



BRUHAT BANGALORE MAHANAGARA PALIKE

Office of the
Joint Director, Town Planning (South)
BBMP Head Office, N.R. Square
Annex-3 Building,
Bangalore-02. Dated: 20-07-2022

No. JDTP (S)/ ADTP/ OC/17 /2022-23

PARTIAL OCCUPANCY CERTIFICATE

Sub: Issue of Partial Occupancy Certificate for Block 3, 5, 6, 8, 9, 13 & 14 for Residential Apartment Building at BBMP Khatha No. 1, Sy. No. 2, 3, 5, 6, 7, 8, 9 & 24 of Chandrashekarapura Village and 112 & 113 of Kammanahalli Village, Begur Hobli, Ward No. 192, Bommanahalli Zone, Bangalore.

Ref: 1) Application for issue of Partial Occupancy Certificate dt: 17-03-2022.

2) Approval of Chief Commissioner for issue of Occupancy Certificate dt: 25-04-2022.

3) Plan sanctioned No. BBMP/Addl.Dir/JD South/0258/15-16 dt: 23-03-2016.

The plan was sanctioned for construction of Residential Apartment Building consisting of Block 3, 5, 6, 8, 9, 13 & 14 for GF+4 UF vide LP No. **BBMP/Addl.Dir/JD South/0258/15-16** dt: 23-03-2016. Commencement Certificate for Block 3, 5, 6, 8 & 9 was issued on 16-04-2016 and Block 13 & 14 was issued on 19-12-2016.

The Residential Apartment Building for Block 3, 5, 6, 8, 9, 13 & 14 was inspected on dated: 08-04-2022 by the Officers of Town Planning Section for issue of Partial 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 Partial Occupancy Certificate for the Residential Apartment Building was approved by the Chief Commissioner on dated: 25-04-2022 vide mentioned at ref. (2). Payment of Compounding Fees, Scrutiny Fees works out to Rs. 99,83,000/- (Rs. Ninety Nine Lakhs Eighty Three Thousand only), out of which Rs. 45,00,000/- (Rs. Forty Five Lakhs only), which has been paid by the applicant vide Receipt No. RE-ifms624-TP/000027 dt: 19-07-2022 as per the Hon'ble High Court Interim Order W.P. No. 9175/2022 (LB-BMP) dt: 05-05-2022. The deviations effected in the building are condoned and regularized. Accordingly, this Partial Occupancy Certificate is issued.

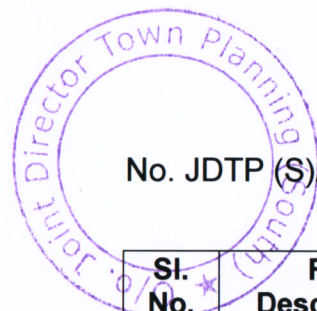
Permission is hereby granted to occupy the Partial Residential Apartment Building Consisting of GF+4UF comprising of 232 (Including 20 EWS) units for the Residential purpose constructed at Property Khatha No. 1, Sy. No. 2, 3, 5, 6, 7, 8, 9 & 24 of Chandrashekarapura Village and 112 & 113 of Kammanahalli Village, Begur Hobli, Ward No. 192, Bommanahalli Zone, Bangalore with the following details;

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BLOCK – 3

Sl. No.	Floor Descriptions	Built up Area (in Sqm)	Remarks
1.	Ground Floor	407.57	Duplex, 07 Nos. of Car parking at Partial Ground Floor & 31 No. of Surface car parking, 02 No. of Residential Units, Electrical panel, Lobby, Lifts & Staircase Triplex, 02 No. of Residential Units, Lobby, Lifts & Staircases. Solar Equipment.
2.	First Floor	280.84	
3.	Second Floor	289.41	
4.	Third Floor	266.86	
5.	Fourth Floor	106.08	
6.	Terrace	91.34	
	Total	1442.10	Total No. of Units = 04 Nos.

BLOCK – 5

Sl. No.	Floor Descriptions	Built up Area (in Sqm)	Remarks
1.	Ground Floor	2393.86	Duplex, 42 Nos. of Car parking, 12 No. of Residential Units, Electrical panel, Lobby, Lifts & Staircase Triplex, 12 No. of Residential Units, Lobby, Lifts & Staircases. Solar Equipment.
2.	First Floor	1568.53	
3.	Second Floor	1697.95	
4.	Third Floor	1380.36	
5.	Fourth Floor	694.16	
6.	Terrace	610.93	
	Total	8345.79	Total No. of Units = 24 Nos.

