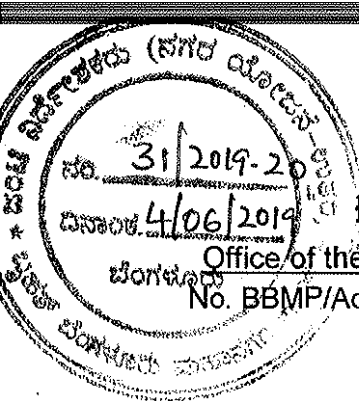




BRUHAT BENGALURU MAHANAGARA PALIKE

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

No. BBMP/Addl.Dir/JD NORTH/LP/0092/2013-14

Date: 04-06-2019.

OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for the Residential Apartment and Club House Buildings at Property Khata No. 89/33/2, 33/1, 30/8B, (Sy No. 33/2, 33/1 of Haralur Village and Sy No. 30/8B of Kasavanahalli Village), Bellanduru Sub-division, Ward No. 150, Mahadevapura Zone, Bengaluru.

- Ref: 1) Your application for issue of Occupancy Certificate dated:12-04-2018.
2) Building Plan Sanctioned No.BBMP/AddlDir/JDNORTH/LP/0092/2013-14
Dated:09-01-2015.
3) Fire Clearance for the Occupancy Certificate vide No. GBC(1)/589/2013, dated: 15-06-2018.
4) CFO issued by KSPCB vide No. W-312971 PCB ID: 78431 Dated: 03-06-2019.
5) Approval of Commissioner for issue of Occupancy Certificate dated:09-05-2019.

The building plan for the construction of Residential Apartment and Club House Buildings at Property Khata No. 89/33/2, 33/1, 30/8B, (Sy No. 33/2, 33/1 of Haralur Village and Sy No. 30/8B of Kasavanahalli Village), Bellanduru Sub-division, Ward No. 150, Mahadevapura Zone, Bengaluru comprising Block – A, B, C, D & E Consisting of GF+13 UF for Residential Apartment Building having 304 units and GF+2UF for Club House with Common Basement Floor was sanctioned by this office vide reference (2). The Commencement Certificate was issued on 18-05-2016 for Residential Apartment Building. 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).

The Residential Apartment and club house buildings were inspected by the Officers of Town Planning Section on 08-04-2019 for the issue of Occupancy Certificate. 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 Certificate for the Residential Apartment and club house buildings was approved by the Commissioner on date: 09-05-2019. The compounding fee for the deviated portion, ground rent arrears fee including GST, CC Fee for Club House Building, Lake Improvement Charges and Scrutiny fee of Rs. 1,07,84,000-00/-. (Rs One Crore Seven Lakh Egihty Four thousand Only), has been paid by the applicant in the form DD No: 710897, drawn on Kotak Mahindra Bank dated: 27-05-2019 and taken into BBMP account vide receipt No.RE-ifms 331-TP/000089 dated : 28-05-2019. The deviations effected in the building are condoned and regularized accordingly.

Hence, Permission is hereby granted to occupy the Residential apartment and clubhouse buildings constructed at Property Katha No. No. 89/33/2, 33/1, 30/8B, (Sy No. 33/2, 33/1 of Haralur Village and Sy No. 30/8B of Kasavanahalli Village), Bellanduru Sub-division, Ward No. 150, Mahadevapura Zone, Bengaluru comprising Block – A, B, C, D & E Consisting of GF+13 UF for Residential Apartment Building having 304 units and GF+2UF for Club House with Common Basement Floor. Occupancy Certificate is accorded with the following details.

