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BRUHAT BANGALORE MAHANAGARA PALIKE

Office of the
Joint Director of Town Planning (South)
Mahanagara Palike Offices
Bangalore. Dated: 15-04-2019

No. JDTP (S)/ ADTP/Partial OC/ 01/19-20

PARTIAL OCCUPANCY CERTIFICATE

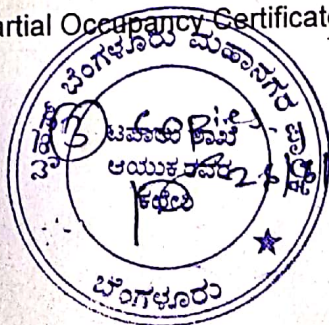
Sub: Issue of Partial Occupancy Certificate for Residential apartment building at BBMP Katha No. 1280, Sy. No. 52, Hulimavu, Begur Hobli, Ward No. 193, Bangalore.

- Ref:**
- 1) Application from applicant for issue of Occupancy Certificate dtd: 05-12-2016.
 - 2) Modified Plan sanctioned No.BBMP/Addl.Dir/JD South/LP/0515/2012-13, dtd: 25-08-2014.
 - 3) Fire Clearance issued by Fire Force and Emergency Department vide No. GBC (1) / 125/2012 dt: 07-11-2016.
 - 4) CFO from KSPCB vide No. PCB / 353/CNP/ 12/H-04 dt: 04-04-2019.
 - 5) Approval of Commissioner for issue of Partial Occupancy Certificate dtd: 05-04-2019 and 10-04-2019.
 - 6) Revised Fee Endorsement letter dtd: 10-04-2019.
 - 7) Honble' High Court Order dtd: 12-04-2019.

A Plan & Modified Plan was sanctioned for construction of Residential apartment building consisting of 2BF+GF+29 UF vide **BBMP/ Addl.Dir/JD South /0515/12-13** dt: 17-05-2013 and 25-08-2014 respectively. The Commencement Certificate issued on 31-10-2013.

The Residential Apartment Building was inspected jointly on dated: 22-03-2019 by the Officers of Town Planning Section and Owners of the property for issue of Occupancy Certificate. During inspection, it is observed that, out of 2BF+GF+29 UF, only 2BF+GF+27 UF completed. So far 28th & 29th floors are concerned both the floors are incompleted, no internal partition walls i.e., no bathrooms, no kitchen and nothing is constructed, except outer walls and pillars as per sanction plan. Hence, the proposal for the issuance of Partial Occupancy Certificate for the Residential Apartment Building of 2BF+GF+27 UF was approved by the Commissioner on dated: 05-04-2019 and 10-04-2019 accordingly this Partial Occupancy Certificate issued.

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Handwritten signature and date: 15/04/19



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Demand note for payment of Ground Rent, GST and Scrutiny Fees worked out as per the norms i.e., Rs. 36,08,000/-. Further, Applicant has paid Scrutiny Fees Rs. 1,93,000/- (Rs. One lakh ninety three thousand only) vide Receipt No. REifms624-TP/000005 dt: 15-04-2019 except Ground Rent as per the instructions of the Hon'ble High Court.

Permission is hereby granted to occupy the Residential Apartment Building Consisting of 2BF+GF+27 UF totally comprising of 108 Dwelling Units for Residential purpose constructed at Property Katha No. 1280, Sy. No. 52, Hulimavu, Begur Hobli, Ward No. 193, Bangalore, with the following details;

Sl. No.	Floor Descriptions	Built Up Area (sqm)	Remarks
1	Lower Basement Floor	5148.07	121 Nos. of Car Parking, UG Sump, Fire fitting pump room, Water Treatment Plant, Fan room, Organic Convertor, STP, Air Fans, Lifts & Staircases,
2	Upper Basement Floor	5148.07	131 Nos. of Car Parking, UG Sump, Fan room, Electrical room, Telecommunication room, Maintenance room, Panel room, Lifts & Staircases.
3	Ground Floor	1337.40	21 Nos. of Car Parking in Surface area, Lifts & Lobby, RWH, Swimming Pool, DG, Transformer yard, Gas Bank, Staircases
4	First Floor	1120.88	04 Residential Units, Lifts & Lobby, Staircases, Balcony.
5	Second Floor	1116.68	04 Residential Units, Lifts & Lobby, Staircases, Balcony.
6	Third Floor	1160.12	04 Residential Units, Lifts & Lobby, Staircases, Balcony.
7	Fourth Floor	1160.12	04 Residential Units, Lifts & Lobby, Staircases, Balcony.
8	Fifth Floor	1160.12	04 Residential Units, Lifts & Lobby, Staircases, Balcony.
9	Sixth Floor	1160.12	04 Residential Units, Lifts & Lobby, Staircases, Balcony.
10	Seventh Floor	1160.12	04 Residential Units, Lifts & Lobby, Staircases, Balcony.
11	Eighth Floor	1160.12	04 Residential Units, Lifts & Lobby, Staircases, Balcony.
12	Ninth Floor	1160.12	04 Residential Units, Lifts & Lobby, Staircases, Balcony.

