



BRUHAT BENGALURU MAHANAGARA PALIKE

Office of the
Joint Director, Town Planning (South)
BBMP Head Office, N.R. Square,
Annex-3 Building, Bangalore-02.
Dated: 14-10-2024.

No. JDTP (S)/ ADTP/ OC/ 20 /2024-25

OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for Commercial Building At Khata No.11/1-4, PID: 2-190-11/1-4, Jai Bharath Industries Pipeline, Yeshwanthpura Industrial area, Rajarajeshwari Nagar Zone, Ward No.38, Bangalore.

- Ref:** 1) Application for issue of Occupancy Certificate dt: 25-07-2024.
2) Approval of Chief Commissioner for issue of Occupancy Certificate Dt: 20-08-2024.
3) Plan sanctioned No. BBMP/Addl.Dir/JD South/LP/0049/2018-19, Dt: 30-05-2019.
4) Fire Clearance issued by Department of Karnataka State Fire and Emergency Services vide No: GBC (1)/307/2013, Docket No. KSFES/CC/443/2024, Dt: 04-07-2024.
5) The Applicant submitted the Affidavit as per Govt order Date 06-11-2023, condition imposed to submit the CFO when the KSPCB is issued.

A plan was sanctioned for construction of Commercial Building consisting of Tower-1 & 2: 3BF+GF+14UF & Tower-3: 3BF+GF+05UF vide: BBMP/Addl.Dir/JDSouth/LP/0049/18-19 Dt: 30-05-2019 & The Commencement Certificate has been issued on 21-01-2021.

The Commercial Building was inspected on dt: 02-08-2024 & 08-08-2024 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 well 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 20-08-2024. Payment of Compounding Fees, Scrutiny Fees works out to Rs. 12,39,77,604/- (Rs. Twelve Crore Thirty-Nine Lakhs Seventy-Seven Thousand Six Hundred Four Rupees only), out of which Rs.5,02,35,000/- (Rs. Five Crore Two Lakhs Thirty-Five Thousand Rupees only), which has been paid by the applicant vide Receipt No. RE-ifms624-TP/000033, Dt: 08-10-2024 as per the Hon'ble High Court Interim Order W.P. No. 24712/2024 (LB-BMP) Dt:13-09-2024. The deviations effected in the building are condoned and regularized by imposing penalty. Accordingly, this Occupancy Certificate is issued.

Joint Director, Town Planning (South)
Bruhat Bangalore Mahanagara Palike
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No. JDTP (S)/ ADTP/ OC/2b /2024-25

Permission is hereby granted to Occupy the Commercial Building Consisting of Tower-1 & 2: 3BF+GF+14UF & Tower-3: 3BF+GF+05UF for Commercial purpose constructed at At Khata No.11/1-4, PID: 2-190-11/1-4, Jai Bharath Industries Pipeline, Yeshwanthpura Industrial area, Rajarajeshwari Nagar Zone, Ward No.38, Bangalore. With the following details;


