

## BRUHAT BANGALORE MAHANAGARA PALIKE

No. JDBL (S)/ ADTP/ OC/ 19 /20-21

क्ष्मिं अध्यक्ष

Office of the
Joint Director, Building Licence (South)
MahanagaraPalike Offices
Bangalore. Dated: 05-10-2020

## **OCCUPANCY CERTIFICATE**

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Sub: Issue of Occupancy Certificate for Residential Apartment Building at Khatha No. 2139, Sy. No. 115/2, 116 & 117, Uttarahalli Village, Uttarahalli Hobli, Bommanahalli Zone, Ward No. 184, Bangalore.

Ref: 1) Application for issue of Occupancy Certificate dt: 19-08-2020.

- 2) Approval of Commissioner for issue of Occupancy Certificate dt: 01-09-2020.
- 3) Plan sanctioned No. BBMP/Addl.Dir/JD SOUTH/LP 0012/16-17 dt: 18-11-2016.
- 4) Fire Clearance issued by Fire Force and Emergency Department vide No: GBC (1) /257/2015 dt: 03-07-2020.
- 5) CFO from KSPCB vide Consent No. AW-320040 PCB ID:87708 dt:07-09-2020.

The Plan was sanctioned for construction of Residential Apartment Building consisting of Bldg. 1, Tower 1 & 2 – B+G+17UF, Tower 3 – 2B+G+17 UF, Bldg. 2, Tower 4 – 2B+G+18UF, Bldg. 3, Tower 5, 6 & 7 – 2B+G+17 UF, Bldg 4, Tower 8, 9 & 10 - 2B+G+18 UF, Bldg 5, Tower 11 & 12 – B+G+17 UF, Bldg. 6 (Club House) – G+2 UF vide LP No. BBMP/Addl.Dir/JD SOUTH/LP/0012/16-17 dt: 18-11-2016 & Commencement Certificate issued on 10-04-2017.

The Residential Apartment Building was inspected on dated: 20-08-2020 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 was approved by the Commissioner on dated: 01-09-2020 vide mentioned at ref. (2). Further the applicant was intimated for payment of Compounding fees and Scrutiny Fees amounting of Rs. 2,14,15,000/- for issue of Occupancy Certificate. The applicant in his writtened reply has communicated that the excess amount of Rs. 2,26,41,322/- has been already paid and the demand of Rs. 2,14,15,000/- has been adjusted. The remaining amount of Rs. 12,26,322/- is still in the account of BBMP. The deviations effected in the building are condoned and regularized. Accordingly this Occupancy Certificate is issued.

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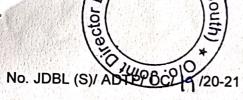
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Permission is hereby granted to occupy the Bldg. 1, Tower 1 & 2 – B+G+17UF, Tower 3 – 2B+G+17 UF, Bldg. 2, Tower 4 – 2B+G+18UF, Bldg. 3, Tower 5, 6 & 7 – 2B+G+17 UF, Bldg 4, Tower 8, 9 & 10 - 2B+G+18 UF, Bldg 5, Tower 11 & 12 – B+G+17 UF, Bldg. 6 (Club House) – G+2 UF for Residential Apartment Building comprising of 1119 (146 EWS + 973) Dwelling units Residential purpose constructed at Property No. 2139, Sy. No. 115/2, 116 & 117, Uttarahalli Village, Uttarahalli Hobli, Bommanahalli Zone, Ward No. 184, Bangalore, with the following details;

