



BRUHAT BANGALORE MAHANAGARA PALIKE

Office of the
Joint Director, Town Planning (South)
BBMP Head Office, N.R. Square
Annex-3 Building,
Bangalore-02. Dated: 25-01-2023

No. JDTP (S)/ ADTP/ OC/ 30 /22-23

PARTIAL OCCUPANCY CERTIFICATE

Sub: Issue of Partial Occupancy Certificate for Phase II Tower 04 for Residential Apartment Building at BBMP Khata No. 1/1, PID No. 31-42-1/1, Hosakere Road, Binnyepet, Ward No. 121, Bangalore.

- Ref: 1) Application for issue of Partial Occupancy Certificate dtd: 12-08-2022.
2) Approval of Chief Commissioner for issue of Partial Occupancy Certificate dtd: 05-12-2022 & 23-01-2023.
3) Re-Modified Plan sanctioned No. JDTP (S)/ LP 31/10-11 dt: 18-09-2015.
4) Fire Clearance issued by Department of Karnataka State Fire and Emergency Services vide No: GBC (1)/209/2010 Docket No. KSFES/CC/ 356/2022 dt: 16-08-2022.
5) CFO from KSPCB vide Consent No. W-333679, PCB ID: 76412 dt: 06-10-2022.

The Re-modified plan was sanctioned for construction of Residential apartment building consisting of **Phase – I - Tower 1, 2 & 3 = 2B+G+18UF, Phase – II - Tower 4 = 2B+G+31UF, Tower 5 & 6 = 2B+G+32UF and Tower 7 = B+G+24UF** with 1931 units vide LP No. **JDTP (S)/LP 31/10-11** dt: 18-09-2015. The Commencement Certificate has been issued Tower 1 = 05-03-2015 and Tower 2 = 23-04-2015, Tower 3 = 21-07-2015, Tower 04 = 25-10-2016 and The Partial Occupancy Certificate has been issued Phase I Tower 1 & 2 issued on 18-12-2017 & Tower 3 issued on dt: 09-04-2018.

The Phase II Tower 04 for Residential Apartment Building was inspected on dt: 16-11-2022 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 Phase II Tower 04 was approved by the Chief Commissioner on dated: 05-12-2022 & 23-01-2023. Demand note for payment of Ground Rent, GST, Compounding fees and Scrutiny Fees of Rs. 2,30,96,000/- (Rs. Two Crores Thirty Lakhs Ninety Six Thousand only), has been paid by the applicant in the form of D.D vide Receipt No. RE-ifms624-TP/000061 dated: 24-01-2023. The deviations effected in the building are condoned and regularized. Accordingly, this Partial Occupancy Certificate issued.

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Hence, permission is hereby granted to occupy the Residential Apartment Phase II Tower 04 consisting of 2BF + GF + 31 UF (Common Basement for Tower 4, 5, 6 & 7) totally comprising of 428+124 (EWS Units) = 552 Dwelling Units for Residential purpose constructed at Property Khata No. 1/1, PID No. 31-42-1/1, Hosakere Road, Binnypet, Ward No. 121, Bangalore, with the following details;

Sl. No.	Floor Descriptions	Built up Area (in Sqm)	Remarks
1.	Lower Basement Floor	13193.20	293 Nos.Of Car Parking, DG room, STP, Lifts & Staircase
2.	Upper Basement Floor	13839.96	307 Nos.Of Car Parking, STP, DG room, Electrical room, Communication room, UPS room, Lifts & Staircase
3.	Ground Floor	2217.65	10 Residential Units & 04 EWS Residential units, 50 Nos. of Car Parking in Surface area, AV room, Display room, Corridor, Entrance Lift Lobby, Lift Lobby, Lifts & Staircase
4.	First Floor	1967.56	12 Residential Units & 04 EWS Residential units, Lift Lobby, Corridor, Lifts & Staircase
5.	Second Floor	2192.30	14 Residential Units & 04 EWS Residential units, Lift Lobby, Corridor, Lifts & Staircase
6.	Third Floor	2192.30	14 Residential Units & 04 EWS Residential units, Lift Lobby, Corridor, Lifts & Staircase
7.	Fourth Floor	2192.30	14 Residential Units & 04 EWS Residential units, Lift Lobby, Corridor, Lifts & Staircase
8.	Fifth Floor	2192.30	14 Residential Units & 04 EWS Residential units, Lift Lobby, Corridor, Lifts & Staircase
9.	Sixth Floor	2192.30	14 Residential Units & 04 EWS Residential units, Lift Lobby, Corridor, Lifts & Staircase
10.	Seventh Floor	2192.30	14 Residential Units & 04 EWS Residential units, Lift Lobby, Corridor, Lifts & Staircase
11.	Eighth Floor	2192.30	14 Residential Units & 04 EWS Residential units, Lift Lobby, Corridor, Lifts & Staircase
12.	Ninth Floor	2192.30	14 Residential Units & 04 EWS Residential units, Lift Lobby, Corridor, Lifts & Staircase
13.	Tenth Floor	2192.30	14 Residential Units & 04 EWS Residential units, Lift Lobby, Corridor, Lifts & Staircase
14.	Eleventh Floor	2192.30	14 Residential Units & 04 EWS Residential units, Lift Lobby, Corridor, Lifts & Staircase
15.	Twelfth Floor	2192.30	14 Residential Units & 04 EWS Residential units, Lift Lobby, Corridor, Lifts & Staircase
16.	Thirteenth Floor	2495.67	08 Residential Units, Indoor Sports room (02 Nos.), Multi-purpose hall, Waiting Lounge, Cafeteria, Gym, Yoga room, Kids play area, Changing rooms, Sand Pit area, Toilets, Lobby, Corridor, Lifts & Staircase
17.	Fourteenth Floor	1995.11	12 Residential Units & 04 EWS Residential units, Lift Lobby, Corridor, Lifts & Staircase

