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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/0244/2014-15

Date: 28-01-2019

### OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for Tower – 1 & 2 Residential Apartment Building and Club House Building at Property Katha No. 21, Sy No. 74/2, Horamavu Village, Ward no. 25, Mahadevapura Zone, Bengaluru

- Ref: 1) Your application for issue of Occupancy Certificate dated: 12-10-2018  
2) Building Plan Sanctioned No. BBMP/Addl.Dir/JD NORTH/LP/0244/2014-15 dated: 19-05-2015  
3) Fire Clearance for the Occupancy Certificate vide No. GBC(1)/348/2013 Dated: 27-08-2018  
4) CFO issued by KSPCB vide No. AW-3308966 PCB ID 53583, dated: 17-12-2018  
5) Approval of Commissioner for issue of Occupancy Certificate dated: 09-01-2019

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The building plan for the construction of Residential Apartment Building at Property Katha No. 21, Sy No. 74/2, Horamavu Village, Ward no. 25, Mahadevapura Zone, Bengaluru, Tower – 1 Consisting of GF+18 UF and Tower – 2 Consisting GF+26 UF comprising of 404 Units and Club House Consisting of GF+2 UF with Common 2 Basement Floors was sanctioned by this office vide reference (2). The Commencement Certificate was issued on 15-12-2016. The Fire and Emergency Services department vide Ref No. (3) has issued Clearance Certificate to Occupy the Building. KSPCB vide Ref (4) has issued consent for Operation of Sewage Treatment Plant (STP).

The Tower – 1 & 2 Residential Apartment Building and Club House Building was inspected by the Officers of Town Planning Section on 17-12-2018 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 Tower – 1 & 2 Residential Apartment Building and Club House Building was approved by the Commissioner on date: 09-01-2019. The compounding fees for the deviated portion, ground rent arrears including GST, Lake Improvement Charges and Scrutiny fee of Rs. 93,61,000/- (Rupees Ninty Three Lakhs Sixty One Thousand only), has been paid by the applicant in the form of DD No: 808519 dated: 21-01-2019 drawn on Kotak Mahindra Bank Ltd., and taken into BBMP account vide receipt No.RE-ifms 331-TP/000539 dated : 24-01-2019 The deviations effected in the building are condoned and regularized accordingly.

Hence, Permission is hereby granted to occupy the Residential Apartment Building constructed at Property Katha No. 21, Sy No. 74/2, Horamavu Village, Ward no. 25, Mahadevapura Zone, Bengaluru, Tower – 1 Consisting of GF+18 UF and Tower – 2 Consisting GF+26 UF comprising of 404 Units and Club House Consisting of GF+2 UF with Common 2 Basement Floors. 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       | Lower Basement Floor | 8952.64                | 182 No.s of Car Parking and Two Wheeler Parking, Pump Room, Lobbies, Lifts and Staircases |

