



BRUHAT BANGALORE MAHANAGARA PALIKE

Office of the
Joint Director, Town Planning (South)
BBMP Head Office, N.R. Square
Annex-3 Building, Bangalore-02.
Dated: 01-01-2022



No. JDTP (S)/ ADTP/ OC/ 20 /2021-22

PARTIAL OCCUPANCY CERTIFICATE

Sub: Issue of Partial Occupancy Certificate for the Commercial (IT/BT) Building constructed at Property Katha No. 443, Sy. No. 164/5, 164/4 & 165/1, Doraisanipalya, Billekahalli Village, Begur Hobli, Bommanahalli Zone, Ward No. 187, Bangalore.

- Ref:1) Your application for issue of Partial Occupancy Certificate dt: 18-11-2021.
2) Modified Plan sanctioned vide No. BBMP/Addl.Dir/JD SOUTH/EoDB/ 0009/21-22, dated: 14-09-2021.
3) Approval of Chief Commissioner for issue of Partial Occupancy Certificate dated: 30-12-2021.
4) Fire Clearance for the Occupancy Certificate vide No. KSFES/CC/441/2021 dt: 26-10-2021.
5) CFO issued by KSPCB vide No. AW : 328349 PCB ID : 107382 dt: 25-11-2021.

The Modified Plan was sanctioned for the construction of Commercial (IT/BT) Building comprising 3BF+GF+13UF at Property Katha No. 443, Sy. No. 164/5, 164/4 & 165/1, Doraisanipalya, Billekahalli Village, Begur Hobli, Bommanahalli Zone, Ward No. 187, Bangalore by this office vide reference (2) modified plan was issued on 14-09-2021. 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 Applicant vide ref (1) has applied for sanction of Partial Occupancy Certificate for Construction of 3BF+GF+8UF Commercial (IT/BT) Building. The Commercial (IT/BT) Building were inspected by the Officers of Town Planning Section on 19-11-2021 for the issue of Partial Occupancy Certificate proposal. During inspection, it was observed that, 3BF+GF+8UF was completed and there are deviation in construction with reference to the modified proposal which is within the limits of regularization as per Building Bye-laws - 2003. The proposal for the issuance of Partial Occupancy Certificate for the Commercial (IT/BT) Building was approved by the Chief Commissioner on date: 30-12-2021 vide ref (3).

Subsequent to the Approval Accorded by the Chief Commissioner the Applicant was Endorsed on 30-12-2021 to remit Rs. 16,00,000/- (Rupees Sixteen Lakhs Only), towards the Fee for issue of Partial Occupancy Certificate and Compounding fee for the deviated portion. The Applicant has paid Rs. 16,00,000/- (Rupees Sixteen Lakhs Only), in the form of DD No. 176503, dated. 31-12-2021, drawn on Karnataka Bank, Bengaluru Branch and taken into BBMP account vide receipt No RE-ifms 624-TP/000058 dated: 01-01-2022. The deviations effected in the building are condoned and regularized accordingly.

10/04/01/2022

PTO
Joint Director, Town Planning (South)
Bruhat Bangalore Mahanagara Palike
01/01/2022



No. JDTP (S)/ ADTP/ OC/30 /2021-22

11.	Seventh Floor	4833.03	Office, AHU room, Toilets, Pantry, Balcony, Electrical room, Lobby, Service shafts, Lifts and Staircases
12.	Eighth Floor	4833.03	Office, AHU room, Toilets, Pantry, Balcony, Electrical room, Lobby, Service shafts, Lifts and Staircases
Total		68581.10	Commercial (IT/BT)
13.	FAR		2.253 < 3.03
14.	Coverage		31.29% < 50%

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

1. The car parking at 3Basement Floors, Ground, 1st 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. 3Basement Floors, Ground, 1st and Surface area should be used for car parking purpose only and the additional area if any available in Basement Floors and Surface 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. Applicant should complete the remaining finishing work of ninth to thirteenth floor within six months and get the final Occupancy Certificate.
9. 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.
10. 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.
11. 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.

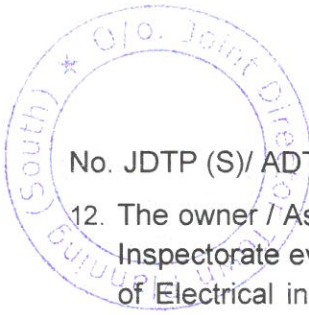
Joint Director, Town Planning (South)
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12. The owner / Association of high-rise building shall obtain clearance certificate from the Electrical Inspectorate every two years with due inspection by the department regarding working condition of Electrical installations / Lifts etc. The certificate should be produced to the corporation and shall get the renewal of the permission issued.
13. 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.
14. All the rain water and waste water generated from the usage shall be pumped into the rain water harvesting pits and used for landscaping.
15. 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.
16. This Partial Occupancy Certificate is subject to conditions laid out in the Clearance Certificate issued from Fire Force Department vide No. KSFES/CC/441/2021 dt: 26-10-2021 and CFO from KSPCB vide No. AW : 328349 PCB ID : 107382 dt: 25-11-2021 and Compliance of submissions made in the affidavits filed to this office.
17. The Applicant / Owner / Developer shall plant one tree for a) sites measuring 180 Sqm upto 240 Sqm b) minimum of two trees for sites measuring with more than 240 Sqm. c) One tree for every 240 Sq.m of FAR area as part thereof in case of Apartment / group housing / multi dwelling unit/development plan.
18. In case of any false information, misrepresentation of facts, failing to implement the conditions imposed above or any complaints with regard to violation, any deviation carried out after issue of Occupancy Certificate. Then this certificate issued will deemed to be cancelled automatically.

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

Sd/-

Joint Director, Town Planning (South)
Bruhat Bengaluru Mahanagara Palike

To,

Sri. K. Narayana Raju & Sri. K. Bhaskar Raju
165/2, Krishnaraju Layout,
Doraisanipalya, Bangalore – 560 076.

Copy to

1. JC (Bommanahalli Zone) / EE (Bommanahalli Division) / AEE/ ARO (HSR Layout Arakere Sub-division) for information and necessary action.
2. Senior Environmental Officer, KSPCB, # 49, Church Street, Bengaluru - 01 for information.
3. Director General of Police, Fire and Emergency Services, # 1, Annaswamy Modaliar Road, Bengaluru – 560 042 for information.
4. Superintendent Engineer, (Electrical), BESCO, North Division, No. 8, Benson Town, Nandi Durga Road, Bengaluru - 560046.
5. Office copy.

Joint Director, Town Planning (South)
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