



BRUHAT BANGALORE MAHANAGARA PALIKE

Office of the
Joint Director, Town Planning (South)
BBMP Head Office, N.R. Square
Annex-3 Building,
Bangalore-02. Dated: 26-09-2022



No. JDTP (S) ADTP/ OC 25/22-23

PARTIAL OCCUPANCY CERTIFICATE

Sub: Issue of Partial Occupancy Certificate for Tower A, B & C for Residential Apartment Building at BBMP Khata No. 243/254/41, 1 to 9/83 & 93 to 101, Jaraganahalli Village, Uttarahalli Hobli, Ward No. 185, Bommanahalli Zone, Bangalore.

- Ref:**
- 1) Application for issue of Partial Occupancy Certificate dtd: 23-05-2022.
 - 2) Approval of Chief Commissioner for issue of Partial Occupancy Certificate dtd: 16-09-2022.
 - 3) Modified Plan sanctioned No. BBMP/Addl.Dir/JD South/031/19-20 dt: 07-12-2019.
 - 4) Fire Clearance issued by Fire Force and Emergency Department vide No: GBC (1) 28/2007 dt: 19-05-2022.
 - 5) CFO from KSPCB vide Consent No. W-332300 PCB ID : 105907 dt: 15-07-2022.

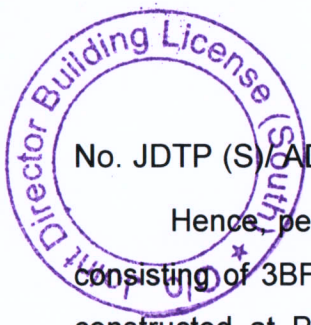
The Modified plan was sanctioned for construction of Residential Apartment Building consisting of Tower A, B & C - 3B+G+18 UF and Tower D - Stilt+17 UF vide LP No. BBMP/ Addl.Dir/JD South/ 0031/19-20 dt: 07-12-2019 & Commencement Certificate regularized at the time of Modified plan sanction.

The Tower A, B & C for Residential Apartment Building was inspected on dated: 02-09-2022 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 Tower A, B & C was approved by the Chief Commissioner on dated: 16-09-2022. Demand note for payment of Ground Rent, GST, Compounding fees and Scrutiny Fees of Rs. 1,17,65,000/- (Rs. One Crore Seventeen Lakhs Sixty Five Thousand only), has been paid by the applicant in the form of RE-ifms624-TP/000038 dated: 26-09-2022. The deviations effected in the building are condoned and regularized. Accordingly, this Partial Occupancy Certificate issued.

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

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Hence, permission is hereby granted to occupy the Residential Apartment Tower A, B & C consisting of 3BF + GF + 18UF totally comprising of 362 Dwelling Units for Residential purpose constructed at Property Khata No. 243/254/41, 1 to 9/83 & 93 to 101, Jaraganahalli Village, Uttarahalli Hobli, Ward No. 185, Bommanahalli Zone, Bangalore, with the following details;

Sl. No.	Floor Descriptions	Built up Area (in Sqm)	Remarks
1.	1 st Basement Floor	4436.54	80 Nos. of Car parking, Intercom room, Service provider, Ramps, Lobbies, Lifts & Staircase.
2.	2 nd Basement Floor	7997.00	184 Nos. of Car parking, STP, Maintaince room, DG Yard, Ramps, Lobbies, Lifts & Staircase.
3.	3 rd Basement Floor	7741.00	183 Nos. of Car parking, Pump room, UG sump, Ramps, Lobbies, Lifts & Staircase.
4.	Ground Floor	3470.36	16 Nos. of Residential Units, Club House, Squash Court, Store, Multi-purpose hall, Badmiton, Pantry, Toilets, Electrical Rooms, Corridor, Lobbies, Lifts & Staircase.
5.	First Floor	3258.85	16 Nos. of Residential Units, Club House, Library, Indoor game rooms, Gym, Creach, Steam & Sona, Corridor, Lobbies, Lifts & Staircase.
6.	Second Floor	3180.61	20 Nos. of Residential Units, Corridor, Lobbies, Lifts & Staircase.
7.	Third Floor	3180.61	20 Nos. of Residential Units, Corridor, Lobbies, Lifts & Staircase.
9.	Fourth Floor	3180.61	20 Nos. of Residential Units, Corridor, Lobbies, Lifts & Staircase.
10.	Fifth Floor	3180.61	20 Nos. of Residential Units, Corridor, Lobbies, Lifts & Staircase.
11.	Sixth Floor	3180.61	20 Nos. of Residential Units, Corridor, Lobbies, Lifts & Staircase.
12.	Seventh Floor	3180.61	20 Nos. of Residential Units, Corridor, Lobbies, Lifts & Staircase.
3.	Eighth Floor	3180.61	20 Nos. of Residential Units, Corridor, Lobbies, Lifts & Staircase.
14.	Ninth Floor	3180.61	20 Nos. of Residential Units, Corridor, Lobbies, Lifts & Staircase.
15.	Tenth Floor	3180.61	20 Nos. of Residential Units, Corridor, Lobbies, Lifts & Staircase.
16.	Eleventh Floor	3180.61	20 Nos. of Residential Units, Corridor, Lobbies, Lifts & Staircase.
17.	Twelfth Floor	3180.61	20 Nos. of Residential Units, Corridor, Lobbies, Lifts & Staircase.
18.	Thirteenth Floor	3180.61	20 Nos. of Residential Units, Corridor, Lobbies, Lifts & Staircase.
19.	Fourteenth Floor	3180.61	20 Nos. of Residential Units, Corridor, Lobbies, Lifts & Staircase.

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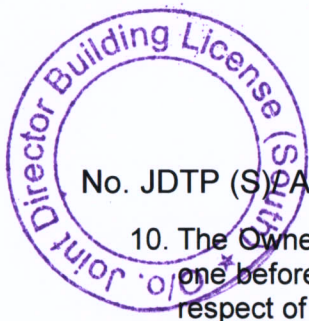
20.	Fifteenth Floor	3180.61	20 Nos. of Residential Units, Corridor, Lobbies, Lifts & Staircase.
21.	Sixteenth Floor	3180.61	20 Nos. of Residential Units, Corridor, Lobbies, Lifts & Staircase.
22.	Seventeenth Floor	3180.61	20 Nos. of Residential Units, Corridor, Lobbies, Lifts & Staircase.
23.	Eighteenth Floor	3170.24	10 Nos. of Residential Units, Corridor, Lobbies, Lifts & Staircase.
24.	Terrace	139.32	Lift room, Staircases Head Rooms, Over Head Water Tanks, Solar Water Heaters and Open Terrace.
	Total	81103.07	Total No. of Units = 362 Nos.
25.	FAR	3.24	
26.	Coverage	23.88%	

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

1. The car parking at 3Basement 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.
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. 3Basement Floor area should be used for car parking purpose only and the additional area if any available in 3Basement 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.

Joint Director, Town Planning (South)
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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) 28/2007 dt: 19-05-2022 and CFO from KSPCB vide No. W-332300 PCB ID : 105907 dt: 15-07-2022.
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. 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 MahanagaraPalike

M/s. Shriprop Projects Pvt. Ltd.,
"Shriram House", # 31, Old No. 192,
2nd Main Road, T. Chowdaiah Road,
Sadashivanagar, Bangalore -560 080.

Copy to

1. JC (Bommanahalli Zone) / EE (Bangalore South Division) / AEE/ ARO (Uttarahalli 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.

④ copies
10/27/09/22

Joint Director, Town Planning (South)
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