



BRUHAT BANGALORE MAHANAGARA PALIKE

Office of the
Joint Director, Town Planning (South)
BBMP Head Office, N.R. Square
Annex-3 Building,
Bangalore-02. Dated: 29-04-2022

No. JDTP (S)/ ADTP/ OC/ 08 /22-23



PARTIAL OCCUPANCY CERTIFICATE

Sub: Issue of Partial Occupancy Certificate for Residential Apartment Building at BBMP Khata No. PID No. 64-139-4 (Old No. 47/48), 9th Block, Jayanagar sub-division, Bannerghatta Road, Ward No. 171, South Zone, Bangalore.

- Ref:**
- 1) Application for issue of Final Occupancy Certificate dtd: 14-03-2022.
 - 2) Approval of Chief Commissioner for issue of Final Occupancy Certificate dtd: 27-04-2022.
 - 3) Plan sanctioned No. BBMP/Addl.Dir/JD South/0181/15-16 dt: 08-09-2016.
 - 4) Fire Clearance issued by Fire Force and Emergency Department vide No: GBC (1) / 209/213 Docket No. KSFES / CC/289/2021 dt: 05-08-2021.
 - 5) CFO from KSPCB vide Consent No. AW – 326682 PCB ID : 104597 dt: 07-09-2021.


The plan was sanctioned for construction of Residential Apartment Building consisting of BF +GF+17UF with 61 dwelling units vide LP No. BBMP/Addl.Dir/JD South/0181/15-16 dt: 08-09-2016 & Commencement Certificate issued on 27-02-2017.

The Residential Apartment Building was inspected on dated: 11-04-2022 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 was approved by the Commissioner on dated: 27-04-2022. Demand note for payment of Compounding fees and Scrutiny Fees of Rs. 10,80,000/- (Rs. Ten Lakhs Eighty Thousand only), has been paid by the applicant in the form of RE-ifms624-TP/000009 dated: 29-04-2022. The deviations effected in the building are condoned and regularized. Accordingly, this Partial Occupancy Certificate issued.

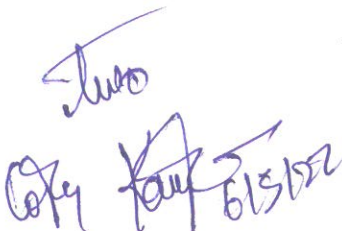

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Hence, permission is hereby granted to occupy the Residential Apartment Building consisting of 2BF + GF + 17UF totally comprising of 59 Dwelling Units for Residential purpose constructed at Property PID No. 64-139-4 (Old No. 47/48), 9th Block, Jayanagar sub-division, Bannerghatta Road, Ward No. 171, South Zone, Bangalore, with the following details;

Sl. No.	Floor Descriptions	Built up Area (in Sqm)	Remarks
1.	Lower Basement Floor	4602.13	96 Nos. of Car parking, Fire Water Tank, Sump, Ramp, Lifts & Staircase.
2.	Upper Basement Floor	4589.35	165 Nos. of Car parking (Mechanical parking), D.G. room, STP, Lifts & Staircase.
3.	Ground Floor	1365.39	21 Nos. of Car parking in Surface area, Table Tennis, Billiards, Squash Court, Store room, Electrical panel room, Association office, Day care centre, Reading room, Pantry, Toilets, Corridor, Lobby, Lifts & Staircase.
4.	First Floor	1132.98	02 No's of Master suite, 10 No's of suite, Reception, Pantry, Strong room, Conference, Foyer, Staff room, Store, Corridor, Lobbies, Lifts & Staircase.
5.	Second Floor	1254.09	02 Nos. of Residential Units, Yoga / Aerobic hall, Gym, Swimming pool, Corridor, Lobbies, Lifts & Staircase.
6.	Third Floor	1254.71	04 Nos. of Residential Units, Corridor, Lobbies, Lifts & Staircase.
7.	Fourth Floor	1294.69	04 Nos. of Residential Units, Corridor, Lobbies, Lifts & Staircase.
9.	Fifth Floor	1294.69	04 Nos. of Residential Units, Corridor, Lobbies, Lifts & Staircase.
10.	Sixth Floor	1254.71	04 Nos. of Residential Units, Corridor, Lobbies, Lifts & Staircase.
11.	Seventh Floor	1254.71	04 Nos. of Residential Units, Corridor, Lobbies, Lifts & Staircase.
12.	Eighth Floor	1254.71	04 Nos. of Residential Units, Corridor, Lobbies, Lifts & Staircase.
3.	Ninth Floor	1254.71	04 Nos. of Residential Units, Corridor, Lobbies, Lifts & Staircase.
14.	Tenth Floor	1254.71	04 Nos. of Residential Units, Corridor, Lobbies, Lifts & Staircase.
15.	Eleventh Floor	1252.06	04 Nos. of Residential Units, Corridor, Lobbies, Lifts & Staircase.
16.	Twelfth Floor	1292.04	04 Nos. of Residential Units, Corridor, Lobbies, Lifts & Staircase.
17.	Thirteenth Floor	1292.04	04 Nos. of Residential Units, Corridor, Lobbies, Lifts & Staircase.
18.	Fourteenth Floor	1252.06	04 Nos. of Residential Units, Corridor, Lobbies, Lifts & Staircase.

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19.	Fifteenth Floor	1252.06	04 Nos. of Residential Units, Corridor, Lobbies, Lifts & Staircase.
20.	Sixteenth Floor	1252.06	04 Nos. of Residential Units, Corridor, Lobbies, Lifts & Staircase.
21.	Seventeenth Floor	383.32	01 Nos. of Residential Units, Corridor, Lobbies, Lifts & Staircase.
	Total	31037.22	Total No. of Units = 59 Nos.
22.	FAR	3.248	
23.	Coverage	20.85%	

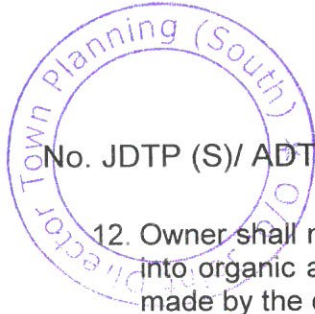
This Occupancy Certificate is issued subject to the following conditions:

1. The car parking at 2Basement 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. 2Basement Floors and Surface area should be used for car parking purpose only and the additional area if any available in Basement Floor and 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 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) / 209/213 Docket No. KSFES / CC/289/2021 dt: 05-08-2021 and AW – 326682 PCB ID : 104597 dt: 07-09-2021.
16. The Applicant / Owner / Developer must submit the Utilization Certificate for additional FAR area and get an approval for Modified plan & Final Occupancy Certificate.
17. The Applicant / Owner / Developer should not sell / register additional FAR area units (part of 17th floor, 18th to 23rd floors), until approval of Modified plan cum Final Occupancy Certificate.
18. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
19. The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-law 2016.
20. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
21. 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 Final Occupancy Certificate issued will be withdrawn without any prior notice.

Sd/-

Joint Director, Town Planning (South)
Bruhat Bangalore MahanagaraPalike

M/s. B & B Infrastructure Ltd.,
Rep by its Managing Director Sri. Bhaskar Raju
37, 4th Cross, Aga Abbas Ali Road,
Ulsoor, Bangalore – 560 042.

Copy to

1. JC (South Zone) / EE (Jayanagar Division) / AEE/ ARO (Jayanagar 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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