



BRUHAT BANGALORE MAHANAGARA PALIKE

Office of the
Joint Director, Town Planning (South)
BBMP Head Office, N.R. Square
Annex-3 Building,
Bangalore-02. Dated: 08-09-2023.

No. JDTP (S)/ ADTP/ OC/07 /2023-24


PARTIAL OCCUPANCY CERTIFICATE

Sub: Issue of Partial Occupancy Certificate for Residential Apartment Building for Block-A at Khatha No. 421, Sy. No. 26 & 27, Chunchaghatta Village, Uttarahalli Hobli, Ward No. 195, Bangalore.

- Ref:**
- 1) Application for issue of Partial Occupancy Certificate dt: 29-10-2021.
 - 2) Approval of Chief Commissioner for issue of Partial Occupancy Certificate dt: 07-03-2023.
 - 3) Plan sanctioned No. BBMP/Addl.Dir/JD South/0349/15-16 dt: 26-05-2016.
 - 4) CFO from KSPCB vide Consent No. W – 337151 PCB ID : 137905 dt: 30-03-2023.

A plan was sanctioned for construction of Residential apartment building consisting 2BF+GF+4 UF with 286 dwelling units for Block-A & B vide BBMP/Addl.Dir/JD South/0349/15-16 dt: 26-05-2016. The Commencement Certificate for Block -A Wing -1, 2 & 3 has been issued on 29-08-2017.

The Block – A Residential Building was inspected on dated: 25-01-2023 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 Residential Apartment Building was approved by the Chief Commissioner on dt: 07-03-2023. Payment of Compounding Fees, Scrutiny Fees works out to Rs. 1,47,06,000/- (Rs. One Crore Fourty Seven Lakhs Six Thousand only), out of which Rs. 79,32,000/- (Rs. Seventy Nine Lakhs Thirty Two Thousand only), which has been paid by the applicant vide Receipt No. RE-ifms624-TP/0000014 dt: 31-05-2023 as per the Hon'ble High Court Interim Order W.P. No. 7163/2023 (LB-BMP) dt: 11-04-2023. The deviations effected in the building are condoned and regularized by imposing penalty. Accordingly, this Partial Occupancy Certificate is issued.


HSN
991640 2773


Joint Director, Town Planning (South)
Bruhat Bangalore Mahanagara Palike
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Permission is hereby granted to occupy the Block-A Residential Building Consisting of 2BF+GF + 4 UF with 212 dwelling units for Residential purpose constructed at Property Khatha No. 421, Sy. No. 26 & 27, Chunchaghatta Village, Uttarahalli Hobli, Ward No. 195, Bangalore with the following details;

Sl. No.	Floor Descriptions	Built up Area (in Sqm)	Remarks
1.	Lower Basement Floor	1070.27	17 Nos. of Car parking, Ramp, Lifts & Staircase
2.	Upper Basement Floor	9732.86	232 Nos. of Car parking, DG room, Electrical room, Panel room, Services, UG sump, Lobby, Lifts & Staircase
3.	Ground Floor	5224.03	38 No. of Residential Units, Swimming pool, Entrance lobby, Gym, Day care centre, Library, Corridor, STP Lifts & Staircase,
4.	First Floor	5139.26	42 No. of Residential Units, Corridor, Lifts & Staircases.
5.	Second Floor	5458.94	44 No. of Residential Units, Corridor, Lifts & Staircases.
6.	Third Floor	5458.94	44 No. of Residential Units, Corridor, Lifts & Staircases.
7.	Fourth Floor	5377.96	44 No. of Residential Units, Corridor, Lifts & Staircases.
8.	Terrace	167.03	Staircase Head room, Lifts Machine room & Overhead Tank & Solar Equipment.
	Total	37629.29	Total No. of Units = 212 Nos.
9.	FAR	1.48	
10.	Coverage	28.85%	

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

1. The car parking at 2Basement Floors 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.
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. 2Basement Floors 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.

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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. This Partial Occupancy Certificate is subject to conditions laid out in the Clearance Certificate issued from KSPCB vide No. W – 337151 PCB ID : 137905 dt: 30-03-2023.
16. The Applicant should abide by the undertaking submitted dt: 10-07-2023 to follow the Final orders of the Hon'ble High Court in W.P No. 7163/2023 (LB-BMP) dt: 11-04-2023 for the Balance Amount Rs.67,74,000/-
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, 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 Partial Occupancy Certificate issued will be withdrawn without any prior notice.

Sd/-

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

To
Sri. L. Mallesh & Others Rep by its
M/s. Majestic Property & Developers
Majestic Avenue 2nd Floor, Site No. 299
New No. 51, Jayanagar 7th Block Opp. Federal Bank
Kanakapura Main Road, Bengaluru – 560 082.

Handwritten signature and date: 16/9/23

Copy to:

1. JC (Bommanahalli Zone) / EE (Bangalore South Division) / 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), BESCOM, North Division, No. 8, Benson Town, Nandi Durga Road, Bengaluru - 560046.

Handwritten signature and date: 15/08/23
Joint Director, Town Planning (South)
Bruhat Bangalore Mahanagara Palike