

  
**BRUHAT BANGALORE MAHANAGARA PALIKE**

Office of the  
Joint Director of Town Planning (South)  
MahanagaraPalike Offices  
Bangalore. Dated: 23-08-2019

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

**OCCUPANCY CERTIFICATE**

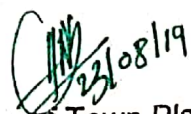
**Sub:** Issue of Occupancy Certificate for Residential apartment building at BBMP Khata No. 46/1, PID No. 59-82-46/1, M.M. Industrial Road, Yediyur Road, Banashankari Sub-division, Ward No. 167, Bangalore.

- Ref:**
- 1) Application for issue of Occupancy Certificate dtd: 17-05-2019.
  - 2) Approval of Commissioner for issue of Occupancy Certificate dtd: 21-06-2019.
  - 3) Modified Plan sanctioned No.BBMP/Addl.Dir/JD South/LP/0046/14-15, dated: 05-09-2017.
  - 4) Fire Clearance issued by Fire Force and Emergency Department vide No: GBC (1)/ 42/2014, dated: 08-07-2019.
  - 5) CFO from KSPCB vides Consent No. AW/314375 dated: 21-08-2019.

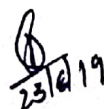
\*\*\*\*\*

A modified plan was sanctioned for construction of Residential apartment building consisting of 2BF+GF+24 UF vide LP No. BBMP/Addl.Dir/ JD South/ LP 0046/14-15 dt: **05-09-2017** & Commencement Certificate issued on 21-06-2016.

The Residential Apartment Building was inspected on dated: 18-05-2019 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 was approved by the Commissioner on dated: 21-06-2019. Demand note for payment of Ground Rent, GST, Compounding fees and Scrutiny Fees of Rs. 65,10,000/- (Rs. Sixty five Lakhs Ten thousand only) has been paid by the applicant in the form of RE-ifms624-TP/000045 dated 06-07-2019. The deviations effected in the building are condoned and regularized. Accordingly this Occupancy Certificate issued.

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

  
23/8/19

  
23/8/19

  
23/8/19

No. JDTP\*(S)/ADTP/OC/ 21 /19-20

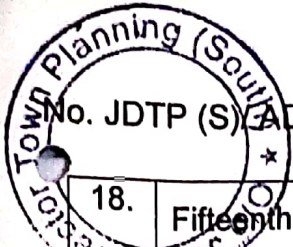
Permission is hereby granted to occupy the Residential Apartment Building Consisting of 2BF+GF+24 UF Comprising of 131 Dwelling Units Residential purpose constructed at Property Khata No. 46/1, PID No. 59-82-46/1, M.M. Industrial Road, Yediyur Road, Banashankari Sub-division, Ward No. 167, Bangalore, with the following details;

Sl. No.	Floor Descriptions	Built up Area (in Sqm)	Remarks
1.	Lower Basement Floor	4624.21	152 Nos. of Car parking, Fire Pump room, WTP, Lift & Staircases.
2.	Upper Basement Floor	4819.45	137 Nos. of Car parking, Pump room, Maintenance Room, STP, Lift & Staircases.
3.	Ground Floor	1668.64	09 Nos. of Car parking in surface area, 02 Nos. of Residential Units, Water Body, Swimming pool, Gym, Ambhitheatre, Multi purpose hall, Spa room, Electrical panel room, Lift & Staircases.
4.	First Floor	1214.41	04 Nos. of Residential Units, Table Tennies, Billards area, Lobby, Lift & Staircases
5.	Second Floor	1438.80	08 Nos. of Residential Units, Lobby, Lift & Staircases
6.	Third Floor	1470.21	04 Nos. of Residential Units, Lobby, Lift & Staircases
7.	Fourth Floor	1456.05	08 Nos. of Residential Units, Lobby, Lift & Staircases
8.	Fifth Floor	1560.47	04 Nos. of Residential Units, Lobby, Lift & Staircases
9.	Sixth Floor	1456.05	08 Nos. of Residential Units, Lobby, Lift & Staircases
10.	Seventh Floor	1473.36	04 Nos. of Residential Units, Lobby, Lift & Staircases
11.	Eighth Floor	1569.30	08 Nos. of Residential Units, Lobby, Lift & Staircases
12.	Nineth Floor	1473.36	04 Nos. of Residential Units, Lobby, Lift & Staircases
13.	Tenth Floor	1456.05	08 Nos. of Residential Units, Lobby, Lift & Staircases
14.	Eleventh Floor	1470.21	04 Nos. of Residential Units, Lobby, Lift & Staircases
15.	Twelfth Floor	1526.05	08 Nos. of Residential Units, Lobby, Lift & Staircases
16.	Thirteenth Floor	1470.21	04 Nos. of Residential Units, Lobby, Lift & Staircases
17.	Fourteenth Floor	1456.05	08 Nos. of Residential Units, Lobby, Lift & Staircases

