



BRUHAT BENGALURU MAHANAGARA PALIKE

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

No. BBMP/Addl.Dir/JD NORTH/LP/0058/2019-20

Dated: 06-02-24

OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for Property Katha No:1386, Sy No.123, 127, 128, Pattanduru Agrahara Village, Garudacharpalaya, ward no.82, Hoodi Sub-division, Mahadevapura Zone, Bengaluru.

- Ref: 1) Your application for issue of Occupancy Certificate dated: 16-10-2023.
2) Plan sanctioned by this office vide No. BBMP/Addl.Dir/JD North/0058/2019-20 Dated: 08-05-2020.
3) Commencement Certificate issued by this office Dated: 16-06-2021
4) Approval of Chief Commissioner for issue of Occupancy Certificate dated: 21-12-2023.
5) Fire Clearance for the Occupancy Certificate vide No: GBC(1) 106, Docket No.KSFES/CC/534/2023, Date:02-08-2023
5) CFO Acknowledgement dated:22-12-2023.

The Plan was sanctioned for the Construction of Block-1 wing A Consisting of GF+22UF & B Consisting of GF+23UF, Block-2 Wing A & B Consisting of GF+23UF and Block-3, 4 & 5 Consisting of GF+24UF and Club House Consisting of GF+1UF with Common Basement Floors Residential Apartment Building Consisting of totally comprising of 689 Units at Property Katha No:1386, Sy No.123, 127, 128, Pattanduru Agrahara Village, Garudacharpalaya, ward no.82, Hoodi Sub-division, Mahadevapura Zone, Bengaluru by this office vide reference (2). The Commencement Certificate was issued on 16-06-2021. Now the Applicant has applied for issue of Occupancy Certificate for the Residential Apartment Building Consisting of Block-1 wing A Consisting of GF+22UF & B Consisting of GF+23UF, Block-2 Wing A & B Consisting of GF+23UF and Block-3, 4 & 5 Consisting of GF+24UF and Club House Consisting of GF+1UF with Common Basement Floors Residential Apartment Building Consisting of totally comprising of 689 Units vide reference (1).

The Residential Apartment Building was inspected by the Officers of Town Planning Section on 19-10-2023 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: 10-01-2024 to remit Rs. 2,41,83,500/- (Rupees Two Crore Fourty one Lakhs Eighty Three Thousand Five hundred Only) towards Ground rent including GST, Compounding Fee for deviated portion, and Scrutiny Fees for the issuance of Occupancy Certificate. Accordingly, Rs2,41,83,500/- has been paid by the applicant in the form of DD No. 195724, dated: 16-01-2024 drawn on Kotak Mahindra Bank Ltd, Bengaluru. The same has been taken into BBMP account vide receipt No. RE-ifms 331-TP/000115 dated: 22-01-2024. The Deviations effected in the Building are condoned and Regularized accordingly. Hence, as per provisions of section 3.13 (ii) of Zonal regulations of

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RMP – 2015 & clause 4. 15 (2) of Building Bye-law – 2003, the security deposit paid during approval of building plan is hereby forfeited. The Deviations effected in the Building are condoned and Regularized accordingly.

Hence, Permission is hereby granted to occupy the Block-1 wing A Consisting of GF+22UF & B Consisting of GF+23UF, Block-2 Wing A & B Consisting of GF+23UF and Block-3, 4 & 5 Consisting of GF+24UF and Club House Consisting of GF+1UF with Common Basement at Property Katha No:1386, Sy No.123, 127, 128, Pattanduru Agrahara Village, Garudacharpalaya, ward no.82, Hoodi Sub-division, Mahadevapura Zone, Bengaluru. Occupancy Certificate is accorded with the following details ;

