



BRUHAT BENGALURU MAHANAGARA PALIKE

Office of the Joint Director of Town Planning (North), N.R. Square, Bengaluru - 560 002.

No. BBMP/Addl.Dir/JD North/0615/2012-13

Date: 28-12-2018

OCCUPANCY CERTIFICATE (PARTIAL)

Sub: Issue of Occupancy Certificate for the Residential Apartment Building - 1, 2, 3 & 4 and Club house Building - 5 at Property Katha No. 161, Sy No. 27, 28, 29, 30 & 5C, Sonnenahalli Village, Bangalore East Taluk, Ward No. 85, Mahadevapura Zone, Bengaluru

- Ref: 1) Your application for issue of Occupancy Certificate dated: 18-08-2018
2) Building Plan Sanctioned No. BBMP/Addl.Dir/JD North 0615/ 2012-13 dated: 29-05-2013
3) Fire Clearance for the Occupancy Certificate vide No. GBC(1)/200/2013, Dated: 20-12-2016, GBC(1)/200/2013, Dated: 26-10-2017 and GBC(1)/200/2013, Dated: 10-08-2018,
4) CFO issued by KSPCB vide No. PCB/88/CNP/12/H-811, dated: 10-02-2017, PCB/88/CNP/12/H-477, dated: 16-08-2017 and No AW-309364 PCB ID 53350, dated: 26-12-2018
5) Approval of Commissioner for issue of Occupancy Certificate dated: 05-11-2018

The Building plan for the construction of Residential Apartment Building at Property Katha No. 161, Sy No. 27, 28, 29, 30 & 5C, Sonnenahalli Village, Bangalore East Taluk, Ward No. 85, Mahadevapura Zone, Bengaluru Consisting of Building - 1 (North Parcel), Wing - A, B, C, D, E, F & G, consisting of 2BF+GF+10 UF, Building - 2 (Central Parcel) Wing - H, I, J, K, L, M & N Consisting of 2BF+GF+14 UF, Building - 3 (South Parcel), Wing - O, P, Q & R Consisting of 2BF+GF+13 UF, Building - 4 (South Parcel), Wing - S & T, Consisting of 2BF+GF+13 UF & Building - 5 Consisting of BF+GF+1 UF (Club House) was sanctioned by this office vide reference (2). The Commencement Certificate was issued for Building - 1 on dated: 09-01-2015, Building - 2 (Wing - H, J & I) on dated: 04-05-2015, Building - 2, (Wing - K, L, M & N) and Building - 5 on dated: 18-04-2016. The Fire and Emergency Services department vide Ref No. (3) has issued Clearance Certificate to Occupy the Building. KSPCB vide Ref (4) has issued consent for Operation of Sewage Treatment Plant (STP). Now the applicant has applied for Occupancy Certificate (Partial) for Building - 1, Wing - A, B, C, D, E, F and G Consisting of 12th UF and 13 UF, Building - 2, Wing - J, K, L, M & N consisting of 2BF+GF+14 UF, Building - 3 & 4 Wing - O, P, Q, R, S & T Consisting of GF+13 UF with 2 Common Basement Floor and Building - 5 Consisting of Part of BF+ GF+ 1 UF comprising 685 Units Units

The Residential Apartment Building - 1, 2, 3 & 4 and Club house Building - 5 was inspected by the Officers of Town Planning Section on 01-10-2018 for the issue of Occupancy Certificate (Partial). During inspection, it is observed that, there is deviation in construction with reference to the sanctioned plan which is within the limits of regularization as per Building Bye-laws - 2003. The proposal for the issuance of Occupancy for the Residential Apartment building and Club House Building was approved by the Commissioner vide reference (5). Subsequent to the approval accorded by Commissioner the applicant was endorsed on dated: 14-11-2018 to remit Rs. 6,99,62,500/- towards Compounding Fee, Ground rent arrears, GST, and Scrutiny Fees along with

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difference in fee towards Commencement Certificate, issued for Building – 3 & 4. After due correspondence with reference to Hon'ble High Court Interim order dated: 05-12-2018 vide W.P.No. 52417-52419/2018 (LB-BMP), the applicant has paid of Rs. 4,87,88,725/- towards 50% of Scrutiny fees and Compounding fine along with difference in fee towards Commencement Certificate issued for Building – 3 & 4 in the form of DD No.366094 dated: 06-12-2018 and DD No. 600342, dated: 11-12-2018 drawn on Corporation Bank. The same has been taken into BBMP account vide receipt No. RE-ifms 331-TP/000469 dated: 21-12-2018

Hence, Permission is hereby granted to occupy the Residential Apartment building constructed at Property Katha No. 161, Sy No. 27, 28, 29, 30 & 5C, Sonnenahalli Village, Bangalore East Taluk, Ward No. 85, Mahadevapura Zone, Bengaluru Building – 1, Wing – A, B, C, D, E, F and G Consisting of 12th UF and 13 UF, Building – 2, Wing – J, K, L, M & N consisting of 2BF+GF+14 UF, Building – 3 & 4, Wing – O, P, Q, R, S & T Consisting of GF+13 Uf with 2 Common Basement Floor and Building – 5 Consisting of Part of BF+ GF+ 1 UF comprising 685 Units. Occupancy Certificate is accorded with the following details.

