



# BRUHAT BANGALORE MAHANAGARA PALIKE

Office of the  
Joint Director of Town Planning (South)  
Mahanagara Palike Offices  
Bangalore. Dated: 20-05-2019

No. JDTP (S)/ ADTP/OC/05/19-20

## OCCUPANCY CERTIFICATE

**Sub:** Issue of Occupancy Certificate for Residential apartment building 3 (Club House), 4, 5, 6, 7 & 8 at BBMP Katha 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 Occupancy Certificate dtd: 14-03-2019.

2) Approval of Commissioner for issue of Occupancy Certificate dtd: 05-04-2019.

3) Plan sanctioned No.BBMP/Addl.Dir/JD South/LP/0392/2014-15, dtd: 10-08-2015.

4) Fire Clearance issued by Fire Force and Emergency Department vide No. GBC (1) 200 / 2014 dt: 16-05-2018 Docket No. KSFES / CC / 335 / 2017).

5) CFO from KSPCB for vide No. PCB /278/CNP / 14/ H-385 dt: 01-08-2017.

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A Plan was sanctioned for construction of Residential apartment building 4, 5, 6, 7 & 8 Consisting of GF+31 UF for Residential Apartment Building and Building - 3 Consisting of GF+1 UF for Club House with Common 2 Basement Floors vide **BBMP/ Addl.Dir/JD South /0392/14-15** dt: 10-08-2015. The Commencement Certificate for Building - 5, 6, 7 & 8 CC issued on 09-12-2015 and Building - 3 (Club House) and Building - 4 CC issued on 23-02-17.

The Building 3 (Club House), 4, 5, 6, 7 & 8 Residential Apartment Building was inspected on dated: 22-03-2019 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 Building 3 (Club House), 4, 5, 6, 7 & 8 Residential Apartment Building was approved by the Commissioner on dated: 05-04-2019. Demand note for payment of Compounding fees and Scrutiny Fees of Rs. 6,55,95,000/- (Rs. Six Crores Fifty Five Lakhs Ninety Five Thousand only) has been paid by the applicant in the form of RE-ifms624-TP/000016 dated 16-05-2019. Whereas, for the Ground Rent & GST the Hon'ble High Court has stayed on 24-04-2019 as per the W.P. No. 18281/2019 (LB-TAX). The deviations effected in the Building 3 (Club House), 4, 5, 6, 7 & 8 residential apartment building are condoned and regularized. Accordingly this Occupancy Certificate issued.

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Permission is hereby granted to occupy the Residential Apartment Building 4, 5, 6, 7 & 8 Consisting of GF+31 UF and Building - 3 Consisting of GF+1 UF for Club House with Common 2 Basement Floors totally comprising of 2520 Dwelling Units for Residential purpose constructed at Property Katha 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, Ward No. 197, Bangalore South Taluk, Uttarahalli Hobli, Bangalore, with the following details;

**Building 3 (Club House), 4, 5, 6, 7 & 8 (Residential Blocks)**

Sl. No.	Floor Descriptions	Built Up Area (sqm)	Remarks
1	Lower Basement Floor	73307.54	768 Nos. of Car Parking in Bldg. 3, 4 & 5, 427 Nos. of Car Parking in Bldg. 6 & 7, 245 Nos. of Car Parking in Bldg. 8, Lifts & Staircases, Lobbies, Ramps, STP, U.G Sumps, Pump Room, Plant Room, Squash Court, Badminton Court
2	Upper Basement Floor	67554.44	606 Nos. of Car Parking in Bldg. 3, 4 & 5, 369 Nos. of Car Parking in Bldg. 6 & 7, 580 Nos. of Car Parking in Bldg. 8, Lifts & Staircases, Lobbies, Ramps, DG Rooms, Service Rooms, Snooker, Table Tennis, Carom, Change Rooms, Electrical Room, Viewing Lounge
3	Ground Floor	13992.68	60 Nos. of Residential Units, Lifts, Staircases, Lobby, Reception, Party Halls, Waiting, Electrical Room, ATM, Preparation, Pharmacy, Consultancy Room, Convenience Store, Pantry, Restaurant, Saloon, Massage, Kids Crèche, Back Office, and Ladies & Gents Toilets.
4	First Floor	11991.72	60 Nos. of Residential Units, 8 Nos. of Guest Rooms, Lobby, Mini Theaters, Recreation Room, Pantry, Reading Room, Movement Studio, Gymnasium, Yoga/ Meditation, Ladies & Gents Health Clubs, Lifts & Staircases
5	Second Floor	12025.57	80 Nos. of Residential Units, Corridor, Lifts & Staircases
6	Third Floor	12024.26	80 Nos. of Residential Units, Corridor, Lifts & Staircases
7	Fourth Floor	12027.31	80 Nos. of Residential Units, Corridor, Lifts & Staircases
8	Fifth Floor	12027.31	80 Nos. of Residential Units, Corridor, Lifts & Staircases

