


BRUHAT BANGALORE MAHANAGARA PALIKE

Office of the
Joint Director, Town Planning (South)
BBMP Head Office, N.R. Square
Annex-3 Building, Bangalore-02.
Date: 28-03-2024.

No. JDTP (S)/ ADTP/ OC/ 20 /2023-24

PARTIAL OCCUPANCY CERTIFICATE

Sub: Issue of Partial Occupancy Certificate for Block-1A for Residential Apartment Building at Property No.1, BBMP PID No. 14-1-1, Industrial Suburb, Dr.Rajkumar Road, Rajajinagar, Nagapura, Ward No.67, West Zone, Bengaluru-560010.

- Ref:**
- 1) Application for issue of Partial Occupancy Certificate date: 27-12-2023.
 - 2) Approval of Chief Commissioner for issue of Partial Occupancy Certificate Date: 27-03-2024.
 - 3) Re-Modified Plan Sanctioned LP No.BBMP/Addl.Dir/JDSouth/0020/12-13 Date: 01-04-2021.
 - 4) Fire Clearance issued by Department of Karnataka State Fire and Emergency Services vide No: GBC(1)190/2011 Docket No. KSFES/ CC/006/2023 Date: 05-04-2023.
 - 5) CFO From KSPCB vide No.W-333696 PCB ID: 118859 Date: 07-10-2022

The Re-modified plan was sanctioned for construction of Residential apartment building consisting of Block 3 = 3BF + GF + 29 UF with 96 Units, Block 3A = 3BF + GF + 29 UF with 88 Units, Block 3B = 2BF + GF + 29 UF with 95 Units, Block 3C = 2BF + GF + 29 UF with 88 Units, Block 3D = 2BF + GF + 29 UF with 105 Units, Club House = 2BF + GF + 1 UF, Guest Room Block = GF + 1 UF with 9 Units, Block 2 = 3BF + GF + 30 UF with 197 Units, Block 1 = 3BF + GF + 30 UF with 110 Units, Block 1A = 4BF + GF + 30 UF with 122 Units, Total 917 Units vide LP No. BBMP/Addl.Dir/JDSouth/0020/12-13 Date: 01-04-2021. The Partial Commencement Certificate has been issued Block 3, 3A = Date: 10-07-2013, Block 3B, 3C, 3D & Guest Room Block = Date: 12-11-2014, Club House = Date: 04-06-2015, Block 1 & Block 2 = Date: 10-12-2015, Block 1A = Date: 22-08-2016, Block-1B & 1C = Date: 07-11-2019. The Partial Occupancy Certificate has been issued to Block 3, 3A, 3B on Date: 11-08-2016, Block 3C & 3D issued on Date: 16-02-2017, Club House issued on Date: 31-10-2017, Block 1 & Block 2 issued on Date: 21-03-2019, Addition & Alteration for Block 1, Block 2 (Wing D & E), Block 3, 3A, 3B, 3D issued on Date: 14-01-2022.

Received the original copy

Anayak IB
* 28/3/24

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28/3/24
Joint Director, Town Planning (South)
Bruhat Bangalore Mahanagara Palike

Asst. Dir.
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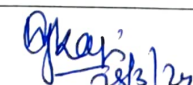
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The **Block 1A** Residential Apartment Building was inspected on date: 15-03-2024 by the Officers of Town Planning Section for issue of Partial Occupancy Certificate. During inspection, it is observed that, there is a deviation in construction with 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 **Block 1A** was approved by the Chief Commissioner on dated: 27-03-2024. Demand note for payment of Ground Rent, GST, Compounding fees and Scrutiny Fees of Rs.68,68,100/- (Rs. Sixty-Eight Lakhs Sixty-Eight Thousand, One-Hundred only), has been paid by the applicant in the form of D.D vide Receipt No.RE-ifms624-TP/000073 dated: 28-03-2024. The deviations effected in the building are condoned and regularized. Accordingly, this Partial Occupancy Certificate issued.

Hence, permission is hereby granted to occupy the Residential Apartment Phase Block 1A consisting of 4 BF + GF + 30 UF totally comprising of 122 Dwelling Units for Residential purpose constructed at Property Khata No.1, Industrial Suburb, Dr.Rajkumar Road, Rajajinagar, Nagapura Ward No.67, West Zone, Bengaluru-560010, with the following details;

Sl. No	Floor Description	Built Up Area (In SQM)	Remarks
1	4th Basement Floor	1660.25	04 nos of Car Parking, WTP, STP, Fire pump room and Ramps.
2	3rd Basement Floor	2899.20	45 nos of Car Parking, Lift Lobby, STP, Ramps & Staircase.
3	2nd Basement Floor	3245.92	57 nos of Car Parking, Electrical Panel Room, Lift Lobby, Ramps & Staircase.
4	1st Basement Floor	2114.31	35 nos of Car Parking, Lift Lobby, Communication room, 3 Electrical room, L&G Toilets, Ramps & Staircase.
5	Ground Floor	694.35	2 Residential Units, Entrance Lobby, Toilet, Lift Lobby & Staircases.
6	First Floor	778.23	4 Residential Units, Lobby, Lifts & Staircases
7	Second Floor	778.23	4 Residential Units, Lobby, Lifts & Staircases
8	Third Floor	778.23	4 Residential Units, Lobby, Lifts & Staircases
9	Fourth Floor	778.23	4 Residential Units, Lobby, Lifts & Staircases
10	Fifth Floor	784.28	4 Residential Units, Lobby, Lifts & Staircases
11	Sixth Floor	779.94	4 Residential Units, Lobby, Lifts & Staircases
12	Seventh Floor	779.94	4 Residential Units, Lobby, Lifts & Staircases
13	Eighth Floor	779.94	4 Residential Units, Lobby, Lifts & Staircases
14	Ninth Floor	784.28	4 Residential Units, Lobby, Lifts & Staircases
15	Tenth Floor	779.94	4 Residential Units, Lobby, Lifts & Staircases


