



BRUHAT BANGALORE MAHANAGARA PALIKE

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

Dated: 14-01-2022

No. JDTP (S)/ ADTP/ OC/ 28/2021-22

PARTIAL OCCUPANCY CERTIFICATE

Sub: Issue of Partial Occupancy Certificate for Residential Apartment Building Birla Apple Spire including Club House at Khatha No. 508/127/1, Pantharapalya Village, Mysore Road, Ward No. 160, Bangalore.

- Ref: 1) Application for issue of Partial Occupancy Certificate dt: 17-08-2021.
2) Modified Plan sanctioned No. **BBMP/Addl.Dir/JD South/0538/11-12**, dt: 17-05-2017.
3) Approval of Chief Commissioner for issue of Partial Occupancy Certificate dt: 29-12-2021.
4) Fire Clearance issued by Fire Force and Emergency Department vide No: GBC (1) /173/2012 Docket No. KSFES / CC/166/2021 dt: 07-07-2021.
5) CFO from KSPCB vide Consent No. AW – 320222 PCB ID : 87473 dt: 18-09-2020.

The Modified plan was sanctioned for construction of Residential Apartment Building Birla Apple Spire including Club House consisting 2BF + GF + 24 UF with 272 units vide LP No. BBMP/Addl.Dir/JD South/ 0538/11-12 dt: 17-05-2017. Commencement Certificate was issued on 24-03-2015.

The Residential Apartment Building Birla Apple Spire including Club House was inspected on dated: 23-08-2021 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 Birla Apple Spire including Club House was approved by the Chief Commissioner on dt: 29-12-2021. Demand note for payment of Compounding fees, Ground Rent, GST and Scrutiny Fees of Rs. 47,75,000/- (Rs. Forty Seven Lakhs Seventy Five Thousand only), has been paid by the applicant in the form of RE-ifms624-TP/000066 dated: 13-01-2022. The deviations effected in the building are condoned and regularized. Accordingly, this Partial Occupancy Certificate is issued.

④ Copy
for 29/1/2022

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Hence, Permission is hereby granted to occupy Residential Apartment Building Birla Apple Spire including Club House comprising of 2B+G+24 UF having 246 Units at Property Khata No. Khatha No. 508/127/1, Pantharapalya Village, Mysore Road, Ward No. 160, Bangalore with the following details;

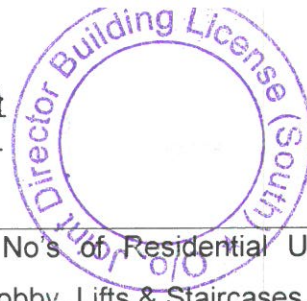
Sl. No.	Floor Descriptions	Built up Area (in Sqm)	Uses and other details.
1.	Lower Basement Floor	5755.75	131 No's of Car parking, STP, DG room, UG Sump, Liftlobby, Lifts & Staircases.
2.	Upper Basement Floor	5755.75	120 No's of Car parking, STP, DG room, UG Sump, Liftlobby, Lifts & Staircases.
3.	Ground Floor	1270.44	30 No's of Car parking in Surface area, 07 No's of Residential Units, Panel room, Transformer Yard, Organic convertor, Party hall, Servents room, Swimming Pool, Yoga room, Gym room, Club House, Change room, Steam room, Sit-out, Liftlobby, Lifts & Staircases.
4.	First Floor	1249.36	09 No's of Residential Units, Corridor, Sit-out, Liftlobby, Lifts & Staircases.
5.	Second Floor	1335.37	10 No's of Residential Units, Corridor, Sit-out, Liftlobby, Lifts & Staircases.
6.	Third Floor	1312.98	10 No's of Residential Units, Corridor, Sit-out, Liftlobby, Lifts & Staircases.
7.	Fourth Floor	1335.36	10 No's of Residential Units, Corridor, Sit-out, Liftlobby, Lifts & Staircases.
8.	Fifth Floor	1312.98	10 No's of Residential Units, Corridor, Sit-out, Liftlobby, Lifts & Staircases.
9.	Sixth Floor	1335.36	10 No's of Residential Units, Corridor, Sit-out, Liftlobby, Lifts & Staircases.
10.	Seventh Floor	1312.98	10 No's of Residential Units, Corridor, Sit-out, Liftlobby, Lifts & Staircases.
11.	Eighth Floor	1335.36	10 No's of Residential Units, Corridor, Sit-out, Liftlobby, Lifts & Staircases.
12.	Nlneth Floor	1312.98	10 No's of Residential Units, Corridor, Sit-out, Liftlobby, Lifts & Staircases.
13.	Tenth Floor	1335.36	10 No's of Residential Units, Corridor, Sit-out, Liftlobby, Lifts & Staircases.
14.	Eleventh Floor	1312.98	10 No's of Residential Units, Corridor, Sit-out, Liftlobby, Lifts & Staircases.
15.	Twelfth Floor	1335.36	10 No's of Residential Units, Corridor, Sit-out, Liftlobby, Lifts & Staircases.
16.	Thirteenth Floor	1312.98	10 No's of Residential Units, Corridor, Sit-out, Liftlobby, Lifts & Staircases.
17.	Fourteenth Floor	1335.36	10 No's of Residential Units, Corridor, Sit-out, Liftlobby, Lifts & Staircases.

