



# BRUHAT BENGALURU MAHANAGARA PALIKE

Office of the  
Joint Director, Town Planning (South)  
BBMP Head Office, N.R. Square,  
Annex-3 Building, Bangalore-02.  
Dated: 02-12-2024.

No. BBMP/Addl.Dir/JD South/LP/0001/20-21,  
JDTP (S)/OC/ 27 /2024-25

## PARTIAL OCCUPANCY CERTIFICATE

**Sub:** Issue of Partial Occupancy Certificate for Building-1 (Commercial Building) At Khata No.26/3, PID: 9-1-26/3, Subramanya Nagar, Ward - 66, West Zone, Bangalore- 560055.

- Ref:** 1) Application for issue of Partial Occupancy Certificate Dated: 22-01-2024.  
2) Approval of Chief Commissioner for issue of Occupancy Certificate Dt: 09-07-2024.  
3) Plan Sanctioned No. BBMP/Addl.Dir/JD South/LP/0001/20-21, Dt: 23-01-2021.

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The Building Plan was sanctioned for construction of Building-1 (Commercial Building) consisting of 2BF+GF+4UF, on Dated: 23-01-2021 and The Commencement Certificate Partial for Building-1 has been issued on Dt: 24-04-2023.

The Commercial Building was inspected on dt: 06-05-2024 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 Commercial Building was approved by the Chief Commissioner on dated: 09-07-2024. Demand note for payment of Compounding fees and Scrutiny Fees of Rs.1,35,50,000/- (Rs. One Crore Thirty-Five Lakhs Fifty Thousand only) has been paid by the applicant in the form of D.D vide Receipt No. RE-ifms624-TP/000022, Dated: 18-07-2024. The deviations effected in the building are condoned and regularized. Accordingly, this Partial Occupancy Certificate issued.

ok

Joint Director, Town Planning (South)  
Bruhat Bangalore Mahanagara Palike  
02/12/2024  
M. S. S.

Received  
by  
04/12/2024

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Hence, permission is hereby granted to occupy the Building-1 (Commercial Building) consisting of 2BF+GF+4UF for Commercial purpose constructed At Khata No.26/3, PID: 9-1-26/3, Subramanya Nagar, Ward - 66, West Zone, Bangalore- 560055.

with the following details;

Sl. No.	Floor Descriptions	Built up Area (in Sqm)	Remarks
1.	Lower Basement Floor	7440.75	181 No's of Car Parking, 5 Truck Parking, Ramp, Lift, Staircase, Escalators, Lobbies, Toilets, STP, PHE, Fire Pump Room
2.	Upper Basement Floor	6582.02	177 No's of Car Parking, Ramp, Lift, Staircase, Escalators, Lobbies, Toilets, OWC, Electrical Room, Battery Room, Communication Room, PHE Water Tanks.
3.	Ground Floor	7302.86	17 No's of Surface Truck Parking, Store, Toilets, Lift, Lobby, Staircase, Escalators, Fire Command Room.
4.	First Floor	980.06	Office space, Toilets, Lift, Lobby & Staircases.
5.	Second Floor	1653.82	Office space, Toilets, Lift, Lobby & Staircases.
6.	Third Floor	1482.31	Office space, Toilets, Lift, Lobby & Staircases.
7.	Fourth Floor	1505.32	Office space, Toilets, Lift, Lobby & Staircases.
8.	Terrace	104.99	Lift, Staircases, Head Room, OHT.
	<b>Total</b>	<b>27052.12</b>	
9.	<b>FAR</b>	<b>0.44 &lt; 3.25</b>	
10.	<b>Coverage</b>	<b>23.91% &lt; 45%</b>	

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

- 1 The car parking at Two Basement floor and Surface Ground floor 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 Truck parking Should be reserved and should be used for same purpose.
- 3 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.
- 4 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.
- 5 Two Basement floor and Surface Ground floor 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.

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- 6 Footpath and road side drain in front of the building should be maintained in good condition.
- 7 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).
- 8 Since, deviations have been done from the sanctioned plan while constructing the building, the security deposit is herewith forfeited.
- 9 Owner shall make his own arrangements to dispose of 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 SWM Office.
- 10 All the rain water and waste water generated from the usage shall be pumped into the rain water harvesting pits and used for landscaping.
- 11 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.
- 12 The Applicant should submit the NOC from BWSSB and CFO from KSPCB for Building-1 with the 6 months from issue of this Partial Occupancy Certificate.
- 13 The Applicant should submit the Modified Development Plan from Bangalore Development Authority before obtaining the commencement certificate for Building-2.
- 14 The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
- 15 The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-law 2016.
- 16 If in case Audit objection arises, the applicant should abide to pay the difference fee amount.
- 17 The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.

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

*[Handwritten signatures and dates]*

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18 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 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)  
Bruhat Bangalore Mahanagara Palike

~~To,~~  
Bangalore Tower Private Limited,  
The Cube @ Karle Town Center,  
5th floor, Nada Prabhu Kempe Gowda Main Road,  
Adjacent to Nagavara Lake, Bengaluru-560045.

Copy to:

1. ZC (West) / JC (West) / EE (Malleshwaram Division) / AEE/ ARO (Malleshwaram 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. Chief Engineer, (Electrical), (C,O &M) BMAZ-North, BESCO, No. 8, Nandi Durga Road, Benson Town, Bengaluru - 560046.
5. Office copy.

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

*Handwritten signatures and initials:*  
Maje Sd/-

*Handwritten notes:*  
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05-12-24  
62 (copy)  
Buj  
6/12/24  
31/12/24

*Handwritten date:*  
03/12/2024