

No. JD BL (S)/ ADTP/ OC/6449-20



BRUHAT BANGALORE MAHANAGARA PALIKE

Office of the
Joint Director, Building Licence (South)
MahanagaraPalike Offices
Bangalore. Dated: 06-03-2020

OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for Residential Apartment & Commercial Building at Khatha No. 25/20/A/20/2199, 24/20/20/ 219, Sy. No. 119/1, 119/2D/119/4B, 119/5B, 119/6B, 12/1, 120/2, 120/3B, 120/4B, 120/6B, 123/1, 2, 3, Pantharapalya Grama, Kengeri Hobli, R.R. Nagar Zone, Ward No. 160, Bangalore.

- Ref:**
- 1) Application for issue of Occupancy Certificate dtd: 07-11-2019.
 - 2) Approval of Commissioner for issue of Occupancy Certificate dtd: 18-12-2019.
 - 3) Plan sanctioned No. BBMP/Addl.Dir/JD South/0268/15-16, dtd: 24-10-2016.
 - 4) Fire Clearance issued by Fire Force and Emergency Department vide No: GBC (1) / 557/2014, Docket No. KSFES / CC / 105/2020 dt: 24-02-2020.
 - 5) CFO from KSPCB vide Consent No. AW-316641 PCB ID:83977 dt:08-01-2020.

The plan was sanctioned for construction of Residential Apartment Building consisting Block 1 - Tower 1 to 6 – BF+GF+20 UF, Block 2 – Club House - BF+GF+3 UF, Block 3 - Tower 7 & 8 - BF+GF+21 UF, Block 3 - Tower 9 & 10 - BF+GF+22 UF, Block 4 - Commercial – 2BF+GF+5UF vide LP No. BBMP/Addl.Dir/JD South/0268/15-16 Dated: 24-10-2016 & Commencement Certificate is issued on 16-05-2017.

The Residential Apartment & Commercial Building was inspected on dated: 08-11-2019 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 & Commercial Building was approved by the Commissioner on dated: 18-12-2019 vide mentioned at ref. (2). Payment of Compounding Fees, Scrutiny Fees works out to Rs. 3,79,16,000/- (Rs. Three Crores Seventy nine Lakhs Sixteen Thousand only), excluding 50% of Ground Rent Fees & GST fees as per the Hon'ble High Court Interim Order vide W.P No. 3803/2020 (LB-BMP) dated: 17-02-2020 has been paid by the applicant in the form of RE-ifms624-TP /000181 dated 05-03-2020. The deviations effected in the building are condoned and regularized. Accordingly, this Occupancy Certificate issued.

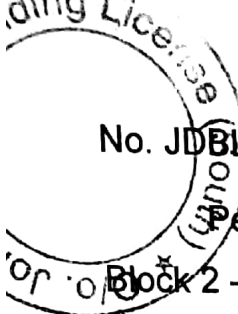


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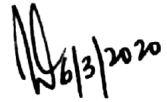
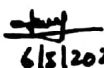
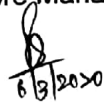


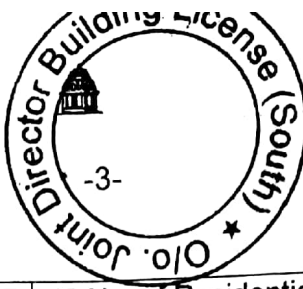
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Permission is hereby granted to occupy the Block 1 - Tower 1 to 6 - BF+GF+20 UF, Block 2 - Club House - BF+GF+3 UF, Block 3 - Tower 7 & 8 - BF+GF+21 UF, Block 3 - Tower 9 & 10 - BF+GF+22 UF for Residential Apartment Building comprising of 824 (Including 80 EWS Units) Dwelling units, Block 4 - Commercial - 2BF+GF+5UF for Residential & Commercial purpose constructed at Property Khatha No. 25/20/A/20/2199, 24/20/20/ 219, Sy. No. 119/1, 119/2D/ 119/4B, 119/5B, 119/6B, 12/1, 120/2, 120/3B, 120/4B, 120/6B, 123/1, 2, 3, Pantharapalya Grama, Kengeri Hobli, R.R. Nagar Zone, Ward No. 160, Bangalore, with the following details;

