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BRUHAT BANGALORE MAHANAGARA PALIKE

Office of the
Joint Director of Town Planning (South)
Mahanagara Palike Offices
Bangalore. Dated: 29-06-2019

No. JDTP (S)/ ADTP/OC/ 18 /19-20

OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for Residential apartment building 1, 2, 3, 4, 5 including Club House at BBMP Khata No. 1004/54, 56/1, 56/2, 56/3, 56/4, 57/2, Hosakerehalli, Rajaraheswari Nagar, Sub- Division, Ward No. 160 Bangalore.

Ref: 1) Application for issue of Occupancy Certificate dtd: 14-05-2019.

- 2) Approval of Commissioner for issue of Occupancy Certificate dtd: 04-06-2019.
- 3) Plan sanctioned No.BBMP/Addl.Dir/JD South/LP/0236/2014-15, dtd:19-02-2015.
- 4) Fire Clearance issued by Fire Force and Emergency Department vide No. GBC(1)557/2013, Dated: 27-09-2017.
- 5) CFO from KSPCB for vide No. PCB /313/ CNP /13/H-389 dt: 01-08-2017.

A Plan was sanctioned for construction of Residential apartment Building 1, 2, 3, 4 consisting of GF+18 Upper Floors with Two common Basement Floors along with Club House consisting of GF+1UF and Building 5 consisting of BF+GF+13UF vide **BBMP/ Addl.Dir/JD South /0236/14-15** dt: 19-02-2015. The Commencement Certificate for Building-1, 2, 3, 4, Club House & Building - 5 was issued on 17-12-2015 and 11-02-2016 respectively.

The Residential Apartment Building 1, 2, 3, 4, 5 along with Club House was inspected on dated: 08-05-2019 by the Officers of Town Planning Section for 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 Bye-laws. The proposal for the issuance of Occupancy Certificate for the Residential Apartment Building 1, 2, 3, 4, 5 along with Club House was approved by the Commissioner on dated: 04-06-2019. Payment of Compounding fees, Scrutiny Fees and 50% of Ground Rent as per the Hon'ble High Court Order of Rs. 71,10,000/- (Rs. Seventy one Lakhs Ten Thousand only) has been paid by the applicant in the form of RE-ifms624-TP/000040 dated 28-06-2019. The deviations effected in the Residential Apartment Building 1, 2, 3, 4, 5 along with Club House are condoned and regularized. Accordingly this Occupancy Certificate issued.

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Permission is hereby granted to occupy the Residential Apartment Building 1, 2, 3, . consisting of GF+18 Upper Floors with Two common Basement Floors along with Club House consisting of GF+1UF and Building 5 consisting of BF+GF+13UF totally comprising of 968 Dwelling Units for Residential purpose constructed at Property Khata No. 1004/54, 56/1, 56/2, 56/3, 56/4, 57/2, Hosakerehalli, Rajaraheswari Nagar, Sub- Divison, Ward No. 160 Bangalore, with the following details;

Building 1, 2, 3, 4, 5 along with Club House

Sl. No.	Floor Descriptions	Built Up Area (sqm)	Remarks
1	Lower Basement Floor	21,780.85	444 Nos. of car parking, Lobbies, Ramps, STP, Lifts & Staircases.
2	Upper Basement Floor	26,096.43	521 Nos. of car parking i.e., (445 Nos. in Bldg. 1 to 4 Upper Basement & 76 Nos. of Car parking in Bldg.-5 Basement), Lobbies, Ramps, Communication Rooms, DG Rooms, Pump Rooms, UG sumps, Lifts & Staircases.
3	Ground Floor	8,428.48	33 Nos. of Residential Units and 27 Nos. of covered car parking, 130 Nos. of Surface car parking, Lobbies, Ramps, Electrical Rooms, AV Room, Squash Room, Party Halls, Indoor Game rooms, Pantry, Convenience Store, Loading Bay, Wash area, Ladies, Gents & Staff toilets, Lifts & Staircases.
4	First Floor	6,346.36	43 Nos. of Residential Units, Gymnasium, Table Tennis, Billiards Room, Indoor Games, Library, Ladies & Gents Health Club, Lobbies, Corridors, Lifts & Staircases.
5	Second Floor	6,130.96	56 Nos. of Residential Units, Lobbies, Corridors, Lifts & Staircases.
6	Third Floor	6,130.96	56 Nos. of Residential Units, Lobbies, Corridors, Lifts & Staircases.
7	Fourth Floor	6,130.96	56 Nos. of Residential Units, Lobbies, Corridors, Lifts & Staircases.
8	Fifth Floor	6,130.96	56 Nos. of Residential Units, Lobbies, Corridors, Lifts & Staircases.
9	Sixth Floor	6,130.96	56 Nos. of Residential Units, Lobbies, Corridors, Lifts & Staircases.
10	Seventh Floor	6,130.96	56 Nos. of Residential Units, Lobbies, Corridors, Lifts & Staircases.
11	Eighth Floor	6,130.96	56 Nos. of Residential Units, Lobbies, Corridors, Lifts & Staircases.

