



BRUHAT BANGALORE MAHANAGARA PALIKE

Office of the
Joint Director, Town Planning (South)
BBMP Head Office, N.R. Square
Annex-3 Building,
Bangalore-02. Dated: 17-02-2024

No. JDTP (S)/ ADTP/ OC/ 17 /2023-24

PARTIAL OCCUPANCY CERTIFICATE

Sub: Issue of Partial Occupancy Certificate for Residential Apartment Building at BBMP Khata No. 1/2/3/7/3,7/5,7/10/7/4/7/2/7/6 ManavartheKaval uttarahalli Hobli Ward No. 198, Rajarajeshwari Nagar Zone, Bangalore-560109.

- Ref: 1) Application for issue of Partial Occupancy Certificate dtd: 15-12-2023.
2) Approval of Chief Commissioner for issue of Partial Occupancy Certificate Dt: 29-01-2024 & 08-02-2024.
3) Modified Plan Sanctioned No. BBMP/Addl.Dir/JD(S)/ LP/0045/18-19 & Dt: 25-01-2023
4) Fire Clearance issued by Department of Karnataka State Fire and Emergency Services vide No: 1. GBC (1)/256/2015 Docket No. KSFES/CC/816/2023 Dt: 26-12-2023, 2.GBC (1)/256/2015 Docket No. KSFES/CC/106/2024 Dt: 16-02-2024.

The Modified plan was sanctioned for construction of Residential apartment **Building- 1** Tower-1, 2,3,4,5,6, & 7, consisting of BF+GF+14UF & **utility (club House) consisting of GF+3UF**, And Building- 2 Tower-8,9 &10 consisting of GF+14UF with 2 common Basement Floors and Building- 3 Tower-13,14 &15 consisting of BF+GF+14UF with **1462 Dwelling units, (Including 336 EWS units)** and The Commencement Certificate has been issued on Dt 20-02-2021.

The building - I Tower 1, 2,3,4,5,6, & 7 & utility (club House) And Building- 3 Tower-13,14 &15 for Residential Apartment Building was inspected on dt: 17-01-2024 by the Officers of Town Planning Section for issue of Partial Occupancy Certificate. During inspection, it is observed that, there is a deviation in construction with reference to the Modified sanctioned plan which is within the limits of regularization as per Bye-laws. The proposal for the issuance of Partial Occupancy Certificate for the Residential Apartment Building was approved by the Chief Commissioner on dated: 29-01-2024 & 08-02-2024. Demand note for payment of Compounding fees and Scrutiny Fees of Rs.6,68,000/- (Rs. Six Lakhs Sixty-Eight thousand only) has been paid by the applicant in the form of D.D vide Receipt No. RE-ifms624-TP/000057 dated: 05-02-2024. The deviations effected in the building are condoned and regularized. Accordingly, this Partial Occupancy Certificate issued.

Received
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Bruhat Bangalore Mahanagara Palike

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No. JDTP (S)/ ADTP/ OC/17 /23-24

Hence, permission is hereby granted to occupy the Residential Apartment Building- I Tower 1, 2,3,4,5,6, & 7, consisting of BF+GF+14UF & utility block (club House) consisting of GF+3UF, and Building- 3 Tower-13,14 & 15 consisting of BF+GF+14UF totally comprising with 1120 Dwelling units,(Including 336 EWS units) for Residential purpose constructed at BBMP Property Khata No. 1/2/3/7/3,7/5,7/10/7/4/7/2/7/6 ManavartheKaval uttarahalli Hobli Ward No. 198, Rajarajeshwari Nagar Zone, Bangalore-560109.with the following details;

