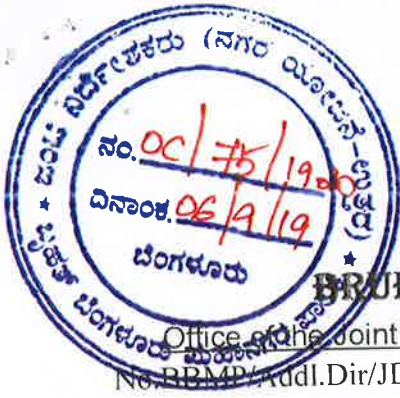




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BRUHAT BENGALURU MAHANAGARA PALIKE

Office of the Joint Director of Town Planning (North), N.R. Square, Bengaluru - 560 002.
No. BBMP/Addl.Dir/JD North/LP/0616/2013-14

Date: 06-09-2019

OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for the Residential Apartment Building at Property Khata No. 51/1, Promenade Road, Ward No. 91, Bengaluru.

Ref: 1) Your application for issue of Occupancy Certificate dated: 09-08-2019.

2) Building Plan sanctioned by this office vide No. BBMP/Addl.Dir/JD North/0616/2013-14, Date. 10-07-2014.

3) Fire Clearance for the Occupancy Certificate vide No. KSFES/CC/196/2019, Date. 07-08-2019.

4) CFO issued by KSPCB vide No. AW-308708, PCB ID: 75042, Date. 30-11-2018.

5) Approval of Commissioner for issue of Occupancy Certificate dated: 26-8-2019.

The building plan for the construction of Residential Apartment at Property Khata No. 51/1, Promenade Road, Ward No. 91, Bengaluru Consisting of 2BF+GF+21UF having 40 Units Residential Apartment Building was sanctioned by this office vide reference (2). The Commencement Certificate was issued on Date. 05-07-2016. The Fire and Emergency Services department has issued Clearance Certificate to Occupy Building vide Ref No. (3) the KSPCB has issued consent for Operation of Sewage Treatment Plant (STP) Vide ref No. (4)

The Residential Apartment building were inspected by the Officers of Town Planning Section on 16-08-2019 for the 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 Building Bye-laws - 2003. The proposal for the issuance of Occupancy Certificate for the Residential Apartment building was approved by the Commissioner on date: 26-08-2019. The compounding fee for the deviated portion, ground rent arrears fee including GST, Lake Improvement Charges and Scrutiny fee of Rs.30,03,000/- (Rs. Thirty Lakh Three Thousand Only), has been paid by the applicant in the form of DD No: 995501, drawn on Kotak Mahindra Bank., dated: 03-09-2019 and taken into BBMP account vide receipt No.RE-ifms 331-TP/000281 dated: 06-09-2019. The deviations effected in the building are condoned and regularized accordingly.

Hence, Permission is hereby granted to occupy the Residential Apartment Building at Property Khata No. 51/1, Promenade Road, Ward No. 91, Bengaluru. 2BF+GF+21UF having 40 Units Residential Apartment Building.

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Occupancy Certificate is accorded with the following details.

Sl. No.	Floor Descriptions	Built Up Area (in Sqm)	Uses and other details.
1	2	3	4
1	Second Basement Floor	1877.21	42 Nos of Car Parking, Fire Water Sump, Raw Water Sump, Treated Water Sump, Lobbies, Lifts and Stair cases.
2	First Basement Floor	1863.28	42 Nos of Car Parking, Fire Water Sump, Raw Water Sump, Treated Water Sump, DG Area, Lobbies, Lifts and Stair cases.
3	Ground Floor	474.05	Party Hall, Pantry, Reception, Deck, Shower, Electrical Room, Gym, Souna Steam, Ladies / Gents Toilets, OWC, Trasformer Yard, RWH, Lobbies, Lifts and Stair cases.
4	First Floor	492.62	02 Nos of Residential Units, Sitout, Balconies, Utilities, Corridors, Lobbies, Lifts and Stair cases.
5	Second Floor	492.62	02 Nos of Residential Units, Sitout, Balconies, Utilities, Corridors, Lobbies, Lifts and Stair cases.
6	Third Floor	492.62	02 Nos of Residential Units, Sitout, Balconies, Utilities, Corridors, Lobbies, Lifts and Stair cases.
7	Fourth Floor	492.62	02 Nos of Residential Units, Sitout, Balconies, Utilities, Corridors, Lobbies, Lifts and Stair cases.
8	Fifth Floor	492.62	02 Nos of Residential Units, Sitout, Balconies, Utilities, Corridors, Lobbies, Lifts and Stair cases.
9	Sixth Floor	492.62	02 Nos of Residential Units, Sitout, Balconies, Utilities, Corridors, Lobbies, Lifts and Stair cases.
10	Seventh Floor	492.62	02 Nos of Residential Units, Sitout, Balconies, Utilities, Corridors, Lobbies, Lifts and Stair cases.
11	Eight Floor	492.62	02 Nos of Residential Units, Sitout, Balconies, Utilities, Corridors, Lobbies, Lifts and Stair cases.
12	Ninth Floor	492.62	02 Nos of Residential Units, Sitout, Balconies, Utilities, Corridors, Lobbies, Lifts and Stair cases.
13	Tenth Floor	492.62	02 Nos of Residential Units, Sitout, Balconies,