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12	Ninth Floor	6,130.96	56 Nos. of Residential Units, Lobbies, Corridors, Lifts & Staircases.
13	Tenth Floor	6,130.96	56 Nos. of Residential Units, Lobbies, Corridors, Lifts & Staircases.
14	Eleventh Floor	6,130.96	56 Nos. of Residential Units, Lobbies, Corridors, Lifts & Staircases.
15	Twelfth Floor	6,130.96	56 Nos. of Residential Units, Lobbies, Corridors, Lifts & Staircases.
16	Thirteenth Floor	6,130.96	56 Nos. of Residential Units, Lobbies, Corridors, Lifts & Staircases.
17	Fourteenth Floor	5,074.24	44 Nos. of Residential Units, Lobbies, Corridors, Lifts & Staircases.
18	Fifteenth Floor	5,074.24	44 Nos. of Residential Units, Lobbies, Corridors, Lifts & Staircases.
19	Sixteenth Floor	5,074.24	44 Nos. of Residential Units, Lobbies, Corridors, Lifts & Staircases.
20	Seventeenth Floor	5,074.24	44 Nos. of Residential Units, Lobbies, Corridors, Lifts & Staircases.
21	Eighteenth Floor	5,074.24	44 Nos. of Residential Units, Lobbies, Corridors, Lifts & Staircases.
22	Terrace Floor	743.66	Lifts Machine Rooms, Staircases Head Rooms, Open Terraces & Solar Water Heaters.
	Total	1,62,338.50	Total No. of Units = 968
23	FAR	2.252 > 2.25	
24	Coverage	16.18 % < 60 %	

This Occupancy Certificate is issued subject to the following conditions:

1. The car parking at 2Basement Floors, part of Ground Floor & Surface area shall have adequate safety measures. It shall be done entirely at the risk and cost of 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 of BBMP. In the event of the applicant violating, the BBMP has the right to demolish the deviated / altered / added portion without any prior notice.
4. 2Basement Floors, part of Ground Floor & 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.

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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 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.
8. 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.
9. 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.
10. 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.
11. Since, deviations have been done from the sanctioned plan while constructing the building, the security deposit is herewith forfeited.
12. 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.
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 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 and Emergency Department for vide No. GBC(1)557/2013, Dated: 27-09-2017. CFO from KSPCB for vide No. PCB /313/ CNP /13/H-389 dt: 01-08-2017 Compliance of submissions made in the affidavits and undertaking filed to this office.
16. The owner should abide to the Final orders of the Hon'ble High Court W.P. No. 24906/2019 & 25160-164/2019 & 25165/2019 (LB-BMP) towards the payment of Ground Rent.
17. As per the order of the Hon'ble Commissioner the Applicant should abide by the submitted undertaking dt: 06-06-2019 to bear both Land Acquisition Cost and Development Cost to BBMP for widening and development of existing road to 15.0 m wide road as per RMP-2015 for 53.0 mtrs length.
18. In case of any false information, misrepresentation of facts, or pending court cases, this Occupancy Certificate in Building 1, 2, 3, 4, 5 along with Club House Residential Apartment Building 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 Planning (South)
Bruhat Bangalore Mahanagara Palike

To,
M/s Fountain Real Estate and Developers,
Nitin Bhagmane and Archana Nitin
Rep. by GPA Holders
M/s. Prestige Estate Projects Ltd.,
Rep. by Sri. Irfan Razack
The Falcon House, # 1, Main Guard Cross Road,
Bangalore - 560 001.

Copy to:

- 1) JC (Rajajeshwari Nagar/ EE / ARO / AEE (Kengeri) for information and n/a.

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