Building – 1, Wing – A, B, C, D, E, F and G

Sl. No.	Floor Descriptions	Built Up Area (in Sqm)	Uses and other details.
1	2	3	4
1	Twelveth Floor	4165.97	28 No.s of Residential Units, Corridor, Utility, Sitout, Lobbies, Lifts and Staircases
2	Thirteenth Floor	4165.97	28 No.s of Residential Units, Corridor, Utility, Sitout, Lobbies, Lifts and Staircases
3	Terrace Floor	294.88	Lift Machine Room, Staircase Head Room and OHT
	Total	8626.82	56 Units

Building – 2, Wing – J, K, L, M and N

Sl. No.	Floor Descriptions	Built Up Area (in Sqm)	Uses and other details.
1	2	3	4
1	Lower Basement Floor	9302.91	208 No.s of Car Parking, STP, Lobbies, Lifts and Staircases
2	Upper Basement Floor	12748.87	295 No.s of Car Parking, Electrical Rooms, Services, D.G.Room, Lobbies, Lifts and Staircases.
3	Ground Floor	4171.68	20 No.s of Residential Units (07 No.s Duplex and 13 No.s Normal), 32 No.s of Surface Parking, Corridor, Utility, Sitout, Lobbies, Lifts and Staircases
4	First Floor	3216.48	13 No.s of Residential Units, Corridor, Utility, Balcony, Lobbies, Lifts and Staircases
5	Second Floor	3580.65	20 No.s of Residential Units, Corridor, Utility, Balcony, Lobbies, Lifts and Staircases
6	Third Floor	3567.63	20 No.s of Residential Units, Corridor, Utility, Balcony, Lobbies, Lifts and Staircases

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7	Fourth Floor	3567.63	20 No.s of Residential Units, Corridor, Utility, Balcony, Lobbies, Lifts and Staircases
8	Fifth Floor	3567.63	20 No.s of Residential Units, Corridor, Utility, Balcony, Lobbies, Lifts and Staircases
9	Sixth Floor	3567.63	20 No.s of Residential Units, Corridor, Utility, Balcony, Lobbies, Lifts and Staircases
10	Seventh Floor	3567.63	20 No.s of Residential Units, Corridor, Utility, Balcony, Lobbies, Lifts and Staircases
11	Eighth Floor	3567.63	20 No.s of Residential Units, Corridor, Utility, Balcony, Lobbies, Lifts and Staircases
12	Ninth Floor	3567.63	20 No.s of Residential Units, Corridor, Utility, Balcony, Lobbies, Lifts and Staircases
13	Tenth Floor	3567.63	20 No.s of Residential Units, Corridor, Utility, Balcony, Lobbies, Lifts and Staircases
14	Eleventh Floor	3567.63	20 No.s of Residential Units, Corridor, Utility, Balcony, Lobbies, Lifts and Staircases
15	Twelveth Floor	3567.63	20 No.s of Residential Units, Corridor, Utility, Balcony, Lobbies, Lifts and Staircases
16	Thirteenth Floor	3616.50	20 No.s of Residential Units, Corridor, Utility, Balcony, Lobbies, Lifts and Staircases
17	Fourteenth Floor	3616.50	20 No.s of Residential Units, Corridor, Utility, Balcony, Lobbies, Lifts and Staircases
18	Terrace Floor	349.58	Lift Machine Room, Staircase Head Room and OHT
Total		76279.47	293 Units

Building -3 Wing - O, P, Q and R, Building - 4, Wing - S & T

Sl. No.	Floor Descriptions	Built Up Area (in Sqm)	Uses and other details.
1	2	3	4
1	Lower Basement Floor	6984.71	136 No.s of Car Parking, STP, Lobbies, Lifts and Staircases
2	Upper Basement Floor	12529.19	228 No.s of Car Parking, Electrical Room, Services, Sumps, Lobbies, Lifts and Staircases
3	Ground Floor	3392.24	24 No.s of Residential Units, 36 No.s of Surface Car Parking, Corridor, Utility, Sitout, Lobbies, Lifts and Staircases
4	First Floor	2828.62	24 No.s of Residential Units, Corridor, Utility, Sitout, Lobbies, Lifts and Staircases
5	Second Floor	3149.98	24 No.s of Residential Units, Corridor, Utility, Sitout, Lobbies, Lifts and Staircases
6	Third Floor	3122.15	24 No.s of Residential Units, Corridor, Utility, Sitout, Lobbies, Lifts and Staircases