Sl. No.	Floor Descriptions	Built up Area (in Sqm)	Remarks
1.	Lower Basement Floor	13587.57	287 Nos.Of Car Parking, ,UG Sump ,pump Room, Lifts & Staircase
2.	Upper Basement Floor	34515.20	848 Nos.Of Car Parking, DG room, STP,UG tank , Communication room, Lifts & Staircase
3.	Ground Floor	6557.02	370 Nos of Surface Car Parking, Health club, Super Lift Lobby, Lift Lobby, Lifts & Staircase
4.	First Floor	6482.11	80 Residential Units, Gym, Home theater, Lobby cutout, Lift Lobby, Corridor, Lifts & GStaircase
5.	Second Floor	6309.92	80 Residential Units, Indoor Games, Batminton Hall, Lift Lobby, Corridor, Staircase
6.	Third Floor	6179.60	80 Residential Units, toilets Room, Kids Pool, Lift Lobby, Corridor, Lifts & Staircase
7.	Fourth Floor	5934.27	80 Residential Units, Lift Lobby, Corridor, Lifts & Staircase
8.	Fifth Floor	5934.27	80 Residential Units, Lift Lobby, Corridor, Lifts & Staircase
9.	Sixth Floor	5934.27	80 Residential Units, Lift Lobby, Corridor, Lifts & Staircase
10.	Seventh Floor	5934.27	80 Residential Units, Lift Lobby, Corridor, Lifts & Staircase
11.	Eighth Floor	5934.27	80 Residential Units, Lift Lobby, Corridor, Lifts & Staircase
12.	Ninth Floor	5934.27	80 Residential Units, Lift Lobby, Corridor, Lifts & Staircase
13.	Tenth Floor	5934.27	80 Residential Units, Lift Lobby, Corridor, Lifts & Staircase
14.	Eleventh Floor	5934.27	80 Residential Units, Lift Lobby, Corridor, Lifts & Staircase
15.	Twelfth Floor	5934.27	80 Residential Units, Lift Lobby, Corridor, Lifts & Staircase
16.	Thirteenth Floor	5934.27	80 Residential Units, Lift Lobby, Corridor, Lifts & Staircase
17.	Fourteenth Floor	5934.27	80 Residential Units, Lift Lobby, Corridor, Lifts & Staircase
18.	Terrace	784.87	Lift room, Staircases Head Rooms, Over Head Water Tanks, Solar Water Heater Pannel and Open Terrace.

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Bruhat Bangalore Mahanagara Palike

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No. JDTP (S)/ ADTP/ OC/ 17/23-24

Total	139693.26	Total No. of Units = 784 + 336 EWS Units = 1120 Residential Units
FAR	1.38 < 2.25	Building- I utility block (club House) & Building- 3
Coverage	11.63% < 55%	Building- I utility block (club House) & Building- 3

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

- 1 The car parking at 2 Basement 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 Floor & Surface area should be used for car parking purpose only and the additional area if any available 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 Department of Karnataka State Fire and Emergency Services 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 Department of Karnataka State Fire and Emergency Services 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 Department of Karnataka State Fire and Emergency Services 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 partial Occupancy Certificate is subject to conditions laid out in the Clearance Certificate issued from Fire Force Department vide No: GBC (1)/256/2015 Docket No. KSFES/CC/816/2023 dt: 26-12-2023 & 2) GBC (1)/256/2015 Docket No. KSFES/CC/106/2024 dt:16-02-2024.

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

PTO



No. JDTP (S)/ ADTP/ OC/ 17/23-24

- 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 This partial Occupancy Certificate is subject to condition that, applicant should submit the CFO Certificate from KSPCB.
- 19 If in case Audit objection arises, the applicant should abide to pay the difference fee amount.
- 20 The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
- 21 The Applicant / Owner should abide the Affidavits submitted on 17-01-2024.
- 22 In case of any false information, misrepresentation of facts, or any complaints with regard to violation, any deviation carried out after issue of Occupancy Certificate, the Occupancy Certificate shall deem to be cancelled.

On default of the above conditions the Partial Occupancy Certificate issued will be withdrawn without any prior notice.


Sd/-

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

To,
M/s. Prestige Estates Projects Ltd.,
Rep by Sir Irfan Razack, GPA Holder for
Smt. M.S. Sudharani, Khatha Holder
No.19, Prestige Falcon tower, Brunton Road
Bangalore – 560 025.

Copy to:

1. JC (RR Nagar) / EE (kengeri Division) / AEE/ ARO (kengeriSub-division) for information and necessary action.
2. Senior Environmental Officer, KSPCB, # 49, Church Street, Bengaluru - 01 for information.
3. Director General of Police, Fire and Emergency Services, # 1, Annaswamy Modaliar Road, Bengaluru – 560 042 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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