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BRUHAT BANGALORE MAHANAGARAPALIKE



Office of the
Joint Director of Town Planning (South)
Mahanagara Palike Offices
Bangalore. Dated: 25-10-2018

CORRIGENDUM OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for Residential apartment building at Khata No. 19/12, Minerva Mill Quarters, Mysore Deviation Road, Okalipuram, Ward No. 96, Bangalore in favour of M/s. Vyshnavianand Projects Pvt. Ltd., Rep. by GPA Holder M/s. Prestige Estates Projects Ltd.,

Ref: 1) Your application dated: 25-06-2018.

2) Approval of Commissioner dated: 29-08-2018.

A plan was sanctioned for construction of Residential apartment building consisting Tower 1 - 3B+G+27 UF, Tower 2 - 2B+G+21 UF and Club House - GF+1UF vide LP No. **BBMP/ Addl. Dir/JD South/0341/13-14** Dated: 06-06-2014 & Commencement Certificate issued for Tower 01 & 02 on 03-09-2016.

The building was inspected for the issue of Occupancy Certificate. On inspection it is observed that there is deviation in construction with reference to the sanctioned plan, which is within the permissible limits. The amount works out to Rs. 2,93,94,000/-. (Rs. Two crores ninety three lakhs ninety four thousand only). The applicant has paid the compounding fees of Rs. 2,93,94,000/- by DD vide receipt No. RE-ifms 624-TP/000109 dated: 11-09-2018.

The Permission is granted to occupy for Residential purpose at Khata No. 19/12, Minerva Mill Quarters, Mysore Deviation Road, Okalipuram, Ward No. 96, Bangalore.

Statement showing the details of Floor wise Built up area and utility details:-

Basement Floors

Sl. No.	Floor Descriptions	Built up Area (in Sqm)	Remarks
1.	1 st Basement Floor	3266.99	61 Nos. of Car parking, Lift & Staircases.
2.	2 nd Basement Floor	14138.32	256 Nos. of Car parking, Lift & Staircases.
3.	3 rd Basement Floor	14843.12	245 Nos. of Car parking, Lift & Staircases.
4.	Surface area		45 Nos. of Car parking in surface area

TOWER -01

Sl. No.	Floor Descriptions	Built up Area (in Sqm)	Remarks
1.	Ground Floor	1476.89	19 Nos. of Car parking, 02 No. of Residential Units, Lift & Staircases & Corridor.
2.	First Floor	541.77	02 No. of Residential Units, Lift & Staircases & Corridor.
3.	Second Floor	541.77	02 No. of Residential Units, Lift & Staircases & Corridor.
4.	Third Floor	713.74	03 No. of Residential Units, Lift & Staircases & Corridor.
5.	Fourth Floor	713.74	03 No. of Residential Units, Lift & Staircases & Corridor.
6.	Fifth Floor	713.74	03 No. of Residential Units, Lift & Staircases & Corridor.
7.	Sixth Floor	713.74	03 No. of Residential Units, Lift & Staircases & Corridor.

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8.	Seventh Floor	713.74	03 No. of Residential Units, Lift & Staircases & Corridor.
9.	Eighth Floor	713.74	03 No. of Residential Units, Lift & Staircases & Corridor.
10.	Ninth Floor	713.74	03 No. of Residential Units, Lift & Staircases & Corridor.
11.	Tenth Floor	713.74	03 No. of Residential Units, Lift & Staircases & Corridor.
12.	Eleventh Floor	713.74	03 No. of Residential Units, Lift & Staircases & Corridor.
13.	Twelfth Floor	713.74	03 No. of Residential Units, Lift & Staircases & Corridor.
14.	Thirteen Floor	713.74	03 No. of Residential Units, Lift & Staircases & Corridor.
15.	Fourteenth Floor	713.74	03 No. of Residential Units, Lift & Staircases & Corridor.
16.	Fifteenth Floor	713.74	03 No. of Residential Units, Lift & Staircases & Corridor.
17.	Sixteenth Floor	713.74	03 No. of Residential Units, Lift & Staircases & Corridor.
18.	Seventeenth Floor	713.74	03 No. of Residential Units, Lift & Staircases & Corridor.
19.	Eighteenth Floor	713.74	03 No. of Residential Units, Lift & Staircases & Corridor.
20.	Nineteenth Floor	713.74	03 No. of Residential Units, Lift & Staircases & Corridor.
21.	Twentieth Floor	713.74	03 No. of Residential Units, Lift & Staircases & Corridor.
22.	Twenty First Floor	713.74	03 No. of Residential Units, Lift & Staircases & Corridor.
23.	Twenty Second Floor	713.74	03 No. of Residential Units, Lift & Staircases & Corridor.
24.	Twenty Third Floor	713.74	03 No. of Residential Units, Lift & Staircases & Corridor.
25.	Twenty Fourth Floor	713.74	03 No. of Residential Units, Lift & Staircases & Corridor.
26.	Twenty Fifth Floor	713.74	03 No. of Residential Units, Lift & Staircases & Corridor.
27.	Twenty Sixth Floor	713.74	03 No. of Residential Units, Lift & Staircases & Corridor.
28.	Twenty Seventh Floor	713.74	03 No. of Residential Units, Lift & Staircases & Corridor.
29.	Terrace	98.56	Lift machine room & Staircase Head room, OHT
Total		20502.49	Total No. of Units = 81 Nos.