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9	Sixth Floor	12024.26	80 Nos. of Residential Units, Corridor, Lifts & Staircases
10	Seventh Floor	12024.26	80 Nos. of Residential Units, Corridor, Lifts & Staircases
11	Eighth Floor	12027.31	80 Nos. of Residential Units, Corridor, Lifts & Staircases
12	Ninth Floor	12027.31	80 Nos. of Residential Units, Corridor, Lifts & Staircases
13	Tenth Floor	12024.26	80 Nos. of Residential Units, Corridor, Lifts & Staircases
14	Eleventh Floor	12024.26	80 Nos. of Residential Units, Corridor, Lifts & Staircases
15	Twelfth Floor	12027.31	80 Nos. of Residential Units, Corridor, Lifts & Staircases
16	Thirteenth Floor	12027.31	80 Nos. of Residential Units, Corridor, Lifts & Staircases
17	Fourteenth Floor	12024.26	80 Nos. of Residential Units, Corridor, Lifts & Staircases
18	Fifteenth Floor	12024.26	80 Nos. of Residential Units, Corridor, Lifts & Staircases
19	Sixteenth Floor	12027.31	80 Nos. of Residential Units, Corridor, Lifts & Staircases
20	Seventeenth Floor	12027.31	80 Nos. of Residential Units, Corridor, Lifts & Staircases
21	Eighteenth Floor	12024.26	80 Nos. of Residential Units, Corridor, Lifts & Staircases
22	Nineteenth Floor	12024.26	80 Nos. of Residential Units, Corridor, Lifts & Staircases
23	Twentieth Floor	12027.31	80 Nos. of Residential Units, Corridor, Lifts & Staircases
24	Twenty First Floor	12027.31	80 Nos. of Residential Units, Corridor, Lifts & Staircases
25	Twenty Second Floor	12024.26	80 Nos. of Residential Units, Corridor, Lifts & Staircases
26	Twenty Third Floor	12024.26	80 Nos. of Residential Units, Corridor, Lifts & Staircases
27	Twenty Fourth Floor	12027.31	80 Nos. of Residential Units, Corridor, Lifts & Staircases
28	Twenty Fifth Floor	12027.31	80 Nos. of Residential Units, Corridor, Lifts & Staircases
29	Twenty Sixth Floor	12024.26	80 Nos. of Residential Units, Corridor, Lifts & Staircases
30	Twenty Seventh Floor	12024.26	80 Nos. of Residential Units, Corridor, Lifts & Staircases
31	Twenty Eighth Floor	12027.31	80 Nos. of Residential Units, Corridor, Lifts & Staircases

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32	Twenty Ninth Floor	12027.31	80 Nos. of Residential Units, Corridor, Lifts & Staircases
33	Thirtieth Floor	12024.26	80 Nos. of Residential Units, Corridor, Lifts & Staircases
34	Thirty First Floor	12024.26	80 Nos. of Residential Units, Corridor, Lifts & Staircases
35	Terrace Floor	1273.61	Lifts Machine Rooms, Staircases Head Rooms, Domestic & Flushing water tanks, Open Terraces & Solar Water Heaters.
	<b>Total</b>	<b>528891.80</b>	<b>Total No.of Units 2520 Nos.</b>
36	<b>FAR</b>	<b>3.281 &gt; 3.25</b>	
37	<b>Coverage</b>	<b>11.90 % &lt; 50 %</b>	

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

1. The car parking at 2Basement Floors in Building 3, 4, 5, 6, 7 & 8 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 Floors in Building 3, 4, 5, 6, 7 & 8 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.

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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 modified 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 and Emergency Department for vide No. GBC (1) 200 / 2014 dt: 16-05-2018 Docket No. KSFES / CC / 335/2017). CFO from KSPCB for vide No. PCB /278/CNP / 14/ H-385 dt: 01-08-2017 Compliance of submissions made in the affidavits and undertaking filed to this office.
16. The owner should abide to the outcome result of the Hon'ble High Court W.P. No. 18281/2019 (LB-TAX) towards Ground Rent and GST.
17. In case of any false information, misrepresentation of facts, or pending court cases, this Occupancy Certificate in Building 3 (Club House), 4, 5, 6, 7 & 8 Residential Apartment Building shall deemed to be cancelled.

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

Sd/-

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To,  
M/s Prestige Estates Projects Ltd.,  
Rep by its Managing Director Sri. Irfan Razack (GPA Holder),  
M/s Khoday Industries Pvt, Ltd., Khoday RCA Industries,  
Khoday Destileries Industries Pvt Ltd., Khata Holder  
The Falcon House, # 1, Main Guard Cross Road,  
Bangalore - 560 001.

Copy to:

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

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