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13	Tenth Floor	1160.12	04 Residential Units, Lifts & Lobby, Staircases, Balcony.
14	Eleventh Floor	1160.12	04 Residential Units, Lifts & Lobby, Staircases, Balcony.
15	Twelfth Floor	1160.12	04 Residential Units, Lifts & Lobby, Staircases, Balcony.
16	Thirteenth Floor	1160.12	04 Residential Units, Lifts & Lobby, Staircases, Balcony.
17	Fourteenth Floor	1160.12	04 Residential Units, Lifts & Lobby, Staircases, Balcony.
18	Fifteenth Floor	1160.12	04 Residential Units, Lifts & Lobby, Staircases, Balcony.
19	Sixteenth Floor	1160.12	04 Residential Units, Lifts & Lobby, Staircases, Balcony.
20	Seventeenth Floor	1160.12	04 Residential Units, Lifts & Lobby, Staircases, Balcony.
21	Eighteenth Floor	1160.12	04 Residential Units, Lifts & Lobby, Staircases, Balcony.
22	Nineteenth Floor	1160.12	04 Residential Units, Lifts & Lobby, Staircases, Balcony.
23	Twentieth Floor	1160.12	04 Residential Units, Lifts & Lobby, Staircases, Balcony.
24	Twenty First Floor	1160.12	04 Residential Units, Lifts & Lobby, Staircases, Balcony.
25	Twenty Second Floor	1160.12	04 Residential Units, Lifts & Lobby, Staircases, Balcony.
26	Twenty Third Floor	1160.12	04 Residential Units, Lifts & Lobby, Staircases, Balcony.
27	Twenty Fourth Floor	1160.12	04 Residential Units, Lifts & Lobby, Staircases, Balcony.
28	Twenty Fifth Floor	1160.12	04 Residential Units, Lifts & Lobby, Staircases, Balcony.
29	Twenty Sixth Floor	1160.12	04 Residential Units, Lifts & Lobby, Staircases, Balcony.
30	Twenty Seventh Floor	1160.12	04 Residential Units, Lifts & Lobby, Staircases, Balcony.
	Total	42874.10	Total No.of Units 108 Nos.
31	FAR	4.102 < 4.80	
32	Coverage	17.31%	

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

1. Issuance of Partial Occupancy Certificate is subject to final disposal of W.P. No. 55232/2015 and 16282/2017, the undertaken should be given by the applicant.
2. The car parking at 2 Basement Floors 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.
3. 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.
4. 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.
5. 2 Basement Floors and Surface area should be used for car parking purpose only and the additional area if any available in Basement Floor and surface area shall be used exclusively for car parking purpose only.
6. Footpath and road side drain in front of the building should be maintained in good condition.
7. 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).
8. 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.
9. 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.
10. 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.

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11. 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.
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 Partial Occupancy Certificate is subject to conditions laid out in the Clearance Certificate issued from Fire Force and Emergency Department vide No. GBC (1) / 125/2012 dt: 07-11-2016. CFO from KSPCB vide No. PCB / 353/CNP/ 12/H-04 dt: 04-04-2019 Compliance of submissions made in the affidavits and undertaking filed to this office.
16. Applicant has to pay Ground Rent (including GST) of Rs. 34,14,922/- Subject to the final decision to be rendered in W.P. No. 55232/2015 and 16282/2017 & if writt Appeal is filed then subject to final decision in writ Appeal
17. In case of any false information, misrepresentation of facts, or pending court cases, or any other cases, this Partial Occupancy Certificate for Residential Apartment Building shall deemed to be cancelled.

On default of the above conditions the Partial Occupancy Certificate issued will be withdrawn without any prior notice.

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

To,
Sri. Nakoda Constructions Ltd.,
Rep. by Sri. Mahaveera Gulata
The Residency, 10th Floor,
133/1, Residency Road,
Bangalore – 560 025.

Copy to:
1. JC (Bommanahalli)/ EE / ARO / AEE (Arakere) for information and n/a.

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