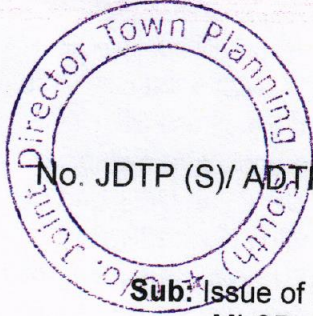




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## BRUHAT BANGALORE MAHANAGARA PALIKE



No. JDTP (S)/ADTP/OC/38/2021-22

Office of the  
Joint Director, Town Planning (South)  
BBMP Head Office, N.R. Square  
Annex-3 Building,  
Bangalore-02. Dated: 22-02-2022

### FINAL OCCUPANCY CERTIFICATE

**Sub:** Issue of Final Occupancy Certificate for Commercial Blocks, Building – 1 : Retail (Retail + MLCP + Multiplex) & Building – 2 : Auditorium constructed at BBMP Khatha No. 1182, Sy No. 31/2, 32/1, 32/2, 32/3, 32/4, 34/1, 35/1, 35/2, 36/1A, 36/2A, 36/1B, 36/2B, 36/1C, 37/1, 37/2, 38/1, 38/2 of Doddakallasandra Village and Sy No. 40, 41/2, 41/3, 42, 43/1B of Konanakunte Village, Bangalore South Taluk, Uttarahalli Hobli, Ward No. 197, Bangalore.

- Ref:** 1) Application for issue of Final Occupancy Certificate dtd: 30-09-2021.  
2) Approval of Chief Commissioner for issue of Final Occupancy Certificate dtd: 30-12-2021.  
3) Modified Plan sanctioned No.BBMP/Addl.Dir/JD South/LP0392/14-15, dtd: 29-12-2016.  
4) Fire Clearance issued by Fire Force and Emergency Department vide No. GBC (1) 200/2014 Docket No. KSSES/ CC/ 233/2021 dt: 01-09-2021.  
5) CFO from KSPCB for vide No. AW-328454 PCB ID: 106855, dt: 01-12-2021.

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A Modified Plan was sanctioned for construction of Commercial blocks Bldg. 1 -Retail (Retail + MLCP + Multiplex) consisting of partial retails use – BF + LGF + LGF (MZ) + GF + GF (MZ) + 1st UF + 1st UF (MZ) + 2nd, 3rd, 4th UF + Part of 5th Floor + Terrace, remaining partial MLCP and Retail use BF + LGF + LGF (MZ) + GF + GF (MZ) + 1st UF + 1st UF (MZ) + 2nd, 3rd, 4th UF + Terrace and Bldg – 2 Auditorium block consisting of LBF + UBF + LGF + LGF (MZ) + GF + 1st UF + 2nd UF + part of 3rd UF (Projector) + Terrace vide **BBMP/ Addl.Dir/JD South /0392/14-15** dt: 29-12-2016. The Commencement Certificate for Bldg. 1 - Retail (Retail + MLCP + Multiplex) & MLCP issued on 25-03-2019 & Bldg. 2 – Auditorium Block issued on 08-01-2020. For Bldg. 3 -Club House and Residential blocks, building, 4, 5, 6, 7 & 8, Partial Occupancy Certificate was issued on 20-05-2019.

The Building – 1 : Retail (Retail + MLCP + Multiplex) & Building – 2 : Auditorium of Commercial Blocks was inspected on dated: 03-12-2021 by the Officers of Town Planning Section for issue of Final 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 Final Occupancy Certificate for the Building – 1 : Retail (Retail + MLCP + Multiplex) & Building – 2 : Auditorium of Commercial Blocks was approved by the Chief Commissioner on dated: 30-12-2021. Demand note for payment of Compounding fees and Scrutiny Fees of Rs. 20,16,81,000/- (Rs. Twenty Crores Sixteen Lakhs Eighty One Thousand only), out of which Rs. 14,17,85,000/- (Rs. Fourteen Crores Seventeen Lakhs Eighty Five Thousand only), which has been paid by the applicant as per the receipt number:RE-ifms624-TP/000077 dt: 14-02-2022. Excluding Ground Rent & GST Fee as per the Hon'ble High Court Order vide W.P. No. 18281/2019 (LB-BMP) dt: 27-01-2022. The deviations effected in the building are condoned and regularized. Accordingly, this Final Occupancy Certificate is issued.