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Sl. No.	Floor Descriptions	Built Up Area (in Sqm)	Uses and other details.
1	2	3	4
A.	Common Basement Floor	11924.94	354 No. of Car Parking, Pump Room, Lobbies, Lifts and Staircases.
B. Residential Apartment - Block - A, B, C, D & E			
1	Ground Floor	2637.34	22 Nos of Residential Units, Sitouts, Utilities, Corridors, Lobbies, Lifts and Stair cases
2	First Floor	2531.50	22 Nos of Residential Units, Sitouts, Utilities, Corridors, Lobbies, Lifts and Stair cases
3	Second Floor	2531.50	22 Nos of Residential Units, Sitouts, Utilities, Corridors, Lobbies, Lifts and Stair cases
4	Third Floor	2531.50	22 Nos of Residential Units, Sitouts, Utilities, Corridors, Lobbies, Lifts and Stair cases
5	Fourth Floor	2531.50	22 Nos of Residential Units, Sitouts, Utilities, Corridors, Lobbies, Lifts and Stair cases
6	Fifth Floor	2531.50	22 Nos of Residential Units, Sitouts, Utilities, Corridors, Lobbies, Lifts and Stair cases
7	Sixth Floor	2531.50	22 Nos of Residential Units, Sitouts, Utilities, Corridors, Lobbies, Lifts and Stair cases
8	Seventh Floor	2531.50	22 Nos of Residential Units, Sitouts, Utilities, Corridors, Lobbies, Lifts and Stair cases
9	Eighth Floor	2531.50	22 Nos of Residential Units, Sitouts, Utilities, Corridors, Lobbies, Lifts and Stair cases
10	Nineth Floor	2531.50	22 Nos of Residential Units, Sitouts, Utilities, Corridors, Lobbies, Lifts and Stair cases
11	Tenth Floor	2531.50	22 Nos of Residential Units, Sitouts, Utilities, Corridors, Lobbies, Lifts and Stair cases
12	Eleventh Floor	2531.50	22 Nos of Residential Units, Sitouts, Utilities, Corridors, Lobbies, Lifts and Stair cases
13	Twelfth Floor	2387.98	20 Nos of Residential Units, Sitouts, Utilities, Corridors, Lobbies, Lifts and Stair cases
14	Thirteenth Floor	2387.98	20 Nos of Residential Units, Sitouts, Utilities, Corridors, Lobbies, Lifts and Stair cases
15	Terrace Floor	253.80	Lift Machine Rooms, Staircase Head Rooms, Solar Panels, Fire/Domestic Water Tanks
	Total	35508.27	304 Units
C. Club House			
1	Ground Floor	576.22	Library / AV room, multipurpose hall, pantry, squash court, Badminton Court / Multi Court, Kids Activity Centre, Toilets, Passage, Lobby, Lift and Staircase.

B.R. Mudda 20/6/19
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2	First Floor	576.22	Indoor Game, Multi Gym, Admin / Maintenance Office, Toilets, Lobby, Passage, Lift and Staircase.
3	Second Floor	478.17	Plant Room, Pool Deck Slab, Lobby, Lift and Staircase
4	Terrace Floor	207.65	Swimming Pool, Kids Pool, Pool Deck and Staircase Head Room and Lift Machine Room
	Total	1838.26	
	Grand Total (A+B+C)	48784.31	
D	FAR		2.283 > 2.25 but less than 5% of 2.25 i.e. $(2.25 \times 0.05) + 2.25 = 2.3625$
E	Coverage		20.82% < 55%

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 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. Basement Floor and Surface area should be used for car parking purpose only and the additional area if any available in Basement Floor and Surface 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.

B.R. Mudda 26/6/19
Joint Director of Town Planning (North)
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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. In case if any adverse order is passed in any court against the Owner / Developer in respect of ownership of the property in question, occupancy certificate issued will be withdrawn.
16. This Occupancy Certificate is subject to conditions laid out in the Clearance Certificate issued from Fire Force Department vide No. GBC(1)/589/2013, dated: 15-06-2018 and CFO from vide No. W-312971 PCB ID: 78431 Dated: 03-06-2019 and Compliance of submissions made in the affidavits filed to this office.
17. 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 issued will be withdrawn without any prior notice.

B.R. Medda Ravi 04/6/19
Joint Director of Town Planning (North)
Bruhat Bengaluru Mahanagara Palike

To,

M/s Bren Corporation, GPA Holder for
Sri. H.R.Rajashekar and Others, Khata Holder.
61, Bren Balavana, Koramangala,
5th "A" Block, Bengaluru – 560 095.