

## BRUHAT BANGALORE MAHANAGARA PALIKE

Office of the  
Joint Director, Town Planning (South)  
BBMP Head Office, N.R. Square  
Annex-3 Building,  
Bangalore-02. Dated: 09-03-2022

No. JDTP (S)/ ADTP/ OC/40 /21-22

### PARTIAL OCCUPANCY CERTIFICATE

**Sub:** Issue of Partial Occupancy Certificate for Block 4 for Residential Apartment Building at 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.

- Ref:**
- 1) Application for issue of Partial Occupancy Certificate dt: 13-12-2021.
  - 2) Approval of Chief Commissioner for issue of Partial Occupancy Certificate dt: 14-01-2022.
  - 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/189/2021, Dated. 23-08-2021.
  - 5) CFO from KSPCB vide Consent No. W-327096, PCB Id. 88251, Dt: 28-09-2021.
  - 6) W.P. No. 3061/2022 (LB-BMP) dt: 11-02-2022.

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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 dt: 06-02-2012, Block 1 & 3 dt: 23-01-2015, Block 4 dt: 21-12-2016 and Block - 7, Wing B & C dt: 05-11-2018. Occupancy Certificate has been issued for Block 1 & 5 on 13-03-2017 and Block - 3 on 29-08-2017.

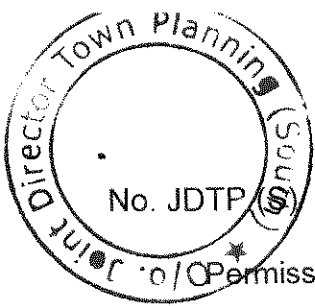
*o/c* The Residential Apartment Building Block 4 was inspected on dated: 27-12-2021 by the Officers of Town Planning Section for issue of Partial Occupancy Certificate. During inspection, it is observed that, there is deviation in construction with reference to the sanctioned plan which is within the limits of regularization as per Bye-laws. The proposal for the issuance of Partial Occupancy Certificate for the Block 4 Residential Apartment Building was approved by the Chief Commissioner on dt: 14-01-2022. Payment of Compounding Fees, Scrutiny Fees works out to Rs. 63,84,000/- (Rs. Sixty Three Lakhs Eighty Four Thousand only), out of which Rs. 6,24,250/- (Rs. Six Lakhs Twenty Four Thousand Two Hundred Fifty only), which has been paid by the applicant in the form of RE-ifms624-TP/000078 dt: 15-02-2022. Excluding Ground Rent, GST Fees as per the Hon'ble High Court Order vide W.P. No. 3061/2022 (LB-BMP) dt: 11-02-2022. The deviations effected in the building are condoned and regularized. Accordingly, this Partial Occupancy Certificate is issued.

*W 9/3/22*  
Joint Director, Town Planning (South)  
Bruhat Bangalore Mahanagara Palike

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-2-

Permission is hereby granted to occupy the Block 4 Residential Apartment Building Consisting of 3BF+GF+27 UF for comprising of 432 dwelling units 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	Built Up Area (sqm)	Remarks
1	3 <sup>rd</sup> Basement Floor	6364.85	118 No. of Car Parking, Lift lobby, Flushing water tank, Fire water tank, Raw & Terrace water tank, Domestic water Tank, Pump room & Ramp, Lifts & Staircases
2	2 <sup>nd</sup> Basement Floor	6364.85	123 No. Car Parking, Lift lobby, Flushing water tank, Fire water tank, Raw & Terrace water tank, Domestic water Tank & Ramp, Lifts & Staircases
3	1 <sup>st</sup> Basement Floor	6364.85	126 No. of Car Parking, Lift lobby & Ramp, Lifts & Staircases
4	Ground Floor	1921.54	05 No. of Car Parking, 44 Nos. of Car Parking in Surface area, Lift lobby, Convenience stores, Electrical panel room, BMS room, Society office, Two wheeler parking & Toilets, Lifts & Staircases
5	First Floor	1697.19	12 Nos. of Residential Units + 04 Nos. of EWS units, Lobby, Corridor, Lifts & Staircases
6	Second Floor	1697.20	12 Nos. of Residential Units + 04 Nos. of EWS units, Lobby, Corridor, Lifts & Staircases
7	Third Floor	1697.20	12 Nos. of Residential Units + 04 Nos. of EWS units, Lobby, Corridor, Lifts & Staircases
8	Fourth Floor	1697.20	12 Nos. of Residential Units + 04 Nos. of EWS units, Lobby, Corridor, Lifts & Staircases
9	Fifth Floor	1697.20	12 Nos. of Residential Units + 04 Nos. of EWS units, Lobby, Corridor, Lifts & Staircases
10	Sixth Floor	1697.20	12 Nos. of Residential Units + 04 Nos. of EWS units, Lobby, Corridor, Lifts & Staircases
11	Seventh Floor	1697.20	12 Nos. of Residential Units + 04 Nos. of EWS units, Lobby, Corridor, Lifts & Staircases
11	Eighth Floor	1697.20	12 Nos. of Residential Units + 04 Nos. of EWS units, Lobby, Corridor, Lifts & Staircases
12	Ninth Floor	1697.20	12 Nos. of Residential Units + 04 Nos. of EWS units, Lobby, Corridor, Lifts & Staircases
13	Tenth Floor	1697.20	12 Nos. of Residential Units + 04 Nos. of EWS units, Lobby, Corridor, Lifts & Staircases
14	Eleventh Floor	1697.20	12 Nos. of Residential Units + 04 Nos. of EWS units, Lobby, Corridor, Lifts & Staircases