RESIDENTIAL BLOCK

Sl. No.	Floor Descriptions	Built up Area (in Sqm)	Remarks
1.	Basement Floor	22887.20	533 Nos. of Car parking, Pump room, Badmiton Court, Squash court, Fire water pumps, STP, Ramps, Lift & Staircases.
2.	Ground Floor	14505.54	338 Nos. of Car parking, 97 Nos. of Car parking in surface area, Entrance Lobbies, Electrical rooms, Meeting room, Society office, Manager's room, Garbage room, Toilets, Lift & Staircases.
3.	First Floor	6304.90	40 Nos. of Residential Units, Multi-purpose hall, Table Tennis room, Waiting Lounge, Pharmacy store, Clinic, Pantry Deck, Toilets, Ramps, Lift & Staircases.
4.	Second Floor	6082.91	40 No. of Residential Units, Waiting Lounge, Billiards / Games room, Gym, Aerobics / Yoga room, Bowling Alley, Toilets, Lifts & Staircases
5.	Third Floor	5775.48	40 No. of Residential Units, Open terrace, Open to Sky pool, Toilets, Ladies & Gents dress change rooms, Lobby, Lifts & Staircases
6.	Fourth Floor	5373.06	40 No. of Residential Units, Lobby, Lifts & Staircases
7.	Fifth Floor	5373.06	40 No. of Residential Units, Lobby, Lifts & Staircases
8.	Sixth Floor	5594.53	40 No. of Residential Units, Lobby, Lifts & Staircases
9.	Seventh Floor	5362.17	40 No. of Residential Units, Lobby, Lifts & Staircases
10.	Eighth Floor	5362.17	40 No. of Residential Units, Lobby, Lifts & Staircases
11.	Ninth Floor	5594.53	40 No. of Residential Units, Lobby, Corridors, Lifts & Staircases
12.	Tenth Floor	5362.17	40 No. of Residential Units, Lobby, Lifts & Staircases
13.	Eleventh Floor	5362.17	40 No. of Residential Units, Lobby, Lifts & Staircases
14.	Twelveth Floor	5594.53	40 No. of Residential Units, Lobby, Corridors, Lifts & Staircases
15.	Thirteen Floor	5362.17	40 No. of Residential Units, Lobby, Lifts & Staircases


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16.	Fourteenth Floor	5362.17	40 No. of Residential Units, Lobby, Lifts & Staircases
17.	Fifteenth Floor	5594.53	40 No. of Residential Units, Lobby, Corridors, Lifts & Staircases
18.	Sixteenth Floor	5362.17	40 No. of Residential Units, Lobby, Lifts & Staircases
19.	Seventeenth Floor	5362.17	40 No. of Residential Units, Lobby, Lifts & Staircases
20.	Eighteenth Floor	5594.53	40 No. of Residential Units, Lobby, Corridors, Lifts & Staircases
21.	Nineteenth Floor	5362.17	40 No. of Residential Units, Lobby, Lifts & Staircases
22.	Twentieth Floor	5362.17	40 No. of Residential Units, Lobby, Lifts & Staircases
23.	Twenty first floor	2408.69	16 No. of Residential Units, Lobby, Corridors, Lifts & Staircases, Lift machine rooms, Staircase Head room, OHT, Open terrace, SWH
24.	Twenty second Floor	1212.10	08 No. of Residential Units, Lobby, Corridors, Lifts & Staircases, Lift machine rooms, Staircase Head room, OHT, Open terrace, SWH
25.	Terrace	901.39	Lift machine room & Staircase Head room, OHT, OHT, Open terrace, SWH & Helipad
	Total	152418.68	Total No. of Units = 824 (Including 80 EWS Units)
26.	FAR	Res-3.262	
27.	Coverage	42.45%	

COMMERCIAL BLOCK

Sl. No.	Floor Descriptions	Built up Area (in Sqm)	Remarks
1.	Lower Basement Floor	6230.79	177 Nos. of Car parking, Lobbies, Pump room, Treated water sump, Raw water sump, Fire water sump, Ramps, Lifts & Staircase.
2.	Upper Basement Floor	8331.03	244 Nos. of Car parking (140 Nos. of stack Two stack & 104 Single parking), Lobbies, Pump room, STP, Electricla room, Service Provider room, UPS room, BMS room, Ramps, Lifts & Staircase.
3.	Ground Floor	3541.73	Escalators Hyper market, Store, Ladies & Gents toilets, Lobbies, Lifts & Staircase.
4.	First Floor	3656.24	29 Nos. of Car parking in Podium level, Entrance Lobby, Escalators, Shops, Retail area, Coffe shop, Electrical room, Dry & Wet garbage rooms, Loading & unloading bay, Ladies & Gents toilets, Ramps, Fire Driveway, Lobbies, Lifts & Staircase.
5.	Second Floor	3880.63	Escalators, Shops, Retail area, Corridors, Electrical room, Ladies & Gents toilets, Open terrace, Lift lobbies, Lift & Staircases.

