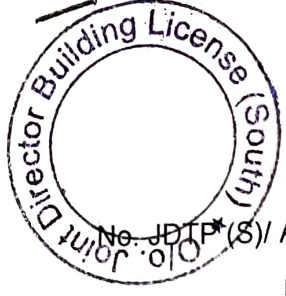




BRUHAT BANGALORE MAHANAGARA PALIKE

Office of the
Joint Director, Town Planning (South)
MahanagaraPalike Offices
Bangalore. Dated: 13-01-2021



MODIFIED PLAN CUM PARTIAL OCCUPANCY CERTIFICATE

Sub: Issue of Modified Plan cum Occupancy Certificate for Block 1 Wing 2, 3, 4, 5, 6, Block 2 Wing 11, Block 3 Wing 7, 8, 9, 10 and Block 4 Club House for Residential Apartment Building at Khatha No. 71/149 & 78, sy. No. 149/ 78, Parappana Agrahara, Ward No. 191, Bommanahalli Zone, Bangalore.

- Ref:** 1) Application for issue of Modified Plan cum Occupancy Certificate dt. 24-01-2019.
2) Approval of Commissioner for issue of Modified Plan cum Occupancy Certificate dt. 27-08-2020.
3) Plan sanctioned No. BBMP/Addl.Dir/JD SOUTH/LP/0380/13-14 dt:05-11-2014.
4) Fire Clearance issued by Fire Force and Emergency Department vide No: Docket No. KSFES / CC / 632/2020 dt: 31-12-2020.
5) CFO from KSPCB vide Consent No. AW – 314945 PCB ID : 78097 dt: 23-09-2019.

The Plan was sanctioned for construction of Residential Apartment Building consisting **Block 1 Wing 2, 3, 4, 5 & 6 – B+G+14 UF, Block 2 Wing 11 – B+G 14 UF, Block 3 Wing 7 & 8 - B+G 14 UF, Wing 9 & 10 – G+14 UF, Block 4 Club House - B+G+3UF** vide LP No. BBMP/Addl.Dir/JD SOUTH/LP/0380/13-14 dt:05-11-2014.

The Block 1 Wing 2, 3, 4, 5, 6, Block 2 Wing 11, Block 3 Wing 7, 8, 9, 10 and Block 4 Club House Residential Apartment Building was inspected on dated: 26-06-2020 by the Officers of Town Planning Section for issue of Modified Plan cum 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 Modified Plan cum Occupancy Certificate for the Residential Apartment Building was approved by the Commissioner on dated: 27-08-2020 vide mentioned at ref. (2). Payment of Compounding Fees, Scrutiny Fees works out to Rs. 2,37,60,000/- (Rs. Two Crores Thirty Seven Lakhs Sixty Thousand only), excluding Ground Rent, GST Fee, Licence Fees, Scrutiny & Levy charges as per the Hon'ble High Court Order vide 12271/2020 (LB-BBMP) on dt: 04-11-2020 and 11724/2020 (LB-BBMP) on dt: 21-10-2020 has been paid by the applicant in the form of RE-ifms624-TP /000077 dated 11-12-2020. The deviations effected in the building are condoned and regularized. Accordingly, this Modified Plan cum Occupancy Certificate issued.

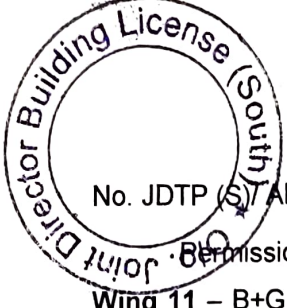
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Joint Director, Town Planning (South)
Bruhat Bangalore Mahanagara Palike

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-2-

Permission is hereby granted to occupy the **Block 1 Wing 2, 3, 4, 5 & 6 – B+G+14 UF, Block 2 Wing 11 – B+G 14 UF, Block 3 Wing 7 & 8 - B+G 14 UF, Wing 9 & 10 – G+14 UF, Block 4 Club House - B+G+3UF** for Residential Apartment Building comprising of 1112 (including 134 EWS units) units Residential purpose constructed at Property No. 71/149 & 78, sy. No. 149/ 78, Parappana Agrahara, Ward No. 191, Bommanahalli Zone, Bangalore, with the following details;

