



BRUHAT BANGALORE MAHANAGARA PALIKE

Office of the
Joint Director, Building Licence (South)
MahanagaraPalike Offices
Bangalore. Dated: 02-03-2020

No. JDBL(S)/ADBL/OC/61/19-20

OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for Commercial Building at BBMP Khata No. 140, PID No. 67-3-140, Industrial Layout, Koramangala, South Zone, Ward No. 151, Bangalore.

- Ref: 1) Application for issue of Occupancy Certificate dtd: 17-12-2019.
2) Approval of Commissioner for issue of Occupancy Certificate dtd: 26-02-2020.
3) Plan sanctioned No. BBMP/Addl.Dir/JD South/0291/17-18, dtd: 08-02-2019.
4) Fire Clearance issued by Fire Force and Emergency Department vide No: KSFES / CC/320/2019 dt: 08-11-2019.
5) CFO from KSPCB vide Consent No.AW-316016 PCB ID:83519 dt:26-11-2019.

The plan was sanctioned for construction of Commercial Building consisting 2BF+GF+8UF vide LP No. BBMP/Addl.Dir/JD South/0291/17-18 dtd: 08-02-2019 & Commencement Certificate issued on 05-07-2019.

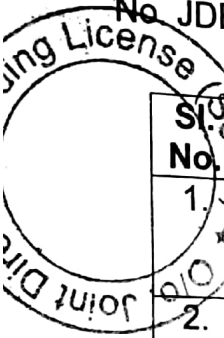
The Commercial Building was inspected on dated: 28-12-2019 by the Officers of Town Planning Section for issue of Occupancy Certificate. During inspection, it is observed that, there is deviation in construction with reference to the sanctioned plan which is within the limits of regularization as per Bye-laws. The proposal for the issuance of Occupancy Certificate for the Commercial Building was approved by the Commissioner on dated: 26-02-2020. Further the applicant was intimated for payment of Compounding fees and Scrutiny Fees amounting of Rs. 1,79,62,000/- for issue of Occupancy Certificate. The applicant in his writtended reply has communicated that the excess amount of Rs. 4,87,86,322/- has been already paid and during issuing of Commencement Certificate the sum of Rs. 81,83,000/- was adjusted. The remaining amount of Rs. 4,06,03,322/- is still in the account of BBMP. The Occupancy Certificate fees of Rs. 1,79,62,000/- is adjusted out of the balance amount of Rs. 4,06,03,322/-. The deviations effected in the building are condoned and regularized. Accordingly, this Occupancy Certificate issued.

Permission is hereby granted to occupy the Commercial Building consisting of 2BF+GF+8UF for Commercial purpose constructed at Property Khata No. 140, PID No. 67-3-140, Industrial Layout, Koramangala, South Zone, Ward No. 151, Bangalore, with the following details;

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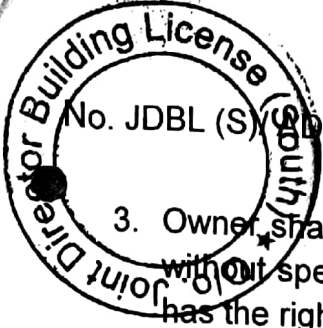
Sl. No.	Floor Descriptions	Built up Area (in Sqm)	Remarks
1.	Lower Basement Floor	22866.76	1368 Nos. of Car parking, (1100 puzzle ,269 singal parking) Communication room, STP, Lift lobby, Lifts & Staircase.
2.	Upper Basement Floor	25084.81	979 Nos. of Car parking, (770 machnical & 209 singal parking) Communication Room, STP, OWC, Fire & Domestic sump & pumps, Terrace rain water collection tanks, Lift lobby, Lifts & Staircase.
3.	Ground Floor	13331.16	06 Nos. of Car parking, Transformer Yard in surface area, Toilets, Electrical Panel, RWH, D.G. Room, Lobby, Canteen, Café, Elevator lobby, Lifts & Staircase.
4.	First Floor	9133.79	Office, AHU, Toilets, Lift lobby, Meeting rooms, Lift & Staircases.
5.	Second Floor	13796.26	Office, AHU, Toilets, Lift lobby, Balconies, Lift & Staircases.
6.	Third Floor	13849.78	Office, AHU, Toilets, Lift lobby, Balconies, Lift & Staircases.
7.	Fourth Floor	13849.78	Office, AHU, Toilets, Lift lobby, Balconies, Lift & Staircases.
8.	Fifth Floor	13849.78	Office, AHU, Toilets, Lift lobby, Balconies, Lift & Staircases.
9.	Sixth Floor	13967.69	Office, AHU, Toilets, Lift lobby, Balconies, Refuge area, Lift & Staircases.
10.	Seventh Floor	13852.58	Office, AHU, Toilets, Lift lobby, Balconies, Lift & Staircases.
11.	Eighth Floor	12223.59	Office, AHU, Toilets, Lift lobby, Balconies, Open terrace, Lift & Staircases.
12..	Terrace	998.61	Staircase Head room, Lifts Machine room & Overhead Tank, Solar Equipment & Fire Pump room.
	Total	166804.59	
13.	FAR	3.831	
14.	Coverage	43.51%	

This Occupancy Certificate is issued subject to the following conditions:

1. The car parking at 2Basement Floors and Ground Floor 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.

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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 and Ground Floor 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.

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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 Department vide No. KSSES / CC/320/2019 dt: 08-11-2019, CFO from KSPCB vide Consent No. AW-316016 PCB ID:83519 dt:26-11-2019 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 for charging electrical vehicles in Basement parking area.

19. The Applicant / Owner / Developer shall plant one tree for every 240 Sq.m of FAR area in the building premises.

20. The applicant should abide to the affidavit submitted on 31-01-2020 regarding utilization and transfer of TDR before 28-01-2022.

21. 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. Prestige City Properties
Rep by Sri. Irfan Razak
Falcon House, # 01, Main Guard Cross Road,
Bangalore – 560 001.

Copy to:

1) JC (South) / EE (BTM Layout)/ ARO / AEE (Koramangala) for information and n/a.

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