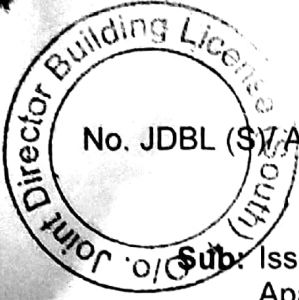




BRUHAT BANGALORE MAHANAGARAPALIKE

Office of the
Joint Director, Building Licence (South)
MahanagaraPalike Offices
Bangalore. Dated: 14-11-2019



No. JDBL (S) ADTP/ OC/ 47/19-20

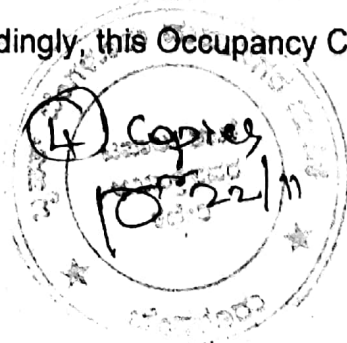
OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for Bldg. 01, 02, 05, 06, 07 & 08 for Residential Apartment Building at BBMP Khata No. 67/52/1, # 52/1, 14, 16, 18, 19 & 20, Yelenahalli & Chandrashekarapura Village, Begur Sub-division, Ward No. 192, Bangalore.

- Ref:**
- 1) Application for issue of Occupancy Certificate dtd: 28-08-2019 & 03-09-2019.
 - 2) Approval of Commissioner for issue of Occupancy Certificate dtd: 22-10-2019.
 - 3) Plan sanctioned No. BBMP/Addl.Dir/JD South/0371/15-16 dt: 21-11-2016.
 - 4) Fire Clearance issued by Fire Force and Emergency Department vide No: GBC (1) /02/2015 dt: 02-08-2019.
 - 5) CFO from KSPCB vide Consent No. A-315767 PCB ID:82180 dt: 08-11-2019.

The plan was sanctioned for construction of Residential Apartment Building consisting of Tower 1, 2, 3 comprising GF+17UF in Building 01, Tower 4 & 5 comprising GF+20 UF in Building 02, Tower 10 & 11 comprising GF+15UF in Building 05, Tower 12 & 13 comprising GF+15UF in Building 06, Tower 14, 15 & 16 comprising GF+17UF in Building 07 with Two Common Basement Floors and Club House consisting BF+GF+1UF in Building 08 vide LP No. BBMP/Addl.Dir/JD South/0371/15-16 dt: 21-11-2016 Date: 10-01-2019 & Commencement Certificate issued on 20-03-2017.

The Residential Apartment Building 01, 02, 05, 06 & 07 along with Building 08 Club House was inspected on dated: 06-09-2019 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 01, 02, 05, 06 & 07 along with Building 08 Club House was approved by the Commissioner on dated: 22-10-2019. Demand note for payment of Ground Rent, GST, Compounding fees and Scrutiny Fees of Rs. 1,59,72,000/- (Rs. One Crore Fifty Nine Lakhs Seventy Two Thousand only), has been paid by the applicant in the form of RE-ifms624-TP/000128 dated: 14-11-2019. The deviations effected in the building are condoned and regularized. Accordingly, this Occupancy Certificate issued.

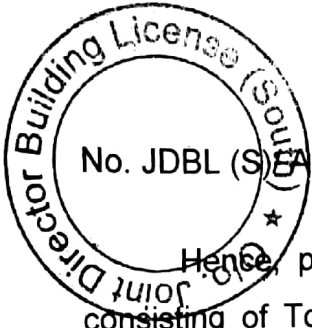


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Hence, permission is hereby granted to occupy the Residential Apartment Building consisting of Tower 1, 2, 3 comprising GF+17UF in Building 01, Tower 4 & 5 comprising GF+20 UF in Building 02, Tower 10 & 11 comprising GF+15UF in Building 05, Tower 12 & 13 comprising GF+15UF in Building 06, Tower 14, 15 & 16 comprising GF+17UF in Building 07 with Two Common Basement Floors totally comprising of 1733 Dwelling Units and Club House consisting BF+GF+1UF in Building 08 for Residential purpose constructed at Property Khata No. 67/52/1, # 52/1, 14, 16, 18, 19 & 20, Yelenahalli & Chandrashekarapura Village, Begur Sub-division, Ward No. 192, Bangalore, with the following details;

