. The owner / Association 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.
10. The Owner / Association 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.
11. The owner / Association 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. The certificate should be produced to the corporation and shall get the renewal of the permission issued.
12. The Owner / Association 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.
13. All the rain water and waste water generated from the usage shall be pumped into the rain water harvesting pits and used for landscaping.
14. 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.
15. This Re-Modified as built Plan cum Occupancy Certificate is subject to conditions laid out in the Clearance Certificate issued from Fire Force Department vide No. KSFES/CC/441/2021 dt: 26-10-2021 and CFO from KSPCB vide No. AW : 328349 PCB ID : 107382 dt: 25-11-2021 and Compliance of submissions made in the affidavits filed to this office.

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

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No. JDTP (S)/ ADTP/OC/17/2022-23

16. 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.
17. As per Chief Commissioner approval Partial Occupancy Certificate No. JDTP (S)/ADTP/OC/20/2021-22 dt: 01-01-2022 is withdrawn.
18. In case of any false information, misrepresentation of facts, failing to implement the conditions imposed above or any complaints with regard to violation, any deviation carried out after issue of Occupancy Certificate. Then this certificate issued will deemed to be cancelled automatically.

On default of the above conditions the Re-Modified as built Plan cum Occupancy Certificate issued will be withdrawn without any prior notice.

Sd/-

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

To,
Sri. K. Narayana Raju
& Sri. K. Bhaskar Raju
165/2, Krishnaraju Layout,
Doraisanipalya,
Bangalore – 560 076.

Copy to

1. Zonal Commissioner (Bommanahalli Zone) / EE (Bommanahalli Division) / AEE/ ARO (HSR Layout Arakere Sub-division) for information and necessary action.
2. Senior Environmental Officer, KSPCB, # 49, Church Street, Bengaluru - 01 for information.
3. Director General of Police, Fire and Emergency Services, # 1, Annaswamy Modaliar Road, Bengaluru – 560 042 for information.
4. Executive Engineer, (Electrical), No. 8, Nandi Durga Road, Benson Town, Shivajinagar Division, BESCOM, Bengaluru.
5. Office copy.

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

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