

BRUHAT BENGALURU MAHANAGARA PALIKE
Office of the Joint Director (Town Planning – North), N.R. Square, Bengaluru – 02.

No. BBMP/Addl.Dir/JD NORTH/ LP/ 0332/2014-15

Date: 18-11-2020

OCCUPANCY CERTIFICATE (PARTIAL)

Sub: Issue of Occupancy Certificate (Partial) for the Commercial (Retail) use Building at Property Katha No. 30, Challakere Village, Kammanahalli Main Road, K.R.Puram Hobli, Bangalore East Taluk, Ward No. 89, East Zone, Bengaluru.

- Ref: 1) Your application for issue of Occupancy Certificate dated: 15-09-2020
 2) Modified Plan sanctioned by this office vide No. BBMP/Addl.Dir/JD NORTH/ LP/ 0332/2014-15 dated: 07-02-2019
 3) Approval of Commissioner for issue of Occupancy Certificate dated: 12-11-2020
 4) Fire Clearance for the Occupancy Certificate vide No. GBC(1)/68/2014, dated: 03-07-2020
 5) CFO issued by KSPCB vide No. AW-320051 PCB ID 98334, dated: 07-09-2020

The building modified plan for the construction of Residential Apartment and Commercial Mixed use Building Consisting of 2BF+GF+24UF having 185 Units (GF+1 UF for Commercial , Retail, Gym, Partyhall etc., use and 2nd Floor to 25th Floor for Res. Use) at Property Katha No. 30, Challakere Village, Kammanahalli Main Road, K.R.Puram Hobli, Bangalore East Taluk, Ward No. 89, East Zone, Bengaluru was sanctioned by this office vide reference (2). The Commencement Certificate was issued on 22-03-2019. The Fire and Emergency Services Department has issued Clearance Certificate to Occupy Partial Building vide Ref. No. (4).KSPCB vide Ref (5) has issued consent for Operation of Sewage Treatment Plant (STP). Now the applicant has applied for Occupancy Certificate (Partial) for 2BF+GF+ 1 UF Commercial (Retail) use.

The Commercial (Retail) use Building was inspected by the Officers of Town Planning Section on 15-09-2020 for the issue of Occupancy Certificate (Partial). During inspection, it is observed that, the construction has been completed in accordance with the Modified Plan. The proposal for the issuance of Occupancy Certificate (Partial) for the Commercial (Retail) was approved by the Commissioner vide Ref (3). Since, now Partial Occupancy Certificate is being considered for Commercial (Retail) i.e.,2BF+GF+1UF, the percentage of violation will be calculated at the time of issuance of the final Occupancy Certificate for the remaining portion of the Building. Hence, the fees for the issue of Occupancy Certificate (Partial) towards Ground rent arrears including GST and Scrutiny fee works out of Rs. 15,06,000/-. (Rs Fifteen Lakhs Six Thousand only), has been paid by the applicant in the form of DD No. 252644 drawn on Kotak Mahindra Bank., dated: 17-11-2020 and taken into BBMP account vide receipt No.RE-ifms 331-TP/000206 dated: 18-11-2020. The deviations effected in the building are condoned and regularized accordingly.

Murugesu B. Bhat
 Joint Director (Town Planning – North)
 Bruhat Bengaluru Mahanagara Palike
 18/11/2020

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Hence, Permission is hereby granted to occupy the Commercial (Retail) use Building constructed at Property Katha No. 30, Challakere Village, Kammanahalli Main Road, K.R.Puram Hobli, Bangalore East Taluk, Ward No. 89, East Zone, Bengaluru. Consisting of 2BF+GF+1 UF. Occupancy Certificate is accorded with the following details.

Sl. No.	Floor Descriptions	Built Up Area (in Sqm)	Uses and other details.
1	2	3	4
1	Lower Basement Floor	3980.27	62 No.s of Car Parking, Sequential Batch Reactor, STP, Pump Room, Lobbies, Lifts and Staircases
2	Upper Basement Floor	4346.27	14 No.s of Car Parking, DG Room, Electrical Room, Pump Room, Lobbies, Lifts and Staircases
3	Ground Floor	1510.46	Retail Space, Toilets, Escalator, Lobbies, Lifts and Staircases
4	First Floor	1505.94	Retail Space, Toilets, Escalator, Lobbies, Lifts and Staircases
	Total	11343.34	
5	FAR		0.633 < 5.05
6	Coverage		26.07% < 50%

This Occupancy Certificate is issued subject to the following conditions:

1. The car parking at Two Basement Floors 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 areas should be used for car parking purpose only and the additional area if any available in, Two Basement Floors areas 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).

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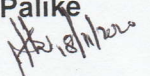


7. Since, deviations have been done from the sanctioned plan while constructing the building, the security deposit is here with forfeited.
8. Owner shall make his own arrangements to dispose off the debris/garbage after segregating it into organic and inorganic waste generated from the building. Suitable 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 Occupancy Certificate is subject to conditions laid out in the Clearance Certificate issued from Fire Force Department vide No GBC(1)/68/2014, dated: 03-07-2020 and CFO from KSPCB vide No. AW-320051 PCB ID 98334, dated: 07-09-2020 and Compliance of submissions made in the affidavits filed to this office.
16. The Remaining portion of the buildings should be completed as per the Modified Sanctioned Plan & Final Occupancy Certificate should be obtained from BBMP.
17. This Occupancy Certificate is subject to conditions laid out in the Compliance of submissions made in the affidavit dated: 18-11-2020 as per the Commissioner order dated: 12-11-2020 regarding resolve the pending TDR issue before submission of next application for obtaining Occupancy Certificate.


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18. In case of any false information, misrepresentation of facts, or pending court cases, the Occupancy Certificate shall be deemed to be cancelled.

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

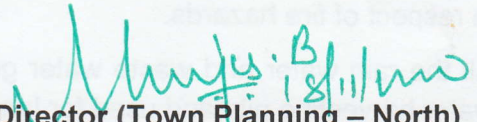
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
**Joint Director (Town Planning – North)
Bruhat Bengaluru Mahanagara Palike**


To,
M/s Prestige Kammanahalli Investments
Rep by its Managing Director Sri. Irfan Razack
"Prestige Falcon Tower",
19, Brunton Road, Bengaluru – 560 001.

Copy to

1. JC (East Zone) / EE (Sarvagna Nagar Division) / AEE/ ARO (HBR 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


**Joint Director (Town Planning – North)
Bruhat Bengaluru Mahanagara Palike**


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