



BRUHAT BENGALURU MAHANAGARA PALIKE

Office of the Joint Director of Town Planning (South), N.R. Square, Bengaluru - 02.

No. BBMP/Addl.Dir/JD South/0560/2013-14

Dated: 29-12-2018

OCCUPANCY CERTIFICATE (PARTIAL)

Sub: Issue of Occupancy Certificate for the Block - 1, Wing A, B, C and Block -2, Wing D & E Residential Apartment Building and Club House Building at Property Katha No. 1198/55/7 & 55/5, v HSR Sub-Division, Bommanahalli Zone, Ward No. 190, Bengaluru.

- Ref: 1) Application for issue of Occupancy Certificate dated: 24-11-2018.
2) Approval of Commissioner for issue of Occupancy Certificate dated: 22-12-2018
3) Plan sanctioned No. BBMP/Addl.Dir/JD South/LP/0560/2013-14, Dated, 28-02-2014.
4) Modified Plan sanctioned No. BBMP/Addl.Dir/JD South/LP/0560/2013-14, Dated. 26-10-2018.
5) Fire Clearance issued by Fire Force and Emergency Department vide No: GBC(1)/578/2013, dated: 14-11-2018.
6) CFO from KSPCB vide No.W-308969,PCB ID 74258,Dt. 17-12-2018.

The plan for construction of Residential Apartment Building comprising of Wing - A, B, C in Block - 1 and Wing D & E in Block - 2 consisting of GF+19 UF and Club House Consisting of GF+2UF with Two Common Basement Floors at Katha No. 1198/55/7 & 55/5, Hongasandra Village, Garebhavipalya, HSR Sub-Division, Bommanahalli Zone, Ward No. 190, Bengaluru, was sanctioned by this office vide reference (3). The Commencement Certificate to this building was issued on dated: 23-04-2015. Modification Plan for the construction of Additional Wing - F in Block - 2 consisting of GF+6 UF Residential Apartment Building with Two Common Basement Floors was sanctioned by this office vide reference (4).

The Block - 1, Wing A, B, C and Block -2, Wing D & E Residential Apartment Building and Club House Building was inspected on dated: 30-11-2018 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 Building was approved by the Commissioner on dated: 22-12-2018. Demand note for payment of Ground Rent, GST, Compounding fees and Scrutiny Fees of Rs. 1,94,62,000/- (Rs. One Crore Ninty Four

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Lakhs Sixty Two Thousands only), has been paid by the applicant in the form of DD No.441203, Dated. 28-12-2018, drawn on HDFC Bank, Bengaluru Service Branch and taken into BBMP account vide receipt No.RE-ifms 331-TP/000179, dated.28-12-2018. The deviations effected in the building are condoned and regularized. Accordingly this Occupancy Certificate issued.

Permission is hereby granted to occupy the Residential Apartment Building Consisting of GF+19 UF in Wing – A, B, C of Block – 1 and Wing D & E in Block – 2 and Club House Building Consisting of GF+2UF with Two Common Basement Floors at Katha No. 1198/55/7 & 55/5, Hongasandra Village, Garebhavipalya, HSR Sub-Division, Bommanahalli Zone, Ward No. 190, Bengaluru, with the following details;

Wing A, B, C in Block - 1 and Wing D & E in Block -2

Sl. No.	Floor Description	Gross Built Up Area (in Sq.m.)	Uses and other details.
1	Lower Basement Floor	20544.17	484 No's of car parking, Pump Room, STP, Water Tank, Lobbies, Lifts and Staircase,
2	Upper Basement Floor	20544.17	466 No's of car parking, Electrical Panel rooms, communication rooms, Plant Rooms, Lobbies, Lifts and Staircase,
3	Ground Floor	4998.49	90 No's of Surface parking, Play area, 36 No's of Residential units, Electrical Panel Rooms, Corridors, Lobbies, Lifts and Staircase,
4	First Floor	5073.79	41 No's of Residential units, Lobbies, Lifts and Staircase,
5	Second Floor	5073.79	41 No's of Residential Units, Lobbies, Lifts and Staircase,
6	Third Floor	5073.79	41 No's of Residential Units, Lobbies, Lifts and Staircase,
7	Fourth Floor	5073.79	41 No's of Residential Units, Lobbies, Lifts and Staircase,
8	Fifth Floor	5073.79	41 No's of Residential Units, Lobbies, Lifts and Staircase,
9	Sixth Floor	5073.79	41 No's of Residential Units, Lobbies, Lifts and Staircase,
10	Seventh Floor	5073.79	41 No's of Residential Units, Lobbies, Lifts and Staircase,

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11	Eight Floor	5073.79	41 No's of Residential Units, Lobbies, Lifts and Staircase,
12	Ninth Floor	5073.79	41 No's of Residential Units, Lobbies, Lifts and Staircase,
13	Tenth Floor	5073.79	41 No's of Residential Units, Lobbies, Lifts and Staircase,
14	Eleventh Floor	5073.79	41 No's of Residential Units, Lobbies, Lifts and Staircase,
15	Twelfth Floor	5073.79	41 No's of Residential Units, Lobbies, Lifts and Staircase,
16	Thirteenth Floor	5073.79	41 No's of Residential Units, Lobbies, Lifts and Staircase,
17	Fourteenth Floor	5073.79	41 No's of Residential Units, Lobbies, Lifts and Staircase,
18	Fifteenth Floor	5073.79	41 No's of Residential Units, Lobbies, Lifts and Staircase,
19	Sixteenth Floor	5073.79	41 No's of Residential Units, Lobbies, Lifts and Staircase,
20	Seventeenth Floor	5073.79	41 No's of Residential Units, Lobbies, Lifts and Staircase,
21	Eighteenth Floor	5073.79	41 No's of Residential Units, Lobbies, Lifts and Staircase,
22	Nineteenth Floor	5073.79	41 No's of Residential Units, Lobbies, Lifts and Staircase,
23	Terrace Floor	289.45	Staircase Head Room, Lift Machine Room & Overhead Tank

Club House

24	Ground Floor	335.49	Multipurpose Hall, Store Room, Lobby, Lifts and Staircase,
25	First Floor	579.16	Yoga Room, Gym Room, Spaw, Club area, Lobby, Lifts and Staircase,
26	Second Floor	579.16	Indoor Game Rooms, Lobby, Lifts and Staircase,
27	Terrace Floor	63.11	Staircase Head Room, Lift Machine Room & Overhead Tank
	Total	1,44,335.21 Sq.m	815 No.s Of Residential Units and Club House
	FAR		3.39 < 3.65
	Coverage		17.08% < 50%

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This Occupancy Certificate is issued subject to the following conditions:

1. The car parking at Two Basement Floor and Surface 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. Two Basement Floor and Surface Parking area provided 1040 car parks inclusive of car parks required for Wing - F in Block -2 Building should be used for car parking purpose only and the additional area if any available in Two 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 equipment's 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.

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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. This Occupancy Certificate is subject to conditions laid out in the Clearance Certificate issued from Fire Force Department vide No. GBC(1)/578/2013, dated: 14-11-2018, CFO from KSPCB W-308969, PCB ID 74258, Dt. 17-12-2018 and Compliance of submissions made in the affidavits and undertaking 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.

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To
Sri Rama Reddy and Others Katha Holder
Rep by M/s Puravankara Projects Ltd., GPA Holder
No. 130/1, Ulsoor Road,
Bangalore - 560042