



**BRUHAT BENGALURU MAHANAGARA PALIKE**

Office of the Joint Director of Building License Cell (North), N.R. Square, Bengaluru – 02.

No. JDTP/LP/29/2010-11

Date: 22-01-2020

**OCCUPANCY CERTIFICATE**

23/01/2020

Sub: Issue of Occupancy Certificate for the Residential Apartment Building at Property Katha No. 23/4, Kodihalli Main Road, 6th Cross, Old Airport Road, Ward No. 88 (Old Ward No. 74) Jeevanabheemanagar, Bangalore East Taluk, Bengaluru

- Ref: 1) Your application for issue of Occupancy Certificate dated: 26-11-2019  
 2) Modified Building Plan Sanctioned No. JDTP/LP/29/2010-11 dated 13-03-2015.  
 3) Approval of Commissioner for issue of Occupancy Certificate dated: 18-12-2019  
 4) CFO issued by KSPCB vide No. AW-315992 PCB ID: 83525, date: 26-11-2019  
 5) Fire Clearance for the Occupancy Certificate vide No. GBC(1)/ 163/ 2005, dated: 25-09-2019.

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The Modified Building Plan was sanctioned for the construction of Residential Apartment Building consisting of 4BF+GF+10 UF at Property Katha No. 23/4, Kodihalli Main Road, 6th Cross, Old Airport Road, Ward No. 88 (Old Ward No. 74) Jeevanabheemanagar, Bangalore East Taluk, Bengaluru by this office vide reference (2). The Commencement Certificate was issued on 21-06-2017. KSPCB vide Ref (4) has issued consent for Operation of Sewage Treatment Plant (STP). The Fire and Emergency Services Department has issued Clearance Certificate to Occupy Building vide Ref. No. (5).

The Residential Apartment Building was inspected by the Officers of Building Licence Cell Section on 05-12-2019 for the issue of Occupancy Certificate. During inspection, it is observed that, there is deviation in construction with reference to the Modified 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 Building was approved by the Commissioner on date: 18-12-2019 The compounding fees for the deviated portion, ground rent arrears including GST, Scrutiny fee and Lake Cess of Rs. 2,13,60,000/- (Rupees Two Crore Thirteen Lakhs Sixty Thousand only), has been paid by the applicant in the form of DD No.063666 drawn on Kotak Mahindra Bank., dated: 23-12-2019 and taken into BBMP account vide receipt No.RE-ifms 331-TP/000513 dated: 06-01-2020 The deviations effected in the building are condoned and regularized accordingly.

Hence, Permission is hereby granted to occupy the Residential Apartment Building constructed at Property Katha No. 23/4, Kodihalli Main Road, 6th Cross, Old Airport Road, Ward No. 88 (Old Ward No. 74) Jeevanabheemanagar, Bangalore East Taluk, Bengaluru, Consisting of 4BF+GF+10UF. 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	4 <sup>th</sup> Basement Floor	5170.04	340 No. of Car Parking (338 NO.s Mechanical Parking and 2 No.s of Normal Parking) Water Tank, STP, OWC, Lobby, Lift and Staircase

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2	3 <sup>rd</sup> Basement Floor	5225.69	265 No.s of Car Parking, (262 NO.s Mechanical Parking and 3 No.s of Normal Parking) Lobby, Lift and Staircase
3	2 <sup>nd</sup> Basement Floor	5128.73	123 No.s of Car Parking, Generator Room, Sump, Pump Room, Lobby, Lift and Staircase
4	1 <sup>st</sup> Basement Floor	4946.64	123 No. of Car Parking, AHU Room, Plant Room, Drivers Toilet, Managers Cabin, Lobby, Lift and Staircase
5	Ground Floor	3001.55	4 No.s of Residential Units, 59 No.s of Surface Parking, Swimming Pool, Gymnasium, Convenience Store, Out Door Party Deck, Multi Purpose Hall, Lounge, Peddle Pool, Kids Play Area, Storage, Deck, Billiards, Electrical Room, Ladies SPA, Ladies and Gents Toilet, Transformer Yard, Unisex Parlor, Store / Pantry, Mini Theatre, Gents SPA, Utility, Lobby, Lifts and Staircases,
6	First Floor	2152.98	7 No.s of Residential Units, Service Area, Sitout, Utility, Lobby, Lifts and Staircases,
7	Second Floor	2518.16	9 No of Residential Units, Sitout, Balcony, Utility, Terrace Area, Lobby, Lifts and Staircases,
8	Third Floor	2518.16	9 No.s of Residential Units, Sitout, Balcony, Utility, Lobby, Lifts and Staircases,
9	Fourth Floor	2518.16	9 No.s of Residential Units, Sitout, Balcony, Utility, Lobby, Lifts and Staircases,
10	Fifth Floor	2518.16	9 No.s of Residential Units, Sitout, Balcony, Utility, Lobby, Lifts and Staircases,
11	Sixth Floor	2518.16	9 No.s of Residential Units, Sitout, Balcony, Utility, Lobby, Lifts and Staircases,
12	Seventh Floor	2518.16	9 No.s of Residential Units, Sitout, Balcony, Utility, Lobby, Lifts and Staircases,
13	Eighth Floor	2518.16	9 No.s of Residential Units, Sitout, Balcony, Utility, Lobby, Lifts and Staircases,
14	Ninth Floor	2597.06	9 No.s of Residential Units, Deck, Sitout, Balcony, Utility, Lobby, Lifts and Staircases,
15	Tenth Floor	2120.00	5 No.s of Residential Units, Sitout, Balcony, Utility, Lobby, Lifts and Staircases,
16	Terrace Floor	265.60	Lift Machine Room, Staircase Head Room, and OHT
	<b>Total</b>	<b>48235.41</b>	<b>88 Units</b>
17	FAR		3.322 < 4.65
18	Coverage		39.91% < 45%

**This Occupancy Certificate is issued subject to the following conditions:**

1. The car parking at Four Basement Floors and Surface areas 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.

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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. Four Basement Floors and Surface areas should be used for car parking purpose only and the additional area if any available in, Four Basement Floors and Surface 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).
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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15. This Occupancy Certificate is subject to conditions laid out in the Clearance Certificate issued from Fire Force Department vide No (1)/163/2005, dated: 25-09-2019 and CFO from KSPCB vide No. AW-315992 PCB ID: 83525, date: 26-11-2019 and Compliance of submissions made in the affidavits filed to this office.

16. 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 Building License Cell (North)  
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To,  
M/s Prestige Estates Projects Ltd., Rep by its Director Irfan Razack GPA Holder  
M/s Hotel Leela Ventures Ltd., (Lessee) Khata Holder,  
The Falcon Tower,  
# 19, Brunton Road,  
Bengaluru – 560 025.

**Copy to**

1. JC (East Zone) / EE (C.V.Raman Nagar) / AEE/ ARO (Jeevanbheema Nagar Sub-division) for information and necessary action.
2. Director General of Police, Fire and Emergency Services, # 1, Annaswamy Modaliar Road, Bengaluru – 560 042 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

(A) copies  
28/1/2020

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