Sl. No.	Floor Descriptions	Built up Area (in Sqm)	Remarks
1.	Basement Floor	28873.24	785 Nos. of Car parking, Lift lobby, DG room, Pump room, Sump Tank, STP, Lift & Staircases.
2.	Ground Floor	20471.88	36 No. of Residential Units (including EWS 02 units), 404 Nos. of Car parking, 101 Nos. of Car parking in Surface area, Club House, Swimming Pool, Badminton court, Squash Court, Party hall, Toilets, Electrical room, Lift lobby, Corridor, Lift & Staircases.
3.	First Floor	10171.90	62 No. of Residential Units (including EWS 02 units), 38 Nos. of Car parking, Lift lobby, Corridor, Lift & Staircases.
4.	Second Floor	10252.48	78 No. of Residential Units (including EWS 10 units), Swimming pool, Board Games, Reading room, Gym, Changing room, Lift lobby, Corridor, Lift & Staircases.
5.	Third Floor	9925.74	78 No. of Residential Units (including EWS 10 units), Swimming pool, Pantry, Multi-purpose room, Yoga & Aerobics, Lift lobby, Corridor, Lift & Staircases.
6.	Fourth Floor	9334.42	78 No. of Residential Units (including EWS 10 units), Lift lobby, Corridor, Lift & Staircases.
7.	Fifth Floor	9334.42	78 No. of Residential Units (including EWS 10 units), Lift lobby, Corridor, Lift & Staircases.
8.	Sixth Floor	9334.42	78 No. of Residential Units (including EWS 10 units), Lift lobby, Corridor, Lift & Staircases.
9.	Seventh Floor	9334.42	78 No. of Residential Units (including EWS 10 units), Lift lobby, Corridor, Lift & Staircases.
10.	Eighth Floor	9334.42	78 No. of Residential Units (including EWS 10 units), Lift lobby, Corridor, Lift & Staircases.
11.	Ninth Floor	9334.42	78 No. of Residential Units (including EWS 10 units), Lift lobby, Corridor, Lift & Staircases.
12.	Tenth Floor	9322.34	78 No. of Residential Units (including EWS 10 units), Lift lobby, Corridor, Lift & Staircases.
13.	Eleventh Floor	9322.34	78 No. of Residential Units (including EWS 10 units), Lift lobby, Corridor, Lift & Staircases.
14.	Twelveth Floor	9322.34	78 No. of Residential Units (including EWS 10 units), Lift lobby, Corridor, Lift & Staircases.
15.	Thirteenth Floor	9322.34	78 No. of Residential Units (including EWS 10 units), Lift lobby, Corridor, Lift & Staircases.
16.	Fourteenth Floor	9463.47	78 No. of Residential Units (including EWS 10 units), Lift lobby, Corridor, Lift & Staircases.
23.	Terrace	937.97	Lift machine room & Staircase Head room, OHT, Solar
	Total	183392.56	Total No. of Units = 1112 (including 134 EWS units)
24.	FAR	2.168	
25.	Coverage	31.179%	

Joint Director, Town Planning (South)
Bruhat Bangalore Mahanagara Palike
13/01/2021
13/01/2021
13/01/2021

Block 2



No. JDTP/S/ADTP/C/13/20-21

This Occupancy Certificate is issued subject to the following conditions:

1. The car parking at Basement, Ground, First Floors & 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. Basement, Ground, First Floors & 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).
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.

Joint Director, Town Planning (South)
Bruhat Bangalore Mahanagara Palike

[Handwritten signatures and dates]
13/10/2021
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-4-

No. JDTP (S)/ ADTP/ OC/33/20-21

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. KSFES / CC / 632/2020 dt: 31-12-2020 and CFO from KSPCB vide No. AW – 314945 PCB ID : 78097 dt: 23-09-2019 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. 12271/2020 (LB-BBMP) on dt: 04-11-2020 and 11724/2020 (LB-BBMP) on dt: 21-10-2020 towards the payment of Ground Rent, GST Fee, Licence Fees, Scrutiny & Levy surcharges as per the undertaking submitted on 10-12-2020.
17. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
18. The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-law 2016.
19. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
20. 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.
21. The Applicant shall abide to make the necessary payments if any Audit objection arises.
22. 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 Modified Plan cum Partial Occupancy Certificate issued will be withdrawn without any prior notice.

Sd/-

Joint Director, Town Planning (South)
Bruhat Bangalore MahanagaraPalike

To
Sri. S. Venugopal Reddy & Others
SJR Prime Corporation Pvt. Ltd., # 8/2 & 9,
Sarjapura Main road, Bellandur, Ambalipura Village,
Bangalore – 560 103.

Copy to:

- 1) JC (Bommanahalli)/ EE / ARO / AEE (Begur) for information and n/a.

Joint Director, Town Planning (South)
Bruhat Bangalore Mahanagara Palike

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