



BRUHAT BANGALORE MAHANAGARA PALIKE

Office of the
Joint Director, Town Planning (South)
BBMP Head Office, N.R. Square
Annex-3 Building,
Bangalore-02. Dated: 21-03-2023

No. JDTP (S)/ ADTP/ OC/33/2022-23

PARTIAL OCCUPANCY CERTIFICATE

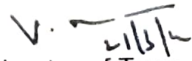
Sub: Issue of Partial Occupancy Certificate for Block - 7 Wing – B & C Residential Building at KhathaNo. 46/323/5, 323/1, 322/1, 328/3, 328/1, 323/4, 323/7, 325/2, 327, 328/4, 323/6, 321/2c, 321/2b, 331, 332/2, 328/2, 325/1, 330, 323/3, Begur Village, Begur Hobli, Bommanahalli Zone, Ward No. 192, Bangalore.

- Ref:** 1) Application for issue of Partial Occupancy Certificate dt: 17-09-2022.
2) Approval of Chief Commissioner for issue of Partial Occupancy Certificate dt: 13-03-2023.
3) Re-Modified Plan sanctioned No. **JDTP/ LP 38/10-11** dt: 30-11-2016.
4) Fire Clearance issued by Fire Force and Emergency Department vide No: GBC (1)/149/2015, Docket No. KSFES/CC/609/2022, dt: 12-12-2022.
5) CFO from KSPCB vide Consent No. W-333270 PCB ID : 88251 dt: 16-09-2022.

A Re-Modified plan was sanctioned for construction of Residential apartment building consisting Block 1 - Wing A, B & C - 3B+G+27 UF, Block 3 - Wing A, B & C - 3B+G+27 UF, Block 4 - Wing A, B & C - 3B+G+27 UF, Block 5-Wing A & B- 2B+G+27 UF, Block 7 – Wing C - B+G+27 UF, Block 7 – Wing B - B+G+12 UF vide JDTP / LP 38/10-11 dt: 30-11-2016. The Commencement Certificate has been issued for Block – 5 on dt: 06-02-2012, Block 1 & 3 on dt: 23-01-2015, Block –4 on dt: 21-12-2016 and Block – 7, Wing B & C on dt: 05-11-2018. Occupancy Certificate has been issued for Block - 1 & 5 on 13-03-2017, Block – 3 on 29-08-2017 and Block – 4 on 09-03-2022.

The Block - 7 Wing – B & C Residential Building was inspected on dated: 02-02-2023 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 - 7 Wing – B & C Residential Apartment Building was approved by the Chief Commissioner on dt: 13-03-2023. Initially Demand note for payment of Compounding fee & other charges amounting to Rs. 82,00,000/- (Rs. Eighty Two Lakhs only), was paid by the applicant in the form of D.D No. 088066 dt: 20-03-2023 vide Receipt No. RE-ifms624-TP/000081 dated: 20-03-2023. The deviations effected in the building are condoned and regularized. Accordingly, this Partial Occupancy Certificate is issued.

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V. 
Joint Director of Town Planning (South)
Bruhat Bangalore Mahanagara Palike

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Permission is hereby granted to occupy the Block - 7 Wing – B & C Residential Building Consisting of Block - 7 Wing – B - BF+GF+12 UF with 96EWS dwelling units and Block - 7 Wing - C- BF+GF+18 UF with 108 dwelling units totally 204 units for Residential purpose constructed at Property Khatha No. 46/323/5, 323/1, 322/1, 328/3, 328/1, 323/4, 323/7, 325/2, 327, 328/4, 323/6, 321/2c, 321/2b, 331, 332/2, 328/2, 325/1, 330, 323/3, Begur Village, Begur Hobli, Bommanahalli Zone, Ward No. 192, Bangalore with the following details;

Sl. No.	Floor Descriptions	Net Built up Area (in Sqm)	Remarks
1.	Basement Floor	7530.71	175 No. of Car Parking, Pump room, Lift lobby & Ramp, Lifts & Staircases
2.	Ground Floor	1443.76	02 No. of Meter room, Entry Lobby, 04 No.s of rooms, 19 No. of Car Parking, 99 No. of Car Parking in Surface area, Lift lobby & Ramp, Lifts & Staircases
3.	First Floor	1271.28	14 No. of Residential Units, Corridor, Lift & Staircases.
4.	Second Floor	1271.28	14 No. of Residential Units, Corridor, Lift & Staircases.
5.	Third Floor	1271.28	14 No. of Residential Units, Corridor, Lift & Staircases.
6.	Fourth Floor	1271.28	14 No. of Residential Units, Corridor, Lift & Staircases.
7.	Fifth Floor	1271.28	14 No. of Residential Units, Corridor, Lift & Staircases.
8.	Sixth Floor	1271.28	14 No. of Residential Units, Corridor, Lift & Staircases.
9.	Seventh Floor	1271.28	14 No. of Residential Units, Corridor, Lift & Staircases.
10.	Eighth Floor	1271.28	14 No. of Residential Units, Corridor, Lift & Staircases.
11.	Ninth Floor	1271.28	14 No. of Residential Units, Corridor, Lift & Staircases.
12.	Tenth Floor	1271.28	14 No. of Residential Units, Corridor, Lift & Staircases.
13.	Eleventh Floor	1271.28	14 No. of Residential Units, Corridor, Lift & Staircases.
14.	Twelfth Floor	1271.28	14 No. of Residential Units, Corridor, Lift & Staircases.
15.	Thirteenth Floor	803.44	06 No. of Residential Units, Corridor, Lift & Staircases.
16.	Fourteenth Floor	803.44	06 No. of Residential Units, Corridor, Lift & Staircases.
17.	Fifteenth Floor	803.44	06 No. of Residential Units, Corridor, Lift & Staircases.

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18.	Sixteenth Floor	803.44	06 No. of Residential Units, Corridor, Lift & Staircases.
19.	Seventeenth Floor	803.44	06 No. of Residential Units, Corridor, Lift & Staircases.
20.	Eighteenth Floor	803.44	06 No. of Residential Units, Corridor, Lift & Staircases.
21.	Terrace	426.54	Lift machine room & Staircase Head room, OHT,
	Total	29477.01	Total No. of Units = 204 Nos. (including 96 EWS units)
22.	FAR	0.156	
23.	Coverage	1.113%	

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

1. The car parking at Basement, Ground Floors and 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.
4. Basement, Ground Floors and Surface area should be used for car parking purpose only and the additional area if any available in Basement, Ground Floor & Surface 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.

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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.
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. The Applicant / Owner / Developer shall abide by the Affidavit submitted on dt: 21-02-2017 & 07-03-2023 regarding Developing Tank Bund of Hulimavu Lake, the area between the Lake Bund & the property at own cost by submitting the necessary proposals and seek permissions from the Competent Authority before issuance of final occupancy certificate.
16. This Occupancy Certificate is subject to conditions laid out in the Clearance Certificate issued from Fire Force Department vide No. GBC (1)/149/2015, Docket No. KSFES/CC/ 609/2022, dt: 12-12-2022 and CFO from KSPCB vide No. W-333270 PCB ID: 88251 dt: 16-09-2022.
17. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
18. The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-law 2016.
19. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
20. 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.
21. 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 Partial 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.

To
M/s. Suadela Constructions Pvt. Ltd.,
House of Hiranandani, 757/B, 100 Feet Road,
HAL 2nd Stage, Indiranagara, Bengaluru – 560 038.

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Joint Director, Town Planning (South)
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Copy to:

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

O/C

[Handwritten signature]

HSB → 21/03/23