



BRUHAT BENGALURU MAHANAGARA PALIKE

Office of the Joint Director (Town Planning – North) N.R. Square, Bengaluru – 02
No. BBMP/Addl.DIR/JD NORTH/LP/302/15-16 **Dated: 01-02-2024**

OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for the Residential Apartment Building constructed at Property Khata No. A/11G/20, Survey No. 12/6, 13/2P & 19, Nagashettihalli Village, N.T.I Layout, 1st Phase, East Zone, Ward No. 18, Bengaluru.

- Ref:** 1) Your application for issue of Occupancy Certificate, Dated: 14-09-2023
2) Plan Sanctioned by this Office Vide LP No: BBMP/Addl.Dir/JD North /LP /302/ 2015-16, Dated: 02-12-2019.
3) Commencement Certificate issued by this office Dated: 01-03-2021
4) Approval of Chief Commissioner for issue of Occupancy Certificate, Dated: 20-11-2023
5) Fire Clearance for the Occupancy Certificate vide No. KSFES/GBC(1)/541, Docket No. KSFES/CC/507/2023, dated: 08-08-2023

The Plan was sanctioned for the construction of Residential Apartment Building consisting of 2 Common Basement Floors + GF + 1 UF and 2nd Floor to 28th Floors in Tower-1 & 2 at Property Khata No. A/11B/20, Survey No. 12/6, 13/2P & 19, Nagashettihalli Village, N.T.I Layout, 1st Phase, East Zone, Ward No. 18, Bengaluru. by this office vide reference (2). The Commencement Certificate was issued on 01-03-2021. Now the Applicant has applied for issue of Occupancy Certificate for the Residential Apartment Building Consisting of 2 Common Basement Floors + GF + 1 UF and 2nd Floor to 28th Floors in Tower-1 & 2, vide reference (1).

The Residential Apartment Building was inspected by the Officers of Town Planning Section on 12-10-2023 for the issue of Occupancy Certificate. During the course of inspection it is observed that, there is deviation in construction with reference to the Sanctioned Plan which is within the regularization limits as per the Building Bye-laws 2003. The proposal for the issuance of Occupancy Certificate for Residential Apartment Building was approved by the Chief Commissioner vide reference (4). Subsequent to the approval accorded by the Chief Commissioner, the applicant was endorsed on dated: 28-11-2023 to remit Rs. 53,23,000/- (Rupees Fifty Three Lakhs Twenty Three Thousand Only) towards Ground rent including GST, Compounding Fee for deviated portion, and Scrutiny Fees for the issuance of Occupancy Certificate. Accordingly, Rs. 53,23,000/- has been paid by the applicant in the form of DD No. 148773, dated: 27-11-2023 drawn on Kotak Mahindra Bank Ltd, Bengaluru. The same has been taken into BBMP account vide receipt No. RE-ifms 331-TP/000092 dated: 29-11-2023

Hence, Permission is hereby granted to Occupy Residential Apartment Building consisting of 2 Common Basement Floors + GF + 1 UF and 2nd Floor to 28th Floors in Tower-1 & 2 at Property Khata No. A/11B/20, Survey No. 12/6, 13/2P & 19, Nagashettihalli Village, N.T.I Layout, 1st Phase, East Zone, Ward No. 18, Bengaluru., Occupancy Certificate is accorded with the following details.

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Tower 1 & 2 Residential Apartment Building