Sl. No.	Floor Descriptions	Built up Area (in Sqm)	Remarks
1.	Lower Basement Floor	63655.08	1305 Nos. of Car parking, Electrical room, Generator room, Toilets, Communication room, Lobbies, Duct, Lifts & Staircase.
2.	Upper Basement Floor	63943.66	1293 Nos. of Car parking, Electrical room, Generator room, Toilets, Communication room, Lobbies, Duct, Lifts & Staircase.
3.	Ground Floor	17423.97	85 Nos. of Car parking in Surface area, 86 Nos. of Residential Units, Reception rooms, Banquet Hall, Party Hall, Restaurant, Clinic, Check up room, Library hall, Indoor Game rooms, Saloon, Guest rooms, Toilets, Indoor pool, Swimming Pool, Transformer yard, STP, Corridor, Lobbies, Lifts & Staircase.
4.	First Floor	12740.46	91 Nos. of Residential Units, Spa, Gym rooms, Yoga room, Aerobics / Zumba rooms, Home Theatre, Party Hall, Pantry, Corridor, Lobbies, Lifts & Staircase.
5.	Second Floor	11599.60	100 Nos. of Residential Units, Corridor, Lobbies, Lifts & Staircase.
6.	Third Floor	11599.60	100 Nos. of Residential Units, Corridor, Lobbies, Lifts & Staircase.
7.	Fourth Floor	11599.60	100 Nos. of Residential Units, Corridor, Lobbies, Lifts & Staircase.
9.	Fifth Floor	11599.60	100 Nos. of Residential Units, Corridor, Lobbies, Lifts & Staircase.
10.	Sixth Floor	11599.60	100 Nos. of Residential Units, Corridor, Lobbies, Lifts & Staircase.
11.	Seventh Floor	11599.60	100 Nos. of Residential Units, Corridor, Lobbies, Lifts & Staircase.
12.	Eighth Floor	11599.60	100 Nos. of Residential Units, Corridor, Lobbies, Lifts & Staircase.

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13.	Ninth Floor	11599.60	100 Nos. of Residential Units, Corridor, Lobbies, Lifts & Staircase.
14.	Tenth Floor	11599.60	100 Nos. of Residential Units, Corridor, Lobbies, Lifts & Staircase.
15.	Eleventh Floor	11599.60	100 Nos. of Residential Units, Corridor, Lobbies, Lifts & Staircase.
16.	Twelfth Floor	11599.60	100 Nos. of Residential Units, Corridor, Lobbies, Lifts & Staircase.
17.	Thirteenth Floor	11599.60	100 Nos. of Residential Units, Corridor, Lobbies, Lifts & Staircase.
18.	Fourteenth Floor	11599.60	100 Nos. of Residential Units, Corridor, Lobbies, Lifts & Staircase.
19.	Fifteenth Floor	11599.60	100 Nos. of Residential Units, Corridor, Lobbies, Lifts & Staircase.
20.	Sixteenth Floor	7290.67	60 Nos. of Residential Units, Corridor, Lobbies, Lifts & Staircase.
21.	Seventeenth Floor	7290.67	60 Nos. of Residential Units, Corridor, Lobbies, Lifts & Staircase.
22.	Eighteenth Floor	1696.55	12 Nos. of Residential Units, Corridor, Lobbies, Lifts & Staircase.
23.	Nineteenth Floor	1696.55	12 Nos. of Residential Units, Corridor, Lobbies, Lifts & Staircase.
24.	Twentieth Floor	1696.55	12 Nos. of Residential Units, Corridor, Lobbies, Lifts & Staircase.
25.	Terrace	1483.65	Staircase Head room, Lifts Machine room & Overhead Tank, Solar Equipment
	Total	341312.21	Total No. of Units = 1733
26.	FAR	1.69 < 2.25	
27.	Coverage	14. < 55%_s	

This Occupancy Certificate is issued subject to the following conditions:

1. The car parking at 2Basement Floors 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.
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.

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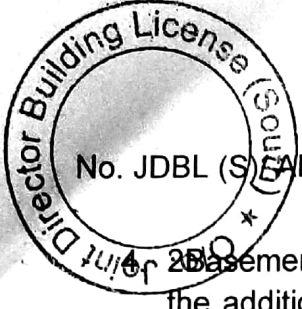
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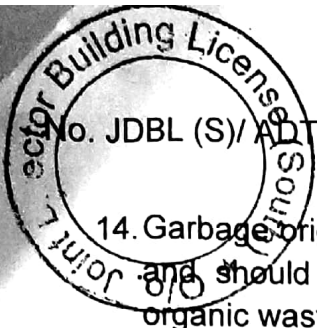
4. Basement Floors and Surface area should be used for car parking purpose only and the additional area if any available in Basement Floor and surface area shall be used exclusively for car parking purpose only.
5. Footpath and road side drain in front of the building should be maintained in good condition.
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.
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.

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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. GBC (1) /02/2015 dt: 02-08-2019, CFO from KSPCB vide Consent No. A-315767 PCB ID:82180 dt: 08-11-2019 and Compliance of submissions made in the affidavits and undertaking filed to this office.
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. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
19. The remaining Residential Apartment Building consisting of Tower 8 & 9 in Building 04 should be completed in accordance with the sanction plan dated: 10-01-2019 and Final Occupancy Certificate should be obtained within 5 years.
20. 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 Occupancy Certificate issued will be withdrawn without any prior notice.

Sd/-
Joint Director, Building Licence (South)
Bruhat Bangalore MahanagaraPalike

To,
M/s. Urbanize Developers (India) Pvt. Ltd.,
GPA Holder Sri. Irfan Razack
Falcon House, # 01,
Main Guard Cross Road,
Bangalore – 560 001.

Copy to:

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

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