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Permission is hereby granted to occupy the Commercial Blocks, Bldg. 1 -Retail Block (Retail + MLCP + Multiplex) consisting of partial retails use – BF + LGF + LGF (MZ) + GF + GF (MZ) + 1st UF + 1st UF (MZ) + 2nd, 3rd, 4th UF + Part of 5th Floor + Terrace, remaining partial MLCP and Retail use BF + LGF + LGF (MZ) + GF + GF (MZ) + 1st UF + 1st UF (MZ) + 2nd, 3rd, 4th UF + Terrace (including multiplex), Bldg – 2 Auditorium block consisting of LBF + UBF + LGF + LGF (MZ) + GF + 1st UF + 2nd UF + part of 3rd UF (Projector) + Terrace for the Commercial purpose constructed at Property Khatha No. 1182, Sy No. 31/2, 32/1, 32/2, 32/3, 32/4, 34/1, 35/1, 35/2, 36/1A, 36/2A, 36/1B, 36/2B, 36/1C, 37/1, 37/2, 38/1, 38/2 of Doddakallasandra Village and Sy No. 40, 41/2, 41/3, 42, 43/1B of Konanakunte Village, Bangalore South Taluk, Uttarahalli Hobli, Ward No. 197, Bangalore with the following details;

Sl. No.	Floor Descriptions	Built up Area (in Sqm)	Remarks
1.	<b>Lower Basement Floor:</b> Auditorium Block	4,586.92	Lifts, Staircases, Lobbies, Ramps & 122 nos. of Car parking.
2.	<b>Upper Basement Floor:</b> Auditorium Block	5,011.94	Lifts, Staircases, Lobbies, Ramps, Service Room and 125 nos. of Car parking. (103Nos. Single & 11x2 = 22 Nos. Two Stack)
	Retail & MLCP Block	20,604.93	Lifts, Staircases, Lobbies, Ramps, Pump Room, Service Rooms, Escalators, DG Room, LT Panel Room, Plant Room, CMO Room, STP Pump Room and 681 Nos. of Car Parking (599 cars in Retail Blok including 128 Nss. Two satck and 82 Nos in MLCP Block)
3.	<b>Lower Ground Floor:</b> Auditorium Block	3,041.64	Lifts, Staircases, Lobbies, Divisible Banquet Space, Kitchen, Wash Area, Electrical Room, Green Rooms, Male & Female Toilets,
	Retail & Block	17,379.37	Lifts, Staircases, Lobbies, Anchor Rooms, Hyper Market, Shops, AHU Rooms, Electrical Rooms Corridors, Toilets, Escalators, Ramps and 60 Nos. of Car Parking
	MLCP Block	3,641.68	Staircase, Ramps and 95 Nos. of Car Parking.
4.	<b>Lower Ground Floor Mezzanine</b> Auditorium Block	418.08	Lifts, Staircases, Lobbies, Rehearsal Room, Orchestra Pit
	Retail & Block	163.03	Lifts, Staircase, Lobby, Void of LGF
	MLCP Block	3,639.70	Staircases, Ramps, Male & Female Toilets and 97 Nos. of Car Parking.
5.	<b>Ground Floor:</b> Auditorium Block	2,574.47	Lifts, Staircases, Lobbies, Auditorium, Gents & Ladies Green Rooms, VIP Green Rooms, Corridors, Gents & Ladies Toilets, 83 nos of surface parking
	Retail & Block	14,297.96	Lifts, Staircases, Lobbies, Anchor Rooms, Shops, AHU Rooms, Electrical Rooms Corridors, Toilet and Escalators, 171 nos of surface parking
	MLCP Block	3,628.47	Staircases, Ramps, Male & Female Toilets and 96 Nos. of Car Parking.
6.	<b>Ground Mezzanine Floor:</b> Retail & Block	156.37	Lifts, Staircase, Lobby, Corridor and Void of GF
	MLCP Block	3,629.75	Staircases, Ramps, Male & Female Toilets and 96 Nos. of Car Parking.