Sl. No.	Floor Description	Built Up Area (in Sqm.)	Uses and other details.
1	Basement-2 Floor	4402.27	76 no.s of Car Parking, Two Wheeler Parking, Service Rooms, Pump Room, STP, Lobbies, Lifts and Staircase
2	Basement-1 Floor	4218.70	72 No.s of Car Parking, Two Wheeler Parking, Service Rooms, Electrical Room, Pump Room, STP, Lobbies, Lifts and Staircase
3	Ground Floor	2818.53	39 No.s of Car Parking, Service Rooms, Electrical Room, Toilets, Pump Room, STP, Lobbies, Lifts and Staircase
4	First Floor	2163.79	50 No.s of Car Parking, Lunch Room, Lobbies Lifts & Staircase
5	Second Floor	2006.69	3 No.s of Units of Residential Units with Servant Room, Club House, Toilets, Swimming Pool, Lifts and Staircases
6	Third Floor	1248.42	6 No.s of Units of Residential Units with Servant Room, Lifts and Staircases.
7	Fourth Floor	1243.38	6 No.s of Units of Residential Units with Servant Room, Lifts and Staircases.
8	Fifth Floor	1243.11	6 No.s of Units of Residential Units with Servant Room, Lifts and Staircases.
9	Sixth Floor	1243.38	6 No.s of Units of Residential Units with Servant Room, Lifts and Staircases.
10	Seventh Floor	1243.11	6 No.s of Units of Residential Units with Servant Room, Lifts and Staircases.
11	Eighth Floor	1243.38	6 No.s of Units of Residential Units with Servant Room, Lifts and Staircases.
12	Ninth Floor	1243.11	6 No.s of Units of Residential Units with Servant Room, Lifts and Staircases.
13	Tenth Floor	1243.38	6 No.s of Units of Residential Units with Servant Room, Lifts and Staircases.
14	Eleventh Floor	1243.11	6 No.s of Units of Residential Units with Servant Room, Lifts and Staircases.
15	Twelveth Floor	1243.38	6 No.s of Units of Residential Units with Servant Room, Lifts and Staircases.
16	Thirteenth Floor	1243.11	6 No.s of Units of Residential Units with Servant Room, Lifts and Staircases.
17	Fourteenth Floor	1243.38	6 No.s of Units of Residential Units with Servant Room, Lifts and Staircases.
18	Fifteenth Floor	1243.11	6 No.s of Units of Residential Units with Servant Room, Lifts and Staircases.
19	Sixteenth Floor	1243.38	6 No.s of Units of Residential Units with Servant Room, Lifts and Staircases.
20	Seventeenth Floor	1243.11	6 No.s of Units of Residential Units with Servant Room, Lifts and Staircases.
21	Eighteenth Floor	1243.38	6 No.s of Units of Residential Units with Servant Room, Lifts and Staircases.
22	Nineteenth Floor	1243.11	6 No.s of Units of Residential Units with Servant Room, Lifts and Staircases.
23	Twentieth Floor	1243.38	6 No.s of Units of Residential Units with Servant Room, Lifts and Staircases.

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24	Twenty First Floor	1243.11	6 No.s of Units of Residential Units with Servant Room, Lifts and Staircases.
25	Twenty Second Floor	1243.38	6 No.s of Units of Residential Units with Servant Room, Lifts and Staircases.
26	Twenty Third Floor	1243.11	6 No.s of Units of Residential Units with Servant Room, Lifts and Staircases.
27	Twenty Forth Floor	1243.38	6 No.s of Units of Residential Units with Servant Room, Lifts and Staircases.
28	Twenty Fifth Floor	1243.11	6 No.s of Units of Residential Units with Servant Room, Lifts and Staircases.
29	Twenty Sixth Floor	1261.18	6 No.s of Units of Residential Units with Servant Room, Lifts and Staircases.
30	Twenty Seventh Floor	1261.18	6 No.s of Units of Residential Units with Servant Room, Lifts and Staircases.
31	Twenty Eighth Floor	1046.98	5 No.s of Units of Residential Units with Servant Room, Lifts and Staircases.
32	Terrace Floor	141.58	Lift Machine Room, Staircase Head Room and Solar Panels.
Total		47920.71	158 Residential Units
	FAR Achieved		3.043 > 4.00
	Coverage Achieved		24.90% < 50%

This Occupancy Certificate is issued subject to the following conditions:

1. The car parking area in the Basement Floor area 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. The Basement Floor area should be used for car parking purpose only and the additional area if any available in Basement Floor Area shall be used exclusively for Car parking, Two wheeler 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. The Applicant / 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.
8. The Applicant / owner 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.

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9. The Applicant / owner 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.
10. The Applicant / owner 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.
11. The Applicant / owner 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.
12. All the rain water and waste water generated from the usage shall be pumped into the rain water harvesting pits and used for landscaping.
13. 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.
14. The Applicant should submit Consent for Operation obtained from Karnataka State Pollution Control Board within 6 months or when Karnataka State Pollution Control Board start issuing Consent for Operation whichever is earlier for 2 Common Basement Floors + GF + 1 UF and 2nd Floor to 28th Floors in Tower-1 & 2 from the date of issue of this Occupancy Certificate as per the Indemnity Bond Dated: 01-12-2023 submitted to this office.
15. 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

-Sd-

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

To,

Smt. A.N Sharadadevi & Others, Khata Holder
M/s Prestige AAA Investments,
No. 19, Brunton Road
Bengaluru-560 025

(4) (6L)
27/02/24

Copy to,

1. JC (East Zone) / EE (Hebbal Division) / AEE/ ARO (Hebbal 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), BESCO, North Division, No. 8, Benson Town, Nandi Durga Road, Bengaluru - 560046.
5. Office copy.

Received
01/2/24

V. K. I. K.
Joint Director (Town Planning – North)
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