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18.	Fifteenth Floor	2177.25	14 Residential Units & 04 EWS Residential units, Lift Lobby, Corridor, Lifts & Staircase
19.	Sixteenth Floor	2177.25	14 Residential Units & 04 EWS Residential units, Lift Lobby, Corridor, Lifts & Staircase
20.	Seventeenth Floor	2177.25	14 Residential Units & 04 EWS Residential units, Lift Lobby, Corridor, Lifts & Staircase
21.	Eighteenth Floor	2177.25	14 Residential Units & 04 EWS Residential units, Lift Lobby, Corridor, Lifts & Staircase
22.	Nineteenth Floor	2177.25	14 Residential Units & 04 EWS Residential units, Lift Lobby, Corridor, Lifts & Staircase
23.	Twentieth Floor	2177.25	14 Residential Units & 04 EWS Residential units, Lift Lobby, Corridor, Lifts & Staircase
24.	Twenty First Floor	2177.25	14 Residential Units & 04 EWS Residential units, Lift Lobby, Corridor, Lifts & Staircase
25.	Twenty Second Floor	2177.25	14 Residential Units & 04 EWS Residential units, Lift Lobby, Corridor, Lifts & Staircase
26.	Twenty Third Floor	2177.95	14 Residential Units & 04 EWS Residential units, Lift Lobby, Corridor, Lifts & Staircase
27.	Twenty Fourth Floor	2177.95	14 Residential Units & 04 EWS Residential units, Lift Lobby, Corridor, Lifts & Staircase
28.	Twenty Fifth Floor	2177.95	14 Residential Units & 04 EWS Residential units, Lift Lobby, Corridor, Lifts & Staircase
29.	Twenty Sixth Floor	2177.95	14 Residential Units & 04 EWS Residential units, Lift Lobby, Corridor, Lifts & Staircase
30.	Twenty Seventh Floor	2177.95	14 Residential Units & 04 EWS Residential units, Lift Lobby, Corridor, Lifts & Staircase
31.	Twenty Eighth Floor	2210.19	14 Residential Units & 04 EWS Residential units, Lift Lobby, Corridor, Lifts & Staircase
32.	Twenty Nineth Floor	2151.06	12 Residential Units & 04 EWS Residential units, Lift Lobby, Corridor, Lifts & Staircase
33.	Thirteenth Floor	2189.57	14 Residential Units & 04 EWS Residential units, Lift Lobby, Corridor, Lifts & Staircase
34.	Thirty First Floor	2001.13	10 Residential Units & 04 EWS Residential units, Lift Lobby, Corridor, Lifts & Staircase
35.	Terrace	204.64	Lift room, Staircases Head Rooms, Over Head Water Tanks, Solar Water Heater Pannel and Open Terrace.
	Total	96888.79	Total No. of Units = 428+124 (EWS) = 552
36.	FAR	0.40 (Tower 1, 2, 3 = 0.615 + Tower 4 = 0.40 Total = 1.05 < 2.50)	
37.	Coverage	1.36% (Tower 1, 2, 3 = 3.56% + Tower 4 = 1.36% Total = 4.92% < 55%)	

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

1. The car parking at 2Basement 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.

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. 2Basement 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 empanelled agencies of the Department of Karnataka State Fire and Emergency Services 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 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.

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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)/209/2010 Docket No. KSFES/CC/356/2022 dt: 16-08-2022 and CFO from KSPCB vide No. W-333679, PCB ID: 76412 dt: 06-10-2022.
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. The Applicant / Owner should abide the Affidavit submitted on 18-11-2022 and 13-01-2023.
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 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)
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To,
M/s. ETA Karnataka Estates Ltd.,
and M/s. ETA Star Infopark & their GPA Holder
M/s. Relationship Properties Pvt. Ltd.,
Rep. by Sri. Ananda Rao. C.B
1/1, Binny Mill Road, Binnypet,
Bangalore – 560 023.

Copy to:

1. JC (West Zone) / EE (Gandhinagar Division) / AEE/ ARO (Cottonpet 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), BESCOM, North Division, No. 8, Benson Town, Nandi Durga Road, Bengaluru - 560046.
5. Office copy.

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