



BRUHAT BANGALORE MAHANAGARA PALIKE

Office of the
Joint Director, Town Planning (South)
BBMP Head Office, N.R. Square
Annex-3 Building,
Bangalore-02. Dated: 03-02-2024.



No. JDTP (S)/ADTP/OC/14/2023-24

PARTIAL OCCUPANCY CERTIFICATE

Sub: Issue of Partial Occupancy Certificate for Residential Building City Sy. No. 21P, 22P, 42P & 53/1P, PID No. 68-4-21, Municipal No. 21, Koramangala Industrial Layout, Jakkasandra, Ward No. 151, South Zone, Bangalore.

- Ref:** 1) Application for issue of Partial Occupancy Certificate Dt: 19-12-2023.
2) Approval of Chief Commissioner for issue of Occupancy Certificate Dt: 29-01-2024 & 02-02-2024.
3) Modified Plan sanctioned No. PRJ/7640/22-23 Dt: 11-01-2023.
4) Fire Clearance issued by Fire Force and Emergency Department vide No: KSFES/CC/670/2023 Dt: 18-12-2023.

A Modified plan was sanctioned for construction of Residential Apartment Building & Commercial (Office Block) Wing A, B, C, D, E, F, G, H & J – 2BF+GF+10 UF, K & L – BF+GF+11 UF Annex Bldg. (Club Hosue) - 2BF+GF+8 UF 321 Dwelling Units (Including 35 EWS Units) Residential Building, 3BF+GF+9 UF Commercial (Office Block) – vide No. PRJ/7640/22-23 dt: 11-01-2023. The Commencement Certificate was issued on 03-03-2011, 21-03-2012 & 29-11-2012 And The partial Occupancy Certificate was issued Wing - A, B, C & D on Dt: 08-09-2023.

The Partial Residential Building was inspected on dated: 18-01-2024 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 Modified 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 dt: 29-01-2024 & 02-02-2024. Initially Demand note for payment of Compounding fee & other charges amounting to Rs. 6,58,000/- (Rs. Six Lakhs Fifty-Eight Thousand only), was paid by the applicant in thse form of D.D No. 501026 Dt: 01-02-2024 vide Receipt No. RE-ifms624-TP/000054 Dated: 02-02-2024. The deviations effected in the building are condoned and regularized. Accordingly, this Partial Occupancy Certificate is issued.

Recd copy
03/02/23
Shamsulla Khan

Joint Director, Town Planning (South)
Bruhat Bangalore Mahanagara Palike
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Permission is hereby granted to occupy the Partial Residential Building Consisting of Wing E, F, G, H & J – 2BF+GF+10 UF with 93 units for Residential purpose constructed at Property Sy. No. 21P, 22P, 42P & 53/1P, PID No. 68-4-21, Municipal No. 21, Koramangala Industrial Layout, Jakkasandra, Ward No. 151, South Zone, Bangalore with the following details;

Sl. No.	Floor Descriptions	Net Built up Area (in Sqm)	Remarks
1.	Lower Basement Floor	8766.63	197 No. of Car Parking, Pump room, Lifts & Staircases, STP, DG Room, Services.
2.	Upper Basement Floor	8766.63	186 No. of Car Parking, Pump room, Lifts & Staircases, STP, Services.
3.	Ground Floor	2424.27	03 No. of Residential Units, Corridor, Lift & Staircases, Children corner, Entrance lounge, Electric Room, RWA, Yoga room, Toilet, Banquet seating.
4.	First Floor	2545.19	09 No. of Residential Units, Corridor, Lift & Staircases.
5.	Second Floor	2544.46	09 No. of Residential Units, Corridor, Lift & Staircases.
6.	Third Floor	2547.96	09 No. of Residential Units, Corridor, Lift & Staircases.
7.	Fourth Floor	2547.96	09 No. of Residential Units, Corridor, Lift & Staircases.
8.	Fifth Floor	2547.96	09 No. of Residential Units, Corridor, Lift & Staircases.
9.	Sixth Floor	2547.96	09 No. of Residential Units, Corridor, Lift & Staircases.
10.	Seventh Floor	2547.96	09 No. of Residential Units, Corridor, Lift & Staircases.
11.	Eighth Floor	2547.96	09 No. of Residential Units, Corridor, Lift & Staircases.
12.	Ninth Floor	2547.96	09 No. of Residential Units, Corridor, Lift & Staircases.
13.	Tenth Floor	2547.96	09 No. of Residential Units, Corridor, Lift & Staircases.
14.	Terrace	206.34	Lift machine room & Staircase Head room, OHT
	Total	45637.20	Total No = 93 Units
15.	FAR	0.965	Wing - E, F, G, H & J
16.	Coverage	8.77	Wing - E, F, G, H & J
	Total FAR	0.864 + 0.965 = 1.829 < 2.818	Wing - A, B, C, D, E, F, G, H & J
	Total Coverage	7.59 + 8.77 = 16.36 < 26.22	Wing - A, B, C, D, E, F, G, H & J

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

1. The car parking at 2Basement Floor 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. 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. 2Basement Floor area should be used for car parking purpose only and the additional area if any available in 2Basement 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. 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.

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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 Occupancy Certificate is subject to conditions laid out in the Clearance Certificate issued from Fire Force Department vide No. KSFES/CC/670/2023 Dt: 18-12-2023.
16. This Occupancy Certificate is subject to condition that, applicant should submit the CFO Certificate from KSPCB.
17. The Applicant should abide by the affidavit submitted on Date: 16-01-2024 & 18-01-2024.
18. If in case Audit objection arises, the applicant should abide to pay the difference fee amount.
19. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
20. The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-law 2016.
21. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
22. 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.
23. 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 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 MahanagaraPalike

To
M/s. Chalet Hotels Ltd., Rep by
#21, 3rd Block Koramangala, Industrial Layout
(Next to St. Francis School) Sarjapura Main Road
Bangalore – 560034

Copy to:

- 1) JC (South Zone) / EE (BTM Layout Division) / AEE/ ARO (Koramangala 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.


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