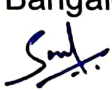

TOWER-1

Sl. No.	Floor Descriptions	Built up Area (In Sqm)	Remarks
1.	First Floor	3086.13	Office space/Retail, Kiosk, Entrance Lobby, HVAC Room, Electrical Room, Toilets, Lift lobby, Lift & Staircases.
2.	Second Floor	2216.06	Office space, Toilets, HVAC Room, Electrical Room, Lift lobby, Lift & Staircases.
3.	Third Floor	2619.98	Office space, Toilets, HVAC Room, Electrical Room, Lift lobby, Lift & Staircases.
4.	Fourth Floor	3590.97	Office space, Toilets, HVAC Room, Electrical Room, Lift lobby, Lift & Staircases, Service Area
5.	Fifth Floor	3589.35	Office space, Refuge Area, Toilets, HVAC Room, Electrical Room, Lift lobby, Lift & Staircases, Service Area
6.	Sixth Floor	3365.29	Office space, Toilets, HVAC Room, Electrical Room, Lift lobby, Lift & Staircases, Service Area
7.	Seventh Floor	3589.25	Office space, Toilets, HVAC Room, Electrical Room, Lift lobby, Lift & Staircases, Service Area
8.	Eight Floor	3589.25	Office space, Toilets, HVAC Room, Electrical Room, Lift lobby, Lift & Staircases, Service Area
9.	Ninth Floor	3589.25	Office space, Refuge Area, Toilets, HVAC Room, Electrical Room, Lift lobby, Lift & Staircases, Service Area
10.	Tenth Floor	3365.29	Office space, Toilets, HVAC Room, Electrical Room, Lift lobby, Lift & Staircases, Service Area
11.	Eleventh Floor	3589.25	Office space, Toilets, HVAC Room, Electrical Room, Lift lobby, Lift & Staircases, Service Area
12.	Twelfth Floor	3589.25	Office space, Toilets, HVAC Room, Electrical Room, Lift lobby, Lift & Staircases, Service Area
13.	Thirteenth Floor	3589.25	Office space, Refuge Area, Toilets, HVAC Room, Electrical Room, Lift lobby, Lift & Staircases, Service Area
14.	Fourteenth Floor	3365.29	Office space, Toilets, HVAC Room, Electrical Room, Lift lobby, Lift & Staircases, Service Area
15.	Terrace	303.64	Lift & Staircase, Head Room, OHT, Electrical Room, etc.,
	Total	47037.54	

TOWER-2

Sl. No.	Floor Descriptions	Built up Area (In Sqm)	Remarks
1.	First Floor	3086.13	Office space/Retail, Kiosk, Entrance Lobby, HVAC Room, Electrical Room, Toilets, Lift lobby, Lift & Staircases.
2.	Second Floor	2216.06	Office space, Toilets, HVAC Room, Electrical Room, Lift lobby, Lift & Staircases.
3.	Third Floor	2619.98	Office space, Toilets, HVAC Room, Electrical Room, Lift lobby, Lift & Staircases.

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TOWER-2

Sl. No.	Floor Descriptions	Built up Area (In Sqm)	Remarks
4.	Fourth Floor	3590.97	Office space, Toilets, HVAC Room, Electrical Room, Lift lobby, Lift & Staircases, Service Area
5.	Fifth Floor	3589.35	Office space, Refuge Area, Toilets, HVAC Room, Electrical Room, Lift lobby, Lift & Staircases, Service Area
6.	Sixth Floor	3365.29	Office space, Toilets, HVAC Room, Electrical Room, Lift lobby, Lift & Staircases, Service Area
7.	Seventh Floor	3589.25	Office space, Toilets, HVAC Room, Electrical Room, Lift lobby, Lift & Staircases, Service Area
8.	Eight Floor	3589.25	Office space, Toilets, HVAC Room, Electrical Room, Lift lobby, Lift & Staircases, Service Area
9.	Ninth Floor	3589.25	Office space, Refuge Area, Toilets, HVAC Room, Electrical Room, Lift lobby, Lift & Staircases, Service Area
10.	Tenth Floor	3365.29	Office space, Toilets, HVAC Room, Electrical Room, Lift lobby, Lift & Staircases, Service Area
11.	Eleventh Floor	3589.25	Office space, Toilets, HVAC Road, Electrical Room, Lift lobby, Lift & Staircases, Service Area
12.	Twelfth Floor	3589.25	Office space, Toilets, HVAC Road, Electrical Room, Lift lobby, Lift & Staircases, Service Area
13.	Thirteenth Floor	3589.25	Office space, Refuge Area, Toilets, HVAC Road, Electrical Room, Lift lobby, Lift & Staircases, Service Area
14.	Fourteenth Floor	3365.29	Office space, Toilets, HVAC Road, Electrical Room, Lift lobby, Lift & Staircases, Service Area
15.	Terrace	303.64	Lift & Staircase, Head Room, Electrical Room, OHT, etc.
	Total	47037.54	