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	Fourth Floor	3122.15	24 No.s of Residential Units, Corridor, Utility, Sitout, Lobbies, Lifts and Staircases
	Fifth Floor	3122.15	24 No.s of Residential Units, Corridor, Utility, Sitout, Lobbies, Lifts and Staircases
9	Sixth Floor	3122.15	24 No.s of Residential Units, Corridor, Utility, Sitout, Lobbies, Lifts and Staircases
10	Seventh Floor	3122.15	24 No.s of Residential Units, Corridor, Utility, Sitout, Lobbies, Lifts and Staircases
11	Eighth Floor	3122.15	24 No.s of Residential Units, Corridor, Utility, Sitout, Lobbies, Lifts and Staircases
12	Ninth Floor	3122.15	24 No.s of Residential Units, Corridor, Utility, Sitout, Lobbies, Lifts and Staircases
13	Tenth Floor	3122.15	24 No.s of Residential Units, Corridor, Utility, Sitout, Lobbies, Lifts and Staircases
14	Eleventh Floor	3122.15	24 No.s of Residential Units, Corridor, Utility, Sitout, Lobbies, Lifts and Staircases
15	Twelveth Floor	3141.19	24 No.s of Residential Units, Corridor, Utility, Sitout, Lobbies, Lifts and Staircases
16	Thirteenth Floor	3141.19	24 No.s of Residential Units, Corridor, Utility, Sitout, Lobbies, Lifts and Staircases
17	Terrace Floor	366.98	Lift Machine Room, Staircase Head Room and OHT
	Total	63633.45	336 Units

Building -5 Club House

Sl. No.	Floor Descriptions	Built Up Area (in Sqm)	Uses and other details.
1	2	3	4
1	Part of Basement Floor	56.30	Staricases only
2	Ground Floor	1889.21	Coffee Shop, Stores, Services, Kids Play Area, Club House, Office, Board Room, Toilets, Multi Purpose Hall, Prefunction, Electrical Room, Pantry, Table Tennis, Lobbies, Lifts and Staircases
3	First Floor	1715.60	Badminton Courts, Squash Court, Lounge, Multi Purpose Hall, Billiards Room, Spa , Toilets, Lobbies, Lifts and Staircases
4	Part of Second Floor	459.18	Services, Swimming Pool, Lobbies, Lifts and Staircases.
	Total	4120.29	
	Grand Total	152660.03	
5	FAR		2.3586 > 2.25 (This is for entire project which is inclusive of Building - 2, Wing - H & I already constructed and the over all percentage of deviation is 4.83% < 5.00%
6	Coverage		18.79% < 55%

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This Occupancy Certificate is issued subject to the following conditions:

1. The car parking at Two Basement Floors 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.
4. Two Basement Floors and Surface area reserved should be used for car parking purpose only and the additional area if any available in Two Basement Floors 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

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This Occupancy Certificate is subject to conditions laid out in the Clearance Certificate issued from Fire Force Department vide No. GBC(1)/200/2013, Dated: 20-12-2016, GBC(1)/200/2013, Dated: 26-10-2017 and GBC(1)/200/2013, Dated: 10-08-2018 & CFO issued from KSPCB vide No. PCB/88/CNP/12/H-811, dated: 10-02-2017, PCB/88/CNP/12/H-477, dated: 16-08-2017 and No AW-309364 PCB ID 53350, dated: 26-12-2018 and Compliance of submissions made in the affidavits filed to this office.

16. This Occupancy Certificate (Partial) is issued as per the directions of the passed in High Court Interim order W.P.No. 52417-52419/2018 (LB-BMP) dated: 05-12-2018, subject to the condition that the owner / Association should adhere / abide by the Interim Order / Final Order of the High Court in respect of payment of the fees and other aspects.
17. The remaining Building should be completed as per the sanctioned plan and Final Occupancy Certificate should be obtained from BBMP
18. In case of any false information, misrepresentation of facts, or pending court cases, the Occupancy Certificate shall deemed to be cancelled.

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

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To,
M/s Brigade Enterprises Ltd., GPA Holder for
Sri. Vijaya Raghava Reddy and Others, (Khata Holder)
29th and 30th Floor, World Trade Centre, Brigade Gateway Campus,
26/1, Dr. Rajkumar Road,
Malleshwaram, Rajajingar, Bengaluru - 560 055.