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			Utilities, Corridors, Lobbies, Lifts and Stair cases.
14	Eleventh Floor	492.62	02 Nos of Residential Units, Sitout, Balconies, Utilities, Corridors, Lobbies, Lifts and Stair cases.
15	Twelfth Floor	492.62	02 Nos of Residential Units, Sitout, Balconies, Utilities, Corridors, Lobbies, Lifts and Stair cases.
16	Thirteenth Floor	492.62	02 Nos of Residential Units, Sitout, Balconies, Utilities, Corridors, Lobbies, Lifts and Stair cases.
17	Fourteenth Floor	492.62	02 Nos of Residential Units, Sitout, Balconies, Utilities, Corridors, Lobbies, Lifts and Stair cases.
18	Fifteenth Floor	492.62	02 Nos of Residential Units, Sitout, Balconies, Utilities, Corridors, Lobbies, Lifts and Stair cases.
19	Sixteenth Floor	492.62	02 Nos of Residential Units, Sitout, Balconies, Utilities, Corridors, Lobbies, Lifts and Stair cases.
20	Seveenth Floor	492.62	02 Nos of Residential Units, Sitout, Balconies, Utilities, Corridors, Lobbies, Lifts and Stair cases.
21	Eighteenth Floor	492.62	02 Nos of Residential Units, Sitout, Balconies, Utilities, Corridors, Lobbies, Lifts and Stair cases.
22	Ninteenth Floor	492.62	02 Nos of Residential Units, Sitout, Balconies, Utilities, Corridors, Lobbies, Lifts and Stair cases.
23	Twentyth Floor	492.62	02 Nos of Residential Units, Sitout, Balconies, Utilities, Corridors, Lobbies, Lifts and Stair cases.
24	Twenty First Floor	267.93	02 Nos of Residential Units, Sitout, Balconies, Utilities, Corridors, Lobbies, Lifts and Stair cases.
25	Terrace Floor	95.67	Lift Machine Rooms, Staircase Head Rooms, Fire Water Tank, Solar Panels, OHT.
	Total	14,430.54	40 Units
	FAR		2.511 > 2.50
	Coverage		47.16% < 50%

This Occupancy Certificate is issued subject to the following conditions:

1. The car parking at 2 Basement Floors and Ground Floor area shall have adequate safety measures. It shall be done entirely at the risk and cost of the owner. BBMP will not be responsible for any kind of damage, losses, risks etc., arising out of the same.

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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 from BBMP. In the event of the applicant violating, the BBMP has the right to demolish the deviated / altered / additional portion without any prior notice.
4. 2 Basement Floors and Ground Floor area should be used for car parking purpose only and the additional area if any available in 2Basement Floor and Ground 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. Since, deviations have been done from the sanctioned plan while constructing the building, the security deposit is here with forfeited
8. 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.
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 every year.
11. 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.
12. 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.

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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 issued subject to conditions laid out in the Clearance Certificate issued from Fire Force Department vide No. KSFES/CC/196/2019, Date. 07-08-2019 and CFO issued by KSPCB vide No. vide No. AW-308708, PCB ID: 75042, Date. 30-11-2018 and Compliance of submissions made in the affidavits filed to office.
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 any prior notice.

12/09/2019
Joint Director of Town Planning (North)
Bruhat Bengaluru Mahanagara Palike

To,
Sri. Abdul Razack and Others (Katha Holder)
M/s Prestige Estates Projects Pvt.Ltd.,
Rep by its Chairman Sri. Irfan Razack (GPA Holder)
The Falcon House, No. 1, Main Guard Cross Road,
Bengaluru – 560001.