SI. No.	Floor Descriptions	Built up Area (in Sqm)	Remarks
1:	Lower Basement Floor	20252.99	465 Nos. of Car parking, Lift lobby, STP, D.G. room, Lift & Staircases.
2.	Upper Basement Floor	37984.33	994 Nos. of Car parking, Lift lobby, D.G. room, Lift & Staircases.
3.	Ground Floor	9279.69	43 Nos. of Car parking in Surface area, 47 No. of Residential Units, Lift lobby, Club House, Super Market, Badminton, Creche, Model Space, Carom room, Party hall, Pool Table, Tennies, Store, Electrical panel room, Wash area, Pantry, Toilets, Corridor, Lift & Staircases.
4.	First Floor	9193.31	60 No. of Residential Units, Lift lobby, Club House, Indoor Games, Yoga Aerobics, Gym, Wash room, Steam room, Sauna room, Massage room, Laundry, Library, Squash room, Toilets, Corridor, Lift & Staircases.
5.	Second Floor	8494.05	62 No. of Residential Units, Lift lobby, Club House, Wash room, Mini Theatre, Service room, Toilets, Corridor, Lift & Staircases.
6.	Third Floor	7696.95	62 No. of Residential Units, Lift lobby, Corridor, Lift & Staircases.
7.	Fourth Floor	7696.95	62 No. of Residential Units, Lift lobby, Corridor, Lift & Staircases.
8.	Fifth Floor	7696.95	62 No. of Residential Units, Lift lobby, Corridor, Lift & Staircases.
9.	Sixth Floor	7696.95	62 No. of Residential Units, Lift lobby, Corridor, Lift & Staircases.
10.	Seventh Floor	7696.95	62 No. of Residential Units, Lift lobby, Corridor, Lift & Staircases.
11.	Eighth Floor	7696.95	62 No. of Residential Units, Lift lobby, Corridor, Lift & Staircases.
12.	Ninth Floor	7696.95	62 No. of Residential Units, Lift lobby, Corridor, Lift & Staircases.
13.	Tenth Floor	7696.95	62 No. of Residential Units, Lift Jobby, Corridor, Lift & Staircases.

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24.	Coverage	15.16%	
23.	FAR	2.263	
	Total	203752.89	Total No. of Units = 1119 (973 units + 146 EWS) (EWS units provided in Bldg. 2 Tower 4)
22.	Terrace	750.51	Lift machine room & Staircase Head room, OHT
21.	Eighteenth Floor	2343.76	20 No. of Residential Units, Lift lobby, Corridor, Lift 8 Staircases.
20.	Seventeenth Floor	7696.95	62 No. of Residential Units, Lift lobby, Corridor, Lift 8 Staircases.
	Sixteenth Floor	7696.95	62 No. of Residential Units, Lift lobby, Corridor, Lift 8 Staircases.
19.	Fifteenth Floor	7696.95	62 No. of Residential Units, Lift lobby, Corridor, Lift 8 Staircases.
18.	Fourteenth Floor	7696.95	Staircases.
17.	Thirteeth Floor	7696.95	Staircases.
15. 16.	Twelveth Floor	7696.95	62 No. of Residential Units, Lift lobby, Corridor, Lift 8 Staircases.
14.	Eleventh Floor	7696.95	62 No. of Residential Units, Lift lobby, Corridor, Lift 8 Staircases.

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

- 1. The car parking at 2Basement Floors and 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.
- 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 and 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.
- 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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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.
- 15. This Occupancy Certificate is subject to conditions laid out in the Clearance Certificate issued from Fire Force Department vide No. GBC (1) /257/2015 dt: 03-07-2020 and CFO from KSPCB vide No. AW-320040 PCB ID:87708 dt:07-09-2020 Compliance of submissions made in the affidavits and undertaking filed to this office.
- 16. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
- 17. The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-law 2016.
- 18. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.

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- 19. The Applicant / Owner / Developer shall plant one tree for One tree for every 240 Sq.m of FAR area as part thereof in case of Apartment / group housing / multi dwelling unit/development plan.
- 20. 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, Building Licence (South)
Bruhat Bangalore MahanagaraPalike

To:
Sri. Y.G. Ramakumar & Others,(Khata Holder)
M/s. Prestige Estates Projects Ltd.,
Rep by Sri. Irfan Razack GPA Holder
# 19, Falcon Tower, Brunton Road,
Bangalore – 560 001.

Copy to:

1) JC (Bommanahalli)/ EE (Bangalore South)/ ARO / AEE (Uttarahalli)/for information and n/a.

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Bruhat Bangalore Mahanagara Palike

05/10/2000