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

23/08/19

23/8/19



18.	Fifteenth Floor	1470.21	04 Nos. of Residential Units, Lobby, Lift & Staircases
19.	Sixteenth Floor	1509.27	08 Nos. of Residential Units, Lobby, Lift & Staircases
20.	Seventeenth Floor	1587.91	04 Nos. of Residential Units, Lobby, Lift & Staircases
21.	Eighteenth Floor	1456.05	08 Nos. of Residential Units, Lobby, Lift & Staircases
22.	Nineteenth Floor	1473.36	04 Nos. of Residential Units, Lobby, Lift & Staircases
23.	Twentieth Floor	1456.05	08 Nos. of Residential Units, Lobby, Lift & Staircases
24.	Twenty First Floor	1459.50	03 Nos. of Residential Units, Lobby, Lift & Staircases
25.	Twenty Second Floor	1226.91	04 Nos. of Residential Units, Lobby, Lift & Staircases, Swimming pool
26.	Twenty Third Floor	982.01	02 Nos. of Residential Units, Lobby, Lift & Staircases, Swimming pool
27.	Twenty Fourth Floor	427.87	Lobby, Lift & Staircases
28.	Terrace	166.13	Solar panel, Staircase Head room, Lift Machine room ,Overhead Tank
	<b>Total BUA</b>	<b>44818.15</b>	<b>Total No. of Units = 131</b>
29.	FAR	<b>2.857</b>	
30.	Coverage	<b>15.90%</b>	

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

1. The car parking at 2Basement 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 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.

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

*[Handwritten signatures and dates: 23/08/19, 23/8/19, 23/8/19]*



No. JDTP (S)/ ADTP/OC/ 31 /19-20



-4-



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.

Joint Director of Town Planning (South)  
Bangalore Mahanagara Palike

23/8/19

23/8/19



No. JDTP (S)/ADTP/OC/ 31/19-20



15. In case of any false information, misrepresentation of facts, or pending court cases, the Occupancy Certificate shall be deemed to be cancelled.

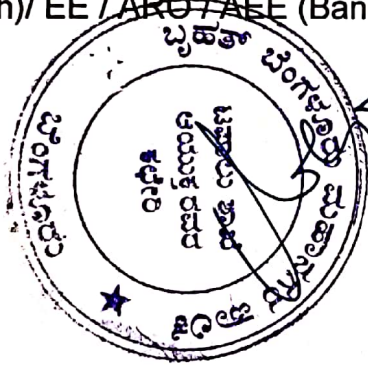
On default of the above conditions the Occupancy Certificate issued will be withdrawn without any prior notice.

Sd/-  
Joint Director of Town Planning (South)  
Bruhat Bangalore Mahanagara Palike

To  
M.M. Industrial Estate  
Rep. by GPA Holder  
M/s. Pramuk Infracon LLP  
# 425, 12<sup>th</sup> Cross, Sadashivanagar,  
Bangalore – 560 080.

Copy to:

- 1) JC (South)/ EE / ARO / AEE (Banashankari) for information and n/a.



Joint Director of Town Planning (South)  
Bruhat Bangalore Mahanagara Palike  
23/8/19  
23/8/19  
23/8/19