TOWER -02

Sl. No.	Floor Descriptions	Built up Area (in Sqm)	Remarks
1.	Ground Floor	3684.72	47 Nos. of Car parking, Electrical room, D.G. room, Badminton Court, A.V. room, Party hall, Convince store, Gents & Ladies Toilets, Reception area, Club House, Lift & Staircases.
2.	First Floor	2396.72	17 No. of Residential Units, Billiard room, Saloon, Steam, Jacuzzi, Sauna, Gym, Massage room, Table Tennis, Lift & Staircases.
3.	Second Floor	2386.36	17 No. of Residential Units, Lift & Staircases & Corridor.
4.	Third Floor	3179.32	24 No. of Residential Units, Lift & Staircases & Corridor.
5.	Fourth Floor	3179.32	24 No. of Residential Units, Lift & Staircases & Corridor.
6.	Fifth Floor	3179.32	24 No. of Residential Units, Lift & Staircases & Corridor.
7.	Sixth Floor	3179.32	24 No. of Residential Units, Lift & Staircases & Corridor.
8.	Seventh Floor	3179.32	24 No. of Residential Units, Lift & Staircases & Corridor.
9.	Eighth Floor	3179.32	24 No. of Residential Units, Lift & Staircases & Corridor.
10.	Ninth Floor	3179.32	24 No. of Residential Units, Lift & Staircases & Corridor.
11.	Tenth Floor	3179.32	24 No. of Residential Units, Lift & Staircases & Corridor.

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12.	Eleventh Floor	3179.32	24 No. of Residential Units, Lift & Staircases & Corridor.
13.	Twelfth Floor	3179.32	24 No. of Residential Units, Lift & Staircases & Corridor.
14.	Thirteenth Floor	3179.32	24 No. of Residential Units, Lift & Staircases & Corridor.
15.	Fourteenth Floor	3179.32	24 No. of Residential Units, Lift & Staircases & Corridor.
16.	Fifteenth Floor	3179.32	24 No. of Residential Units, Lift & Staircases & Corridor.
17.	Sixteenth Floor	3179.32	24 No. of Residential Units, Lift & Staircases & Corridor.
18.	Seventeenth Floor	3179.32	24 No. of Residential Units, Lift & Staircases & Corridor.
19.	Eighteenth Floor	3179.32	24 No. of Residential Units, Lift & Staircases & Corridor.
20.	Nineteenth Floor	3179.32	24 No. of Residential Units, Lift & Staircases & Corridor.
21.	Twentieth Floor	3246.75	22 No. of Residential Units, Lift & Staircases & Corridor.
22.	Twenty First Floor	3246.75	22 No. of Residential Units, Lift & Staircases & Corridor.
23.	Terrace	296.33	Lift machine room & Staircase Head room, OHT
	Total	69306.07	Total No. of Units = 486 Nos.
30.	FAR	3.168 < 4.25	
31.	Coverage	22.02% < 50%	

Conditions:

1. The car parking at 3Basement floors, Ground floor & Surface area shall have adequate safety measures. It shall be done entirely at the risk and cost of owner and 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. The owner / applicant 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. 3Basement floors, Ground floor & Surface area reserved for parking should be used for parking purpose only.
5. Footpath 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 for non potable purpose or recharge of ground water at all times as per Building Bye-laws-2003 clause No. 32 (b).
7. Since, deviations have been effected from the sanctioned plan while constructing the building, the security deposit is forfeited.
8. Owner shall make his own arrangements to dispose off the debris / garbage after segregating it into organic and non-organic waste generated from the building, suitable arrangements and organic converter should be installed and maintained by the Owner / Resident's Welfare Association himself to transport and dump these segregated wastes in consultation with the BBMP Zonal Health Officer.

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9. 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.
10. 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 once in a every two years.
11. The owner / Association of high-rise building shall obtain clearance certificate from the Electrical Inspectorate every five 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.
12. The Owner / Association of the high-rise building shall conduct two mock – drills in the building, one before the onset of summer and another during the summer and ensure complete safety in respect of fire hazards.
13. All the rain water and waste water generated from the usage should be pumped into the rain water harvesting pits / tank and should be used for landscaping.
14. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws-31) of Building bye-laws 2003 shall be ensured.
15. Garbage originating from building shall be segregated into organic & in-organic waste and should be processed in the re-cycling processing unit of suitable capacity i.e., organic waste convertor should be installed at site for its re-use / disposal.
16. 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 notice.

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

To,
M/s. Vyshnavianand Projects Pvt. Ltd.,
Rep. by GPA Holder M/s. Prestige Estates Projects Ltd.,
Khata No. 19/12, Minerva Mill Quarters,
Mysore Deviation Road, Okalipuram,
Ward No. 96, Bangalore

Copy W/C to the Chairman, BWSSB, Cauvery Bhavan, Bangalore for information
Copy W/C to the CE, BESCOM, BSA2, K.R. Circle, Bangalore for information
Copy to JC / EE / ARO / AEE (Gandhinagar) for information and n/a.

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