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|----|----------------------|---------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 2  | Upper Basement Floor | 8104.25 | 172 No.s of Car Parking, Generator Room, Service Provider Room, Lobbies, Lifts and Staircases                                                                                   |
| 3  | Ground Floor         | 4998.15 | 70 No.s of Car Parking, Club House, Party Hall, Badminton Court, Billiards Room, Loading and Unloading Bay, Ladies and Gents Toilet, Wash Area, , Lobbies, Lifts and Staircases |
| 4  | First Floor          | 4541.61 | 72 NO.s of Car Parking, Club House, Indoor Games Room, Gymnasium, Steam Room, Sauna Room, Ladies and Gents Toiler, Tower Lobby, Lifts and Staircases                            |
| 5  | Second Floor         | 2667.73 | 20 No.s of Residential Units, Club House, Swimming Pool, Change Room, Pantry, Toilets, Corridor, Utility, Sitout, Balcony, Tower Lobby, Lifts and Staircases                    |
| 6  | Third Floor          | 2450.41 | 20 No.s of Residential Units, Club House Terrace, Corridor, Utility, Sit out, Balcony, Tower Lobby, Lifts and Staircases                                                        |
| 7  | Fourth Floor         | 2492.13 | 20 No.s of Residential Units, Corridor, Utility, Sit out, Balcony, Tower Lobby, Lifts and Staircases                                                                            |
| 8  | Fifth Floor          | 2492.13 | 20 No.s of Residential Units, Corridor, Utility, Sit out, Balcony, Tower Lobby, Lifts and Staircases                                                                            |
| 9  | Sixth Floor          | 2492.13 | 20 No.s of Residential Units, Corridor, Utility, Sit out, Balcony, Tower Lobby, Lifts and Staircases                                                                            |
| 10 | Seventh Floor        | 2492.13 | 20 No.s of Residential Units, Corridor, Utility, Sit out, Balcony, Tower Lobby, Lifts and Staircases                                                                            |
| 11 | Eighth Floor         | 2492.13 | 20 No.s of Residential Units, Corridor, Utility, Sit out, Balcony, Tower Lobby, Lifts and Staircases                                                                            |
| 12 | Ninth Floor          | 2492.13 | 20 No.s of Residential Units, Corridor, Utility, Sit out, Balcony, Tower Lobby, Lifts and Staircases                                                                            |
| 13 | Tenth Floor          | 2492.13 | 20 No.s of Residential Units, Corridor, Utility, Sit out, Balcony, Tower Lobby, Lifts and Staircases                                                                            |
| 14 | Eleventh Floor       | 2492.13 | 20 No.s of Residential Units, Corridor, Utility, Sit out, Balcony, Tower Lobby, Lifts and Staircases                                                                            |
| 15 | Twelveth Floor       | 2492.13 | 20 No.s of Residential Units, Corridor, Utility, Sit out, Balcony, Tower Lobby, Lifts and Staircases                                                                            |
| 16 | Thirteenth Floor     | 2492.13 | 20 No.s of Residential Units, Corridor, Utility, Sit out, Balcony, Tower Lobby, Lifts and Staircases                                                                            |
| 17 | Fourteenth Floor     | 2492.13 | 20 No.s of Residential Units, Corridor, Utility, Sit out, Balcony, Tower Lobby, Lifts and Staircases                                                                            |
| 18 | Fifteenth Floor      | 2492.13 | 20 No.s of Residential Units, Corridor, Utility, Sit out, Balcony, Tower Lobby, Lifts and Staircases                                                                            |
| 19 | Sixteenth Floor      | 2492.13 | 20 No.s of Residential Units, Corridor, Utility, Sit out, Balcony, Tower Lobby, Lifts and Staircases                                                                            |
| 20 | Seventeenth Floor    | 2492.13 | 20 No.s of Residential Units, Corridor, Utility, Sit out, Balcony, Tower Lobby, Lifts and Staircases                                                                            |
| 21 | Eighteenth Floor     | 2492.13 | 20 No.s of Residential Units, Corridor, Utility, Sit out, Balcony, Tower Lobby, Lifts and Staircases                                                                            |
| 22 | Ninteenth Floor      | 1033.41 | 8 No.s of Residential Units, Tower – 1 Terrace, Corridor, Utility, Sitout, Balcony, Tower Lobby, Lifts and Staircases                                                           |
| 23 | Twentyeth Floor      | 1033.41 | 8 No.s of Residential Units, Corridor, Utility, Sitout, Balcony, Tower Lobby, Lifts and Staircases                                                                              |

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| 24 | Twenty First Floor  | 1033.41         | 8 No.s of Residential Units, Corridor, Utility, Sitout, Balcony, Tower Lobby, Lifts and Staircases |
| 25 | Twenty Second Floor | 1033.41         | 8 No.s of Residential Units, Corridor, Utility, Sitout, Balcony, Tower Lobby, Lifts and Staircases |
| 26 | Twenty Third Floor  | 1033.41         | 8 No.s of Residential Units, Corridor, Utility, Sitout, Balcony, Tower Lobby, Lifts and Staircases |
| 27 | Twenty Fourth Floor | 1033.41         | 8 No.s of Residential Units, Corridor, Utility, Sitout, Balcony, Tower Lobby, Lifts and Staircases |
| 28 | Twenty Fifth Floor  | 1033.41         | 8 No.s of Residential Units, Corridor, Utility, Sitout, Balcony, Tower Lobby, Lifts and Staircases |
| 29 | Twenty Sixth Floor  | 1033.41         | 8 No.s of Residential Units, Corridor, Utility, Sitout, Balcony, Tower Lobby, Lifts and Staircases |
| 30 | Terrace Floor       | 375.19          | Lift Machine Room, Staircase Head Room and OHT,                                                    |
|    | <b>Total</b>        | <b>77839.21</b> | <b>404 Units</b>                                                                                   |
| 31 | FAR                 |                 | 3.990 < 4.00 (2.50 + 1.50 TDR)                                                                     |
| 32 | Coverage            |                 | 37.94% < 60%                                                                                       |

**This Occupancy Certificate is issued subject to the following conditions:**

1. The car parking at Two Basement Floors, Part of Ground Floor and Part First 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.
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. Two Basement Floors, Part of Ground Floor and Part First Floor should be used for car parking purpose only and the additional area if any available in Two Basement Floors, Part of Ground Floor and Part First Floor 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.

*B.R. Mudra* 28/01/19  
Joint Director of Town Planning (North)  
Bruhat Bengaluru Mahanagara Palike

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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.
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 Scientifically 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)/348/2013 dated: 27-08-2018 and CFO from KSPCB vide No AW-3308966 PCB ID 53583, dated: 17-12-2018 and Compliance of submissions made in the affidavits filed to this 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.

*B.R. Mudda* 28/01/19  
Joint Director of Town Planning (North)  
Bruhat Bengaluru Mahanagara Palike

To,

M/s Prestige South City Holdings Rep by Sri. Irfan Razack, GPA Holder,  
Sri. Dharmesh Ranka S/o Sri. Dinesh Ranka, Khata Holder,  
The Falcon House,  
# 1, Main Guard Cross Road,  
Bangalore