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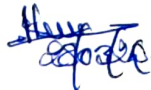


16	Eleventh Floor	779.94	4 Residential Units, Lobby, Lifts & Staircases
17	Twelfth Floor	779.94	4 Residential Units, Lobby, Lifts & Staircases
18	Thirteenth Floor	784.28	4 Residential Units, Lobby, Lifts & Staircases
19	Fourteenth Floor	779.94	4 Residential Units, Lobby, Lifts & Staircases
20	Fifteenth Floor	779.94	4 Residential Units, Lobby, Lifts & Staircases
21	Sixteenth Floor	779.94	4 Residential Units, Lobby, Lifts & Staircases
22	Seventeenth Floor	784.28	4 Residential Units, Lobby, Lifts & Staircases
23	Eighteenth Floor	779.94	4 Residential Units, Lobby, Lifts & Staircases
24	Nineteenth Floor	779.94	4 Residential Units, Lobby, Lifts & Staircases
25	Twentieth Floor	784.28	4 Residential Units, Lobby, Lifts & Staircases
26	Twenty-First Floor	779.94	4 Residential Units, Lobby, Lifts & Staircases
27	Twenty-Second Floor	784.28	4 Residential Units, Lobby, Lifts & Staircases
28	Twenty-Third Floor	779.94	4 Residential Units, Lobby, Lifts & Staircases
29	Twenty-Fourth Floor	812.56	4 Residential Units, Lobby, Lifts & Staircases.
30	Twenty-Fifth Floor	812.56	4 Residential Units, Lobby, Lifts & Staircases.
31	Twenty-Sixth Floor	812.56	4 Residential Units, Lobby, Lifts & Staircases.
32	Twenty-Seventh Floor	812.56	4 Residential Units, Lobby, Lifts & Staircases.
33	Twenty-Eighth Floor	812.56	4 Residential Units, Lobby, Lifts & Staircases.
34	Twenty-Ninth Floor	812.56	4 Residential Units, Lobby, Lifts & Staircases.
35	Thirtieth Floor	812.56	4 Residential Units, Lobby, Lifts & Staircases.
36	Terrace Floor	101.67	Solar panels, Staircase Head room, Lift Machine room & Overhead Tanks.
	TOTAL	34,361.44	Total No. of units 122 Number.
37	FAR	0.356	Block 1A.
38	Coverage	1.134%	Block 1A.
39	Total FAR	$3.545 + 0.356$ $= 3.901 < 3.956$	Block 3, 3A, 3B, 3C, 3D, Club House, Block 1, Block 2 and Block 1A.
40	Total Coverage	$14.254 \% + 1.134 \%$ $= 15.388 \% < 50 \%$	Block 3, 3A, 3B, 3C, 3D, Club House, Block 1, Block 2 and Block 1A.

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

1. The car parking at Basement 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.
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.


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4. Basement Floor & Surface area should be used for car parking purpose only and the additional area if any available 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 Department of Karnataka State Fire and Emergency Services 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 empaneled agencies of the Department of Karnataka State Fire and Emergency Services to ensure that the fire equipment's installed are in good and workable condition, and an affidavit to that effect shall be submitted to the corporation and Department of Karnataka State Fire and Emergency Services 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 Zonal Health Officer.
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.
15. This Occupancy Certificate is subject to conditions laid out in the Clearance Certificate issued from Fire Force Department vide No:GBC(1)190/2011, Docket No: KSFES/CC/006/2023 Date: 05-04-2023.
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.

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18. This Occupancy Certificate is subject to conditions laid out in the CFO issued From KSPCB vide No. W-333696 PCB ID: 118859 Date: 07-10-2022
19. If in case Audit objection arises, the applicant should abide to pay the difference fee amount.
20. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
21. The Applicant / Owner should abide the Affidavits submitted on 28-03-2024.
22. 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 deem to be cancelled.

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

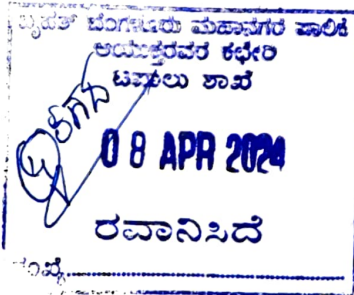
Sd/-

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

To,
M/s. Palladium Constructions Private Limited,
Property No.1, PID No. 14-1-1, Nagapura Ward No.67,
Dr. Rajkumar Road, Rajajinagar,
Bengaluru-560010.

Copy to:

- 1) JC (West Zone) / EE (Mahalakshmi Layout Division) / AEE/ ARO (Nagapura 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, AnnaswamyModaliar 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)
Bruhat Bangalore Mahanagara Palike

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