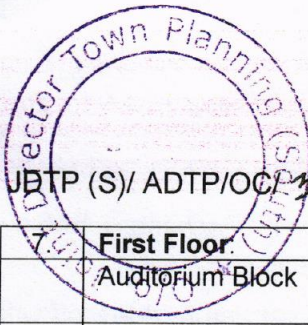
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7.	<b>First Floor:</b>		
	Auditorium Block	1,465.23	Lifts, Staircases, Lobbies, Corridor, Part of Auditorium, Gents & Ladies Toilets,
	Retail & Block	12,673.31	Lifts, Staircases, Lobbies, Anchor Rooms, Shops, AHU Rooms, Electrical Rooms, Corridors, Toilet and Escalators
	MLCP Block	3,650.69	Staircases, Ramps, Male & Female Toilets and 96 Nos. of Car Parking
8.	<b>First Mezzanine Floor:</b>		
	Retail & Block	151.16	Lifts, Staircase, Lobby, Corridor and Void of FF
	MLCP Block	3,652.15	Staircases, Ramps, Male & Female Toilets and 100 Nos. of Car Parking
9.	<b>Second Floor:</b>		
	Auditorium Block	354.11	Lifts, Staircases, Lobbies, Corridor, Part of Auditorium, Roof of Stage Portion,
	Retail & Block	16,423.35	Lifts, Staircases, Lobbies, Anchor Rooms, Shops, AHU Rooms, Electrical Rooms, Corridors, Toilet and Escalators,
10.	<b>Third Floor:</b>		
	Auditorium Block	423.45	Lifts, Staircases, Lobbies, Corridor, Projector Room AHU Rooms, Electrical Room, Void of auditorium
	Retail & Block	16,894.34	Lifts, Staircases, Lobbies, Family Entertainment Centers, Restaurants, Dining's, AHU Rooms, Electrical Rooms, Corridors, Toilets, Escalators and 12 Nos. of Auditorium
11.	<b>Fourth Floor:</b>		
	Retail & Block	12,173.01	Lifts, Staircases, Lobbies, Family Entertainment Centers (FEC), Kitchens, Micro Brewery, Dish Wash Area, AHU Rooms, Electrical Rooms, Corridors, Toilets, Escalators and Part 12 Nos. of Auditoriums
12.	<b>Fifth Floor:</b>		
	Retail & Block	967.58	Lifts, Staircases, Lobbies, Projector Rooms, Corridors, Void of Auditoriums and Void of Retail Block.
13.	<b>Terrace Floor:</b>		
	Auditorium Block	90.45	Lifts Machine Room, Staircase Head Room, Solar Panels
	Retail & Block	796.71	Lifts Machine Rooms, Staircase Head Rooms, Solar Panels, Chillers, OHT's & Skylights.
14.	<b>Total Built-up Area</b>	<b>1,52,489.85</b>	
15.	<b>FAR</b>	<b>3.299 &gt; 3.25</b>	
16.	<b>Coverage</b>	<b>14.08% &lt; 50%</b>	

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

1. The car parking at BF + LGF (Partial) in Retail Block, Retail Portion, BF + LGF + LGF (MZ) + GF + GF (MZ) + 1st UF + 1st UF (MZ) in MLCP Portion, LBF + UBF in Auditorium Block 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.

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2. The structural safety of building will be entirely at the risk 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. BF + LGF (Partial) in Retail Block, Retail Portion, BF + LGF + LGF (MZ) + GF + GF (MZ) + 1st UF + 1st UF (MZ) in MLCP Portion, LBF + UBF in Auditorium Block and Surface area should be used for car parking purpose only and the additional area if any available in BF + LGF (Partial) in Retail Block, Retail Portion, BF + LGF + LGF (MZ) + GF + GF (MZ) + 1st UF + 1st UF (MZ) in MLCP Portion, LBF + UBF in Auditorium Block 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 SWM Department.
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. The Applicant should abide by the undertaking submitted dated: 20-05-2019 and 22-02-2022 to follow the Final orders of the Hon'ble High Court W.P No. 18281/2019 (LB-BMP) dated: 24-04-2019 and 27-01-2022 respectively for Ground Rent, GST.
16. This Occupancy Certificate is subject to conditions laid out in the Clearance Certificate issued from Fire Force Department vide No. GBC (1) 200/2014 Docket No. KSFES/ CC/ 233/2021 dt: 01-09-2021 and CFO from KSPCB vide No. AW-328454, PCB ID: 106855, Date. 01-12-2021 Compliance of submissions made in the affidavits and undertaking filed to this office.
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 every 240 Sq.m of FAR area as part thereof in case of Apartment / group housing / multi dwelling unit/development plan.
21. 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 deemed to be cancelled.

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

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

To  
M/s. Prestige Estate Projects Ltd.,  
Rep by its Managing Director  
Sri. Irfan Razack (GPA Holder),  
M/s. Khoday Industries Pvt. Ltd.,  
M/s. Khoday RCA Industries,  
M/s. Khoday Distilleries Industries (P) Ltd., (Khatha Holder)  
The Falcon Tower, # 19, Brunton Road,  
Bangalore - 560 025.