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18.	Fifteenth Floor	1312.98	10 No's of Residential Units, Corridor, Sit-out, Liftlobby, Lifts & Staircases.
19.	Sixteenth Floor	1335.36	10 No's of Residential Units, Corridor, Sit-out, Liftlobby, Lifts & Staircases.
20.	Seventeenth Floor	1312.98	10 No's of Residential Units, Corridor, Sit-out, Liftlobby, Lifts & Staircases.
21.	Eighteenth Floor	1335.36	10 No's of Residential Units, Corridor, Sit-out, Liftlobby, Lifts & Staircases.
22.	Nineteenth Floor	1312.98	10 No's of Residential Units, Corridor, Sit-out, Liftlobby, Lifts & Staircases.
23.	Twentieth Floor	1335.36	10 No's of Residential Units, Corridor, Sit-out, Liftlobby, Lifts & Staircases.
24.	Twenty First Floor	1312.98	10 No's of Residential Units, Corridor, Sit-out, Liftlobby, Lifts & Staircases.
25.	Twenty Second Floor	1335.36	10 No's of Residential Units, Corridor, Sit-out, Liftlobby, Lifts & Staircases.
26.	Twenty Third Floor	1312.98	10 No's of Residential Units, Corridor, Sit-out, Liftlobby, Lifts & Staircases.
27.	Twenty Fourth Floor	1335.36	10 No's of Residential Units, Corridor, Sit-out, Liftlobby, Lifts & Staircases.
28.	Terrace	47.70	Solar Water Heater, OHT, LMR & Staircase Head room, Helipad
	Total	44546.10	Total No. of Units = 246 NOs.
29.	FAR	3.17	
30.	Coverage	12.81%	

This Partial 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.

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4. 2Basement Floors and Surface Surface area should be used for car parking purpose only and the additional area if any available in 2Basement Floor & Ground 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.
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 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.

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15. This Partial Occupancy Certificate is subject to conditions laid out in the Clearance Certificate issued from Fire Force Department vide No. GBC (1) /173/2012 Docket No. KSFES / CC/166/2021 dt: 07-07-2021 and CFO from KSPCB vide No. AW – 320222 PCB ID : 87473 dt: 18-09-2020 Compliance of submissions made in the affidavits and undertaking filed to this office.
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 / 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.
20. The Applicant should obtain the Final Occupancy Certificate after completion of remaining Block.
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 deemed 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

To

Sri. C. Chandrashekar & Others,
M/s. Apple Spire India LLP
11/2, K.R. Road, Basavanagudi,
Bangalore – 560 004.

Copy to:

1. JC (Rajajeshwari Nagar Zone) / EE (Rajajeshwari Nagar Division) / AEE/ ARO (Rajajeshwari Nagar 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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