BLOCK – 6

Sl. No.	Floor Descriptions	Built up Area (in Sqm)	Remarks
1.	Ground Floor	3790.61	Duplex, 66 Nos. of Car parking, 28 No. of Residential Units (including 10 EWS units), Electrical panel, Lobby, Lifts & Staircase Triplex, 18 No. of Residential Units, Lobby, Lifts & Staircases. Solar Equipment.
2.	First Floor	2401.46	
3.	Second Floor	2569.48	
4.	Third Floor	2145.31	
5.	Fourth Floor	1019.96	
6.	Terrace	922.38	
	Total	12849.20	Total No. of Units = 46 Nos. (including 10 EWS units)

BLOCK – 8

Sl. No.	Floor Descriptions	Built up Area (in Sqm)	Remarks
1.	Ground Floor	2393.86	Duplex, 42 Nos. of Car parking, 12 No. of Residential Units, Electrical panel, Lobby, Lifts & Staircase Triplex, 12 No. of Residential Units, Lobby, Lifts & Staircases. Solar Equipment.
2.	First Floor	1568.53	
3.	Second Floor	1697.95	
4.	Third Floor	1380.36	
5.	Fourth Floor	694.16	
6.	Terrace	610.93	
	Total	8345.79	Total No. of Units = 24 Nos.

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Handwritten signatures and dates:
15/20/07/22
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BLOCK – 9

Sl. No.	Floor Descriptions	Built up Area (in Sqm)	Remarks
1.	Ground Floor	3790.61	Duplex, 66 Nos. of Car parking, 28 No. of Residential Units (including 10 EWS units), Electrical panel, Lobby, Lifts & Staircase
2.	First Floor	2401.46	
3.	Second Floor	2569.48	Triplex, 18 No. of Residential Units, Lobby, Lifts & Staircases.
4.	Third Floor	2145.31	
5.	Fourth Floor	1019.96	
6.	Terrace	922.38	Solar Equipment.
	Total	12849.20	Total No. of Units = 46 Nos. (including 10 EWS units)

BLOCK – 13

Sl. No.	Floor Descriptions	Built up Area (in Sqm)	Remarks
1.	Ground Floor	5266.61	Duplex, 78 Nos. of Car parking, 32 No. of Residential Units, Electrical panel, Lobby, Lifts & Staircase
2.	First Floor	3135.53	
3.	Second Floor	3430.63	Triplex, 32 No. of Residential Units, Lobby, Lifts & Staircases.
4.	Third Floor	2819.45	
5.	Fourth Floor	1514.54	
6.	Terrace	1387.47	Solar Equipment.
	Total	17554.23	Total No. of Units = 64 Nos.

BLOCK – 14

Sl. No.	Floor Descriptions	Built up Area (in Sqm)	Remarks
1.	Ground Floor	1943.23	Duplex, 27 Nos. of Car parking, 12 No. of Residential Units, Electrical panel, Lobby, Lifts & Staircase
2.	First Floor	1165.71	
3.	Second Floor	1291.29	Triplex, 12 No. of Residential Units, Lobby, Lifts & Staircases.
4.	Third Floor	1177.60	
5.	Fourth Floor	535.77	
6.	Terrace	1236.25	Solar Equipment.
	Total	7349.85	Total No. of Units = 24 Nos.

	Grand Total	68736.16	Total No. of Units = 232 (Including 20 EWS)
7.	FAR	0.499	
8.	Coverage	17.74%	

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

1. The car parking at Partial Ground Floor & 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.

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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. The owner / applicant 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. Partial Ground Floor & Surface area reserved for parking should be used for parking purpose only as per as built plan.
5. Footpath 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 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 herewith 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 SWM Department.
9. All the rain water and waste water generated from the usage shall be pumped into the rain water harvesting pits and used for landscaping.
10. Garbage originating from building shall be segregated into organic & in-organic waste & should be processed in the re-cycling unit of suitable capacity i.e., organic waste convertor to be installed at site for its reused / disposal.
11. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws-31) of Building bye-laws 2003 shall be ensured.
12. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
13. The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-law 2016.
14. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
15. The Applicant should submit the CFO from KSPCB at the time of Final Occupancy Certificate.
16. The Applicant should abide by the undertaking submitted dt: 16-04-2022 to follow the Final orders of the Hon'ble High Court in W.P No. 9175/2022 (LB-BMP) dt: 05-05-2022.
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.

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18. In case of any false information, misrepresentation of facts, or any complaints with regard to violation, any deviation carried out after issue of Partial Occupancy Certificate, the Partial Occupancy Certificate shall be 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, Town Planning (South)
Bruhat Bangalore Mahanagara Palike

To

M/s. Valmark Developers Pvt Ltd.,
Rep by Sri. Ratan Lath & Others
The Residency, 10th Floor, # 133/1,
Residency Road, Bangalore – 560 025.

Copy to:

1. JC (Bommanahalli Zone) / EE (Begur) / AEE/ ARO (Anjanapura Sub-division) for information and necessary action.
2. Senior Environmental Officer, KSPCB, # 49, Church Street, Bengaluru - 01 for information.
3. Superintendent Engineer, (Electrical), BESCO, North Division, No. 8, Benson Town, Nandi Durga Road, Bengaluru - 560046.
4. Office copy.

Joint Director, Town Planning (South)
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