EK092742505IN IVR:6975092742505  
 SP BENGALURU CORPORATION BUILDING S.O (560002)  
 Counter No:3,11/03/2022,13:43  
 To: SUPERINTENDEN, BESCOM NORTH DIV  
 PIN: 560046, Benson Town S.O  
 From: JOINT DIRECTOR, TOWN PLANNING  
 Wt: 20gms  
 Amt: 17.70 (Cash) Tax: 2.70  
 <Track on www.indiapost.gov.in>

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15	Twelfth Floor	1697.20	12 Nos. of Residential Units + 04 Nos. of EWS units, Lobby, Corridor, Lifts & Staircases
16	Thirteenth Floor	1697.20	12 Nos. of Residential Units + 04 Nos. of EWS units, Lobby, Corridor, Lifts & Staircases
17	Fourteenth Floor	1697.20	12 Nos. of Residential Units + 04 Nos. of EWS units, Lobby, Corridor, Lifts & Staircases
18	Fifteenth Floor	1697.20	12 Nos. of Residential Units + 04 Nos. of EWS units, Lobby, Corridor, Lifts & Staircases
19	Sixteenth Floor	1697.20	12 Nos. of Residential Units + 04 Nos. of EWS units, Lobby, Corridor, Lifts & Staircases
20	Seventeenth Floor	1697.20	12 Nos. of Residential Units + 04 Nos. of EWS units, Lobby, Corridor, Lifts & Staircases
21	Eighteenth Floor	1697.20	12 Nos. of Residential Units + 04 Nos. of EWS units, Lobby, Corridor, Lifts & Staircases
22	Nineteenth Floor	1697.20	12 Nos. of Residential Units + 04 Nos. of EWS units, Lobby, Corridor, Lifts & Staircases
23	Twentieth Floor	1697.20	12 Nos. of Residential Units + 04 Nos. of EWS units, Lobby, Corridor, Lifts & Staircases
24	Twenty First Floor	1697.20	12 Nos. of Residential Units + 04 Nos. of EWS units, Lobby, Corridor, Lifts & Staircases
25	Twenty Second Floor	1697.20	12 Nos. of Residential Units + 04 Nos. of EWS units, Lobby, Corridor, Lifts & Staircases
26	Twenty Third Floor	1697.20	12 Nos. of Residential Units + 04 Nos. of EWS units, Lobby, Corridor, Lifts & Staircases
27	Twenty Fourth Floor	1697.20	12 Nos. of Residential Units + 04 Nos. of EWS units, Lobby, Corridor, Lifts & Staircases
28	Twenty Fifth Floor	1697.20	12 Nos. of Residential Units + 04 Nos. of EWS units, Lobby, Corridor, Lifts & Staircases
29	Twenty Sixth Floor	1697.20	12 Nos. of Residential Units + 04 Nos. of EWS units, Lobby, Corridor, Lifts & Staircases
30	Twenty Seventh Floor	1697.20	12 Nos. of Residential Units + 04 Nos. of EWS units, Lobby, Corridor, Lifts & Staircases
35	Terrace Floor	731.20	Over head tank. Solar water heater, Staircase head room & Lift machine room.
	<b>Total</b>	<b>67571.68</b>	<b>Total No. of Units = 432 Nos. including 108 EWS Units</b>
36	<b>FAR</b>	<b>0.351</b>	
37	<b>Coverage</b>	<b>1.481%</b>	

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

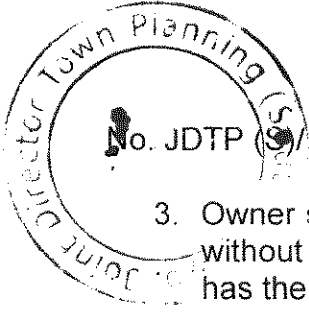
1. The car parking at 3Basement, Partial Ground Floor and Surface area shall have adequate safety measures. It shall be done entirely at the risk and cost of owner. BBMP will not be responsible for any kind of damage, losses, risks etc., arising out of the same.
2. The structural safety of building will be entirely at the risk and cost of owner / Architect / Engineer / Structural Engineer and BBMP will not be responsible for structural safety.

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-4-

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, Partial Ground Floor and Surface area should be used for car parking purpose only and the additional area if any available in Basement Floors 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.
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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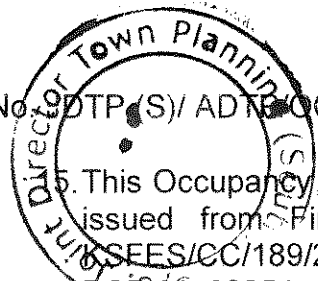
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No. DTP (S)/ADT/OC/HO /21-22



15. 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. SEES/CC/189/2021, Dated. 23-08-2021 and CFO from KSPCB vide No. W-327096, PCB Id. 88251, Dated. 28-09-2021 Compliance of submissions made in the affidavits and undertaking filed to this office.
16. The Applicant should abide by the undertaking submitted dt: 08-03-2022 to follow the Final orders of the Hon'ble High Court in W.P No. 3061/2022 (LB-BMP) dt: 11-02-2022 for Ground Rent & GST fees.
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 pending court cases, the Occupancy Certificate shall deemed to be cancelled.

On default of the above conditions the Occupancy Certificate issued will be withdrawn without any prior notice.

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

To  
M/s. Suadela Constructions Pvt. Ltd.,  
House of Hiranandani, 757/B,  
100 Feet Road, HAL 2<sup>nd</sup> Stage,  
Indiranagara, Bengaluru - 38.

**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.

*Two copy only*  
*for JC (BH) & ARO (Begur)*  
*11/03/22*

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*11/03/22*  
*11/03/22*  
Joint Director, Town Planning (South)  
Bruhat Bangalore Mahanagara Palike