



BRUHAT BANGALORE MAHANAGARA PALIKE

Office of the
Joint Director, Town Planning (South)
BBMP Head Office, N.R. Square
Annex-3 Building,
Bangalore-02. Dated: 01-06-2023

No. JDTP (S)/ ADTP/ OC/ 04/2023-24

PARTIAL OCCUPANCY CERTIFICATE

Sub: Issue of Partial Occupancy Certificate for Block – A & B Residential Building at Khata No. 422/16/2/22, Ganakallu Village, Hemmigeppura, Kengeri Hobli, Ward No. 198, Rajarajeshwari Nagar Zone, Bangalore.

- Ref:**
- 1) Application for issue of Partial Occupancy Certificate dt: 17-02-2023.
 - 2) Approval of Chief Commissioner for issue of Partial Occupancy Certificate dt: 31-03-2023.
 - 3) Plan sanctioned Licence Renewal No. BBMP/Addl.Dir/JD South/0250/15-16 dt: 03-01-2022.
 - 4) Fire Clearance issued by Fire Force and Emergency Department vide No: GBC(1) 296/2006 Docket No. KSFES/CC/ 746/2022 dt: 16-12-2022.
 - 5) CFO from KSPCB vide Consent No. W-337858 PCB ID : 137488 dt: 29-05-2023.

A plan was sanctioned for construction of Residential apartment building consisting Block - A, B, C, D & E – Common Basement with GF+11 UF & Club House – B+G+1 UF with 480 dwelling units vide BBMP/ Addl.Dir/JD South/ 0250/15-16 dt: 25-04-2016. The Commencement Certificate for Block D & E issued on 16-11-2018 & Block A, B, C & Club House on 10-10-2019. Plan Sanction Renewal on dt: 03-01-2022.

The Block A & B Residential Building was inspected on dated: 24-02-2023 by the Officers of Town Planning Section for issue of Partial Occupancy Certificate. During inspection, it was 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 Block – A & B Residential Apartment Building was approved by the Chief Commissioner on dt: 31-03-2023. Initially Demand note for payment of Compounding fee & other charges amounting to Rs. 24,08,000/- (Rs. Twenty Four Lakhs Eight Thousand only), was paid by the applicant in the form of D.D No. 189791 dt: 11-04-2023 vide Receipt No. RE-ifms624-TP/000015 dated: 31-05-2023. The deviations effected in the building are condoned and regularized. Accordingly, this Partial Occupancy Certificate is issued.

PTO

Received copy
L. Singh
For Gopalan Enterprise 3.6.2023

V. ~ 1/6/23
Joint Director, Town Planning (South)
Bruhat Bangalore Mahanagara Palike
02/06/23 01/06/23 01/06/23



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Permission is hereby granted to occupy the Block – A & B Residential E
Consisting of BF+GF+11 UF with 192 for Residential purpose constructed at Property
No. 422/16/2/22, Ganakallu Village, Hemmigeपुरa, Kengeri Hobli, Ward No. 198, Rajaje
Nagar Zone, Bangalore with the following details;

Sl. No.	Floor Descriptions	Net Built up Area (in Sqm)	Remarks
1.	Basement Floor	7624.4632	192 No. of Car Parking, Pump room, Electrical Lifts & Staircases
2.	Ground Floor	1862.62	20 No. of Car Parking in Surface area, 16 N Residential Units, STP, Lift lobby & Ramp, Lift Staircases
3.	First Floor	1862.62	16 No. of Residential Units, Corridor, Lift & Staircases
4.	Second Floor	1862.62	16 No. of Residential Units, Corridor, Lift & Staircases
5.	Third Floor	1862.62	16 No. of Residential Units, Corridor, Lift & Staircases
6.	Fourth Floor	1862.62	16 No. of Residential Units, Corridor, Lift & Staircases
7.	Fifth Floor	1862.62	16 No. of Residential Units, Corridor, Lift & Staircases
8.	Sixth Floor	1862.62	16 No. of Residential Units, Corridor, Lift & Staircases
9.	Seventh Floor	1862.62	16 No. of Residential Units, Corridor, Lift & Staircases
10.	Eighth Floor	1862.62	16 No. of Residential Units, Corridor, Lift & Staircases
11.	Ninth Floor	1862.62	16 No. of Residential Units, Corridor, Lift & Staircases
12.	Tenth Floor	1862.62	16 No. of Residential Units, Corridor, Lift & Staircases
13.	Eleventh Floor	1862.62	16 No. of Residential Units, Corridor, Lift & Staircases
14.	Terrace	208.60	Lift machine room & Staircase Head room, OHT,
	Total	30184.503	Total No. of Units = 192
15.	FAR	0.84	
16.	Coverage	7.44%	

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

1. The car parking at 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.

V. N. T. T. L.
Joint Director, Town Planning (South)
Bruhat Bangalore Mahanagara Palike
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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. Basement Floor and Surface area should be used for car parking purpose only and the additional area if any available in Basement Floor & 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 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.
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.
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 SWM Department.
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.

V. ~ 1/6/23
Joint Director, Town Planning (South)
Bruhat Bangalore Mahanagara Palike

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15. This Occupancy Certificate is subject to conditions laid out in the Clearance Certificate issued from Fire Force Department vide No. GBC(1) 296/2006 Docket No. KSFES/CC/746/2022 dt: 16-12-2022 and CFO from W-337858 PCB ID : 137488 dt: 29-05-2023.
16. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
17. The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-law 2016.
18. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
19. The Applicant / Owner / Developer shall plant one tree for every 240 Sq.m of FAR area as part thereof in case of Apartment / group housing / multi dwelling unit/development plan.
20. In case of any false information, misrepresentation of facts, or any complaints with regard to violation, any deviation carried out after issue of Occupancy Certificate, 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.

Sd/-

Joint Director, Town Planning (South)
Bruhat Bangalore MahanagaraPalike

To
M/s. Gopalan Enterprises,
Rep by its Sri. Pramod. C (Partner)
5, Richmond Road, Bangalore -- 560 052.

Copy to:

- 1) JC (Rajajeshwari Nagar Zone) / EE (Kengeri Division) / AEE/ ARO (Kengeri 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.

V. ~ 11/6/23
Joint Director, Town Planning (South)
Bruhat Bangalore Mahanagara Palike

02/06/23

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