



BRUHAT BENGALURU MAHANAGARA PALIKE

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

JDTP(S)/ADTP/OC/16/24-25
No. PRJ/7556/21-22

Dated: 22-07-2024.

OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for Commercial Building at PID No. 63-159-9/8-1, Property No. 9/8-1, Dr. M.H Marigowda Road, Adugodi, Lakkasandra, Ward No. 146, South Zone, Bangalore.

- Ref:**
- 1) Application for issue of Occupancy Certificate dt: 01-07-2024.
 - 2) Approval of Chief Commissioner for issue of Occupancy Certificate, Dt: 19-07-2024.
 - 3) Plan sanctioned No. PRJ/7556/21-22 (BBMP/Addl.Dir/JD South/0029/21-22), Dt: 27-06-2022).
 - 4) Fire Clearance issued by Fire Force and Emergency Department vide No: GBC(1)259/2021, Docket No.KSFES/CC/369/2024, Dt: 29-06-2024.
 - 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 2BF+GF+08UF vide: PRJ/7556/21-22 (BBMP/Addl.Dir/JDSouth/0029/21-22), Dt:27-06-2022.

The Commercial Building was inspected on dt: 04-07-2024 & 09-07-2024 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 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 19-07-2024. Payment of Compounding Fees, Commencement Certificate Penalty, Scrutiny Fees & Ground rent with GST, totalling Rs.2,32,17,459/- (Rupees Two Crore Thirty-Two Lakhs Seventeen Thousand Four Hundred Fifty Nine only), has been paid by the applicant vide Receipt No. BBMP/EoDB/RC/12317/24-25 Dt: 20-07-2024. The deviations effected in the building are condoned and regularized by imposing penalty. Accordingly, this Occupancy Certificate is issued.

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[Signature]
SANSKY
22/7/24



Bruhat Bengaluru
Mahanagara Palike

Digitally signed by V RAKESH KUMAR
Date: 22 Jul 2024 10:24:47
Project No: PRJ/7556/21-22/0
Organization: Bruhat Bengaluru Mahanagara Palike
Designation: Joint Director Town Planning (JDTP)
FileNo: PRJ/7556/21-22/OC/01/2024



Permission is hereby granted to occupy the Commercial Building Consisting of 2BF+GF+8UF for Commercial purpose constructed at PID No. 63-159-9/8-1, Property No.9/8-1, Dr. M.H Marigowda Road, Adugodi, Lakkasandra, Ward No. 146, South Zone, Bangalore. with the following details;

Sl. No.	Floor Descriptions	Built up Area (In Sqm)	Remarks
1.	Lower Basement Floor	3662.43	177 No's of Car Parking, Sumps, Tanks, Ramp, STP, Lift lobby, Lift & Staircases.
2.	Upper Basement Floor	2981.72	137 No's of Car Parking Area, Pump Room, Tanks, Sumps, Electric Room, Lift lobby, Lift & Staircases.
3.	Ground Floor	1887.23	Lounge Area, Office space, AHU Room, Pantry, Café, Electric Room, Toilets, Lift lobby, Lift & Staircases.
4.	First Floor	1658.75	Office space, Toilets, Lift lobby, Lift's & Staircases.
5.	Second Floor	2004.53	Office space, Toilets, Lift lobby, Lift's & Staircases.
6.	Third Floor	2004.53	Office space, Toilets, Lift lobby, Lift's & Staircases.
7.	Fourth Floor	2004.53	Office space, Toilets, Lift lobby, Lift's & Staircases.
8.	Fifth Floor	2004.53	Office space, Toilets, Lift lobby, Lift's & Staircases.
9.	Sixth Floor	2004.53	Office space, Toilets, Lift lobby, Lift's & Staircases.
10.	Seventh Floor	2004.53	Office space, Toilets, Lift lobby, Lift's & Staircases.
11.	Eight Floor	1517.21	Office space, Toilets, Lift lobby, Lift's & Staircases.
12.	Terrace Floor	241.29	Lift lobby, Lift's & Staircases Head Room, Water Tank.
	Total	23975.81	
13.	FAR	2.97 < 3.0	
14.	Coverage	39.21% < 40%	

This Occupancy Certificate is issued subject to the following conditions:

1. The car parking at 2 Basement Floor 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 Floor area reserved for parking should be used for parking purpose only as per as built plan.



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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.
8. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws-31) of Building bye-laws 2003 shall be ensured.
9. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
10. This Occupancy Certificate is subject to conditions laid out in the Clearance Certificate issued from Fire Clearance issued by Fire Force and Emergency Department vide No: GBC(1)259/2021, Docket No.KSFES/CC/369/2024, Dt: 29-06-2024.
11. The Applicant shall abide by the Affidavit Submitted on Date: 30-05-2024 as per Govt order Dt: 06-11-2023, condition to impose submit the CFO when the KSPCB is issued.
12. The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-law 2016.
13. Since, deviations have been done from the sanctioned plan while constructing the building, the security deposit is herewith forfeited.
14. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
15. 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.
16. If in case Audit objection arises, the applicant should abide to pay the difference fee amount.
17. In case of any false information, misrepresentation of facts, or any complaints with regard to violation, any deviation carried out after issue of Partial Occupancy Certificate, the Partial Occupancy Certificate shall deemed to be cancelled.

On default of the above conditions the Occupancy Certificate issued will be withdrawn without any prior notice.



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FileNo: PRJ/7556/21-22IOC/01.New

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

To

M/s. Bren Corporation Represented By. J. Boopesh Reddy
3rd Floor, Balavana, Plot No.61, 5th A Block,
Koramangala, Bengaluru 560095.



Copy to:

1. JC-(South) / EE (BTM Layout Division) / AEE/ ARO (BTM Layout 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.



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Mahanagara Palike**

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

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03/08/24