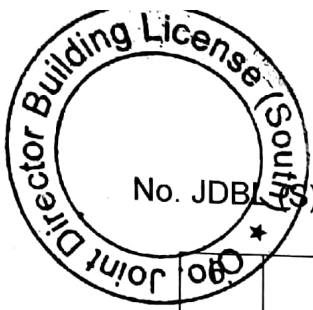
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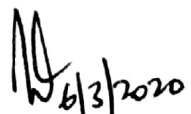

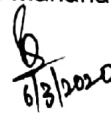
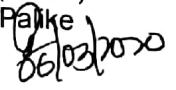
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	Third Floor	3847.61	Escalators, Food court, Corridors, Stalls, Banquet halls, BOH rooms, Service corridors, Shops, Electrical rooms, Ladies & Gents toilets, Lift lobbies, Lift & Staircases.
7.	Fourth Floor	4007.99	Escalators, FEC, Cinema Foyer, 07 Nos. of Multiplex theatre with Multiplex 1 – 130 Nos. of seats, Multiplex 2 – 137 Nos. of seats, Multiplex 3 – 126 Nos. of seats, Multiplex 4 – 137 Nos. of seats, Multiplex 5 – 269 Nos. of seats, Multiplex 6 – 239 Nos. of seats & Multiplex 7 – 239 Nos. of seats, Spill over space, Fire exit corridor, Electrical rooms, Ladies & Gents toilets, Lift lobbies, Lift & Staircases.
8.	Fifth Floor	1312.83	Exit Corridors, UPS rooms, 07 Nos. of Multiplex voids, Lobbies, Lift & Staircases.
9.	Projection Floor	265.50	Machine rooms, Staircases head rooms, Cooling tower, Chiller platform, Projection rooms for multiplex's & Open terrace, Lift & Staircases.
9.	Terrace	182.48	Machine room & Staircase Head room, RO Plant, OHT, Multiplex rooms, Open terrace & Solar pannels
	Total	35256.83	
10.	FAR	Com-3.40	

This Occupancy Certificate is issued subject to the following conditions:

1. The car parking at Basement & 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.
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. Basement & 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.


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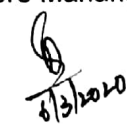


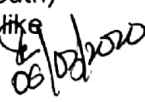
6. Rain water harvesting structure shall be maintained in good condition for storage of water and shall be used for non potable purpose or recharge of ground water at all times as per Building Bye-laws-2003 clause No. 32 (b).
7. The owner / Association of high-rise building shall obtain clearance certificate 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.
15. The Applicant should abide by the undertaking submitted on 06-03-2020 to follow the Final orders of the Hon'ble High Court in W.P. No. 3803/2020 (LB-BMP) towards the payment of Ground Rent, GST & Scrutiny fees.

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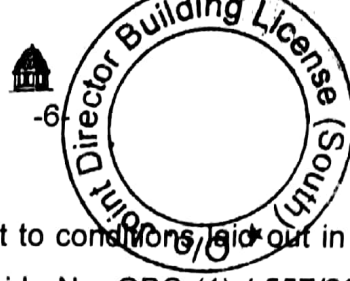

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16. This Occupancy Certificate is subject to conditions laid out in the Clearance Certificate issued from Fire Force Department vide No. GBC (1) / 557/2014, Docket No. KSSES / CC / 105/2020 dt: 24-02-2020, CFO from KSPCB vide Consent No. AW-316641 PCB ID:83977 dt:08-01-2020 and 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 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. Necessary NOC from the Deputy Commissioner (Bangalore Urban) should be obtained before operation of Multiplex (07 screens).
22. 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)
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To
M/s. Salarpuriya Properties Pvt. Ltd.,
4th Floor, Salarpuriya Windsor,
#3, Ulsoor Road, Bangalore -560 042.

Copy to:

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

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