Block-1,2,3,4 & 5 Residential Apartment and Club House

Sl. No.	Floor Descriptions	Built Up Area (in Sqm)	Uses and other details.
1	2	3	4
1	Basement Floor	34393.48	923 No's of car parking, STP, Service Room, Exhaust Fan Room, Lobbies, lifts and Staircase
2	Ground Floor	7429.10	61 No's of car parking & Surface parking 106, Lobbies, Electrical Room, lifts and staircase, DG Room, 2 No's of Party hall, Badminton court, Squash court, RWH.
3	First Floor	5665.20	26 No's of Residential Units with Servant Room, Corridor, Lobbies, Lifts and Staircases, 2 No's of Gym area, Badminton court, Squash court, Mini theatre, Yoga area.
4	Second Floor	5363.83	30 No's of Residential Units with Servant Room, Corridor, Lobbies, Lifts and Staircases
5	Third Floor	5316.85	30 No's of Residential Units with Servant Room, Corridor, Lobbies, Lifts and Staircases
6	Fourth Floor	5316.85	30 No's of Residential Units with Servant Room, Corridor, Lobbies, Lifts and Staircases
7	Fifth Floor	5316.85	30 No's of Residential Units with Servant Room, Corridor, Lobbies, Lifts and Staircases
8	Sixth Floor	5316.85	30 No's of Residential Units with Servant Room, Corridor, Lobbies, Lifts and Staircases
9	Seventh Floor	5316.85	30 No's of Residential Units with Servant Room, Corridor, Lobbies, Lifts and Staircases
10	Eighth Floor	5316.85	30 No's of Residential Units with Servant Room, Corridor, Lobbies, Lifts and Staircases
11	Ninth Floor	5316.85	30 No's of Residential Units with Servant Room, Corridor, Lobbies, Lifts and Staircases
12	Tenth Floor	5316.85	30 No's of Residential Units with Servant Room, Corridor, Lobbies, Lifts and Staircases
13	Eleventh Floor	5316.85	30 No's of Residential Units with Servant Room, Corridor, Lobbies, Lifts and Staircases
14	Twelveth Floor	5316.85	30 No's of Residential Units with Servant Room, Corridor, Lobbies, Lifts and Staircases
15	Thirteenth Floor	5316.85	30 No's of Residential Units with Servant Room, Corridor, Lobbies, Lifts and Staircases
16	Fourteenth Floor	5316.85	30 No's of Residential Units with Servant Room, Corridor, Lobbies, Lifts and Staircases

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Joint Director of Town Planning (North)
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17	Fifteen Floor	5316.85	30 No's of Residential Units with Servant Room, Corridor, Lobbies, Lifts and Staircases
18	Sixteen Floor	5316.85	30 No's of Residential Units with Servant Room, Corridor, Lobbies, Lifts and Staircases
19	Seventeen Floor	5316.85	30 No's of Residential Units with Servant Room, Corridor, Lobbies, Lifts and Staircases
20	Eighteen Floor	5316.85	30 No's of Residential Units with Servant Room, Corridor, Lobbies, Lifts and Staircases
21	Nineteen Floor	5594.87	30 No's of Residential Units with Servant Room, Corridor, Lobbies, Lifts and Staircases
22	Twenty Floor	5316.85	30 No's of Residential Units with Servant Room, Corridor, Lobbies, Lifts and Staircases
23	Twenty First Floor	5316.85	30 No's of Residential Units with Servant Room, Corridor, Lobbies, Lifts and Staircases
24	Twenty Second Floor	5174.08	27 No's of Residential Units with Servant Room, Corridor, Lobbies, Lifts and Staircases
25	Twenty Third Floor	4642.71	24 No's of Residential Units with Servant Room, Corridor, Lobbies, Lifts and Staircases
26	Twenty Fourth Floor	2531.79	12 No's of Residential Units with Servant Room, Corridor, Lobbies, Lifts and Staircases
27	Terrace Floor	648.77	Lift Machine Room, Staircase Head Room, OHT & Solar Panels.
	Total	167147.13	(626 Units + 63 EWS Units) = 689 Total Residential Units with club house
28	FAR	1.89 > 2.00	
29	Coverage	12.81% < 55%	

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, Ground Floor, Surface 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


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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.
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 Block-1 wing A Consisting of GF+22UF & B Consisting of GF+23UF, Block-2 Wing A & B Consisting of GF+23UF and Block-3, 4 & 5 Consisting of GF+24UF and Recreation Block Consisting of GF+1UF with Common Basement Floor from the date of issue of this Occupancy Certificate as per the Indemnity Bond Dated: 24-11-2023 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 of Town Planinig (North)
Bruhat Bengaluru Mahanagara Palike**

To

M/s. Prestige Estates Projects Ltd.,
No.19, Prestige Falcon Tower,
Brunton Road, Bengaluru

Copy to

1. JC/EE (Mahadevapura)/AEE/ ARO (Whitefield Sub-Division) for information and necessary action.

**Joint Director of Town Planning (North)
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[Handwritten date: 06/10/2024]



2. Director General of Police, Fire and Emergency Services, # 1, Annaswamy Modaliar Road, Bangalore-560042 for information.
3. Senior Environmental Officer, KSPCB, # 49, Church Street, Bengaluru - 01 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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