TOWER-3

Sl. No.	Floor Descriptions	Built up Area (In Sqm)	Remarks
1.	First Floor	2279.04	Cafeteria, Entrance lobby, Office space, Toilets, Lift lobby, Lift & Staircases, HVAC room, Electrical room
2.	Second Floor	1630.51	Office space, Cafeteria, HVAC, Electrical room, Toilets, Lift lobby, Lift & Staircases.
3.	Third Floor	1661.68	Office space, Toilets, Lift lobby, Lift & Staircases, HVAC, Electrical.
4.	Fourth Floor	2278.63	Office space, Toilets, Lift lobby, Lift & Staircases, HVAC, Electrical.
5.	Fifth Floor	2278.63	Office space, Refuge area, Toilets, Lift lobby, Lift & Staircases, HVAC, Electrical.
6.	Terrace	507.08	Lift & Staircase, Head Room, OHT, Chiller plant room, Lift Machine Room
	Total	10635.57	

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Common Basement Floor TOWER-1, 2 & 3

Sl. No.	Floor Descriptions	Built up Area (In Sqm)	Remarks
1.	Basement Floor-3	19378.41	382 No's of Single Car Parking, 248 Stack Parking, Ramp, Lift, Staircase, Lobbies, Toilets, Electrical Room,
2.	Basement Floor-2	22542.88	334 No's of Single Car Parking, 248 Stack Parking, Generator Room, Ramp, Lift, Staircase, Lobbies, Toilets, STP, PHE, Fire Pump Room, Panel Room
3.	Basement Floor-1	18663.72	294 No's of Single Car Parking, 258 Stack Parking, Generator Room, Ramp, Lift, Staircase, Lobbies, Toilets, STP, PHE, Fire Pump
4.	Ground Floor	16391.33	200 No's of Single Car Parking, 40 Stack Parking, 225 Surface Parking, Electrical Room, Entrance Lobby, Estate Office, Kiosks, Fire Command Center, Service Room, Loading bay, UPS Room, Battery Room, Staircase, Lobbies, Toilets, etc.
Total		76976.34	
Total Built-Up area of Tower-1, T-2 & T-3 (Including Basements) = 1,81,686.99 Sqm			
	FAR	2.328	
	Coverage	33.0 < 45%	

This Occupancy Certificate is issued subject to the following conditions:

1. The car parking at Basement Floor 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. Basement Floor 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. 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.

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8. This Occupancy Certificate is subject to conditions laid out in the Clearance Certificate issued from Fire Force Department vide No: Docket No. KSFES/CC/443/2024, Dt: 04-07-2024.
9. The Applicant shall abide by the Affidavit Submitted on Date: 07-08-2024 as per Govt order Dt: 06-11-2023, condition to impose submit the CFO when the KSPCB is issued.
10. The Applicant should abide by the undertaking submitted Date:14-10-2024 to follow the Final orders of the Hon'ble High Court in W.P No.4712/2024 (LB-BMP).
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. Since, deviations have been done from the sanctioned plan while constructing the building, the security deposit is herewith forfeited.
15. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
16. If in case Audit objection arises, the applicant should abide to pay the difference fee amount.
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 partial Occupancy Certificate issued will be withdrawn without any prior notice.

Sd/-

Joint Director, Town Planning (South)
Bruhat Bangalore MahanagaraPalike

To

M/s Brigade Infrastructure and Power Pvt Ltd.,
Represented by its Director Sri. Nirupa Shankar,
No.29 & 30th Floor, World Trade Centre, Brigade Gateway Campus,
No.26/1, Dr. Rajkumar Road, Rajajinagar, Bangalore-55.

Copy to:

- 1 JC (RR Nagar) / EE (Yeshwanthpura Division) / AEE/ ARO (Guraguntepalya 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 Superintendent Engineer, (Electrical), BESCOM, North Division, No. 8, Benson Town, Nandi Durga Road, Bengaluru - 560046.
- 5 Office copy.

Received
Saminir

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

