Willow Tree

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ಸಂ. OC/85/2022-23
ದಿನಾಂಕ. 21/7/22
ಬೆಂಗಳೂರು

BRUHAT BENGALURU MAHANAGARA PALIKE

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

No. BBMP/Addl.Dir/JD North/0003/2018-19 Date: 21/07/22

OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for Residential Apartment and Club House Building at Property Katha No. 241/51/1/52/53/54 and 14, Narasipura Village, Vidyaranyapura, Ward No.09, Yelahanka Zone, Bangalore.

Ref: 1) Your application for issue of Occupancy Certificate dated: 16-05-2022
2) Plan sanctioned by this office vide No. BBMP/Addl.Dir/JD North/0003/2018-19, Dated: 03-10-2018
3) Approval of Chief Commissioner for issue of Occupancy Certificate dated: 30-06-2022
4) Fire Clearance for the Occupancy Certificate vide No. KSFES/GBC(1)/281, Docket No. KSFES/CC/048/2022, dated: 02-02-2022
5) CFO issued by KSPCB vide No: W-332246 PCB ID: 40743 Dated: 14-07-2022

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The Plan for the construction of Residential Apartment Building Comprising of Building – 1, Tower – 1 & 2 Consisting of 2BF+GF+11 UF, Building – 2, Tower – 3, Consisting of 2BF+GF+10 UF,Building – 3,Tower – 4 & 5 Consisting of BF+GF+11 UF and Club House Con sisting of BF+GF+1UF at Property Katha No. 241/51/1/52/53/54 and 14, Narasipura Village, Vidyaranyapura, Ward No.09, Yelahanka Zone, Bangalore was sanctioned by this office vide reference (2). The Commencement Certificate was issued on 06-12-2019. The Fire and Emergency Services Department has issued Clearance Certificate to Occupy Building vide Ref. No. (4). KSPCB vide Ref (5) has issued consent for Operation of Sewage Treatment Plant (STP).

The Residential Apartment and Club House Building was inspected by the Officers of Town Planning Section on 17-05-2022 for the issue of Occupancy Certificate 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 and Club House Building was approved by the Chief Commissioner vide ref (3). Subsequent to the Approval accorded by Chief Commissioner the applicant was endorsed on dated: 02-07-2022 to remit Compounding fees for the deviated portion, Ground Rent Arrears, GST and Scrutiny fee of Rs. 72,56,000/-. (Rupees Seventy Two Lakhs Fifty Six Thousand only) and has been paid by the Applicant in the form of DD No 617490 dated:01-07-2022 drawn on Kotak Mahindra Bank Ltd., and taken into BBMP account vide receipt No.RE-ifms331-TP/0000045 dated: 07-07-2022. The Deviations effected in the Building are condoned and Regularized accordingly.

Hence, Permission is hereby granted to occupy Building – 1, Tower – 1 & 2 Consisting of 2BF+GF+11 UF, Building – 2, Tower – 3, Consisting of 2BF+GF+10 UF,Building – 3,Tower – 4 & 5 Consisting of BF+GF+11 UF and Club House Consisting of BF+GF+1UF at Property Katha No. 241/51/1/52/53/54 and 14, Narasipura Village, Vidyaranyapura, Ward No.09, Yelahanka Zone, Bangalore. Occupancy Certificate is accorded with the following details.

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Building – 1, Tower – 1 & 2, Building – 2, Tower – 3 & Building – 3, Tower – 4 & 5 and Club House

Sl. No.	Floor Descriptions	Built Up Area (in Sqm)	Uses and other details.
1	2	3	4
1	Lower Basement Floor	9159.01	181 No.s of Car Parking, Lobbies, Lifts and Staircase
2	Upper Basement Floor	17812.61	304 No.s of Car Parking, STP, UG Sumps, Pump Rooms, DG Room, Lobbies, Lifts and Staircases.
3	Ground Floor	6302.64	28 Nos of Residential Units, 43 No.s of Surface Car Parking, Electrical Room, Communication Room, Reception, Party Hall, Table Tennis Room, AV Room, Toilets, Corridors, Lobbies, Lifts and Staircases
4	First Floor	5220.65	31 Nos of Residential Units, Reception, Badminton Court, Gym, Toilets, Corridors, Lobbies, Lifts and Staircases
5	Second Floor	5289.17	40 Nos of Residential Units, Corridors, Lobbies, Lifts and Staircases
6	Third Floor	5163.05	40 Nos of Residential Units, Corridors, Lobbies, Lifts and Staircases
7	Fourth Floor	5163.05	40 Nos of Residential Units, Corridors, Lobbies, Lifts and Staircases
8	Fifth Floor	5163.05	40 Nos of Residential Units, Corridors, Lobbies, Lifts and Staircases
9	Sixth Floor	5163.05	40 Nos of Residential Units, Corridors, Lobbies, Lifts and Staircases
10	Seventh Floor	5163.05	40 Nos of Residential Units, Corridors, Lobbies, Lifts and Staircases
11	Eighth Floor	5163.05	40 Nos of Residential Units, Corridors, Lobbies, Lifts and Staircases
12	Ninth Floor	5163.05	40 Nos of Residential Units, Corridors, Lobbies, Lifts and Staircases
13	Tenth Floor	5163.05	40 Nos of Residential Units, Corridors, Lobbies, Lifts and Staircases
14	Eleventh Floor	4110.16	32 Nos of Residential Units, Corridors, Lobbies, Lifts and Staircases
15	Terrace Floor	530.82	Lift Machine Room, Staircase Head Room and OHT
	Total	**89729.46**	
16	FAR		2.2497 < 2.25
17	Coverage		23.13% < 55%

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This Occupancy Certificate is issued subject to the following conditions:

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

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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 KSFES/GBC(1)/281, Docket No. KSFES/CC/048/2022, dated: 02-02-2022 and CFO from KSPCB vide No. W-332246 PCB ID: 40743 Dated: 14-07-2022 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.

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To,
M/s Prestige Estate Pvt Ltd., Reb by Sri. Irfan Razack,
Sri.Saroosh Cowasji Dinshaw, Sri.Frency Adi Jehangir.
No. 19, Prestige Falcon Tower,
Brunton Road, Bangalore.