

  
**BRUHAT BANGALORE MAHANAGARA PALIKE**

Office of the  
Joint Director, Town Planning (South)  
BBMP Head Office, N.R. Square,  
Annex-3 Building, Bangalore-02.  
Dated: 28-06-2024.

No. JDTP (S)/ ADTP/ OC/ 10 /2024-25

**PARTIAL OCCUPANCY CERTIFICATE**

**Sub:** Issue of Partial Occupancy Certificate for Wing-1, Residential Building including Club House at Khatha No. 340/341/54, Kenchenalli village, Kengeri Hobli, R.R Nagar Zone, Ward No. 198, Bangalore.

- Ref:** 1) Application for issue of Partial Occupancy Certificate dt: 12-01-2024.  
2) Approval of Chief Commissioner for issue of Partial Occupancy Certificate dt: 21-06-2024.  
3) Plan sanctioned for Wing-1, No. **BBMP/Addl.Dir/JD South/0048/19-20**  
Dt: 08-03-2021 & Modified Plan Sanctioned for Wing-2, PRJ/1477/2022-23,  
Dt: 09-03-2023.  
4) Fire Clearance issued by Fire Force and Emergency Department vide No: KSFES/GBC (1)/310 Docket No. KSFES/CC/323/2024 dt: 05-06-2024.  
5) The Applicant submitted the Affidavit as per Govt order Date 06-11-2023, to impose the condition to submit the CFO when the KSPCB is issued.

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The plan was sanctioned for construction of Residential Building Wing-1:- consisting BF+GF+10 UF & Club House GF+03 UF vide LP No. BBMP/Addl.Dir/JD South/0048/19-20 dt: 08-03-2021. Commencement Certificate was issued on 29-01-2022.

The Residential Building including Club House was inspected on dated: 06-05-2024 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 Modified plan which is within the limits of regularization as per Bye-laws and under the provisions of ZR of RMP-2015. The proposal for the issuance of Partial Occupancy Certificate for the Residential Building was approved by the Chief Commissioner on 21-06-2024. Demand note for payment of Compounding fees and Scrutiny Fees of Rs.30,30,000/- (Rs. Thirty Lakhs Thirty Thousand only), issued was paid by the applicant in the form of D.D No. 516399 dt: 26-06-2024 vide Receipt No. RE-ifms624-TP/000017 dated: 26-06-2024. The deviations effected in the building are condoned and regularized. Accordingly, this Partial Occupancy Certificate is issued.

  
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No. JDTP (S)/ ADTP/ OC/10/2023-24

Permission is hereby granted to occupy the Residential Building Wing-1:- consisting BF+GF+10 UF & Club House GF+03 UF with 240 dwelling units for Residential purpose constructed at Property Khatha No. 340/341/54, Kenchenalli village, Kengeri Hobli, R R Nagar Zone, Ward No. 198, Bangalore. with the following details;

Sl. No.	Floor Descriptions	Built up Area (in Sqm)	Remarks
1.	Basement Floor	5492.13	117 No's of Car Parking, Lift Lobbies and Staircase.
1.	Ground Floor	5536.24	124 No's of Car Parking, 49 No's of Surface Car Parking, Generator Room, STP, Ramp, Lift Lobbies and Staircase, Swimming Pool, Gym.
2.	First Floor	3248.32	24 No's Residential Units, Lift Lobby, Corridor & Staircase, In-door play area.
3.	Second Floor	3248.32	24 No's Residential Units, Lift Lobby, Corridor & Staircase, Massage Room, Home Theater, Spa, Toilet
4.	Third Floor	3248.32	24 No's Residential Units, Lift Lobby, Corridor & Staircase, Party hall.
5.	Fourth Floor	3031.41	24 No's Residential Units, Lift Lobby, Corridor & Staircase
6.	Fifth Floor	3031.41	24 No's Residential Units, Lift Lobby, Corridor & Staircase
7.	Sixth Floor	3031.41	24 No's Residential Units, Lift Lobby, Corridor & Staircase
8.	Seventh Floor	3016.07	24 No's Residential Units, Lift Lobby, Corridor & Staircase
9.	Eight Floor	3031.41	24 No's Residential Units, Lift Lobby, Corridor & Staircase
10.	Ninth Floor	2945.81	24 No's Residential Units, Lift Lobby, Corridor & Staircase
11.	Tenth Floor	2945.81	24 No's Residential Units, Lift Lobby, Corridor & Staircase
12.	Terrace	196.50	Staircase Head Rooms, Solar, Lift Machine Room,
	<b>Total</b>	<b>42003.16</b>	<b>Total No. of Units = 240 Residential Units</b>
11.	<b>FAR</b>	<b>1.52 &lt; 2.50</b>	
12.	<b>Coverage</b>	<b>27.97% &lt; 50 %</b>	

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

1. The car parking at Basement & 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 Floor 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 empaneled agencies of the Fire Force Department to ensure that the fire equipment's 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. 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.

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- 12 All the rain water and waste water generated from the usage shall be pumped into the rain water harvesting pits and used for landscaping
- 13 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
- 14 This Occupancy Certificate is subject to conditions laid out in the Clearance Certificate issued from Fire Force Department vide No. GBC (1)/310 Docket No KSFES/CC/323/2024 dt. 05-06-2024 and The Applicant should Abide the submitted the Affidavit as per Govt order Date 06-11-2023, to impose the condition to submit the CFO when the KSPCB is issued.
15. The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-law 2016
16. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
17. The Applicant / Owner / Developer shall plant one tree for every 240.0 Sqm of FAR area as part thereof in case of Apartment / group housing / multi dwelling unit/development plan.
18. In case of any false information, misrepresentation of facts, or any complaints with regard to violation, any deviation carried out after issue of Final Occupancy Certificate, the Final 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 Mahanagara Palike

To

M/s. KSR Evergreen Structures Represented by its  
Sri. R. Shakarappa and others,  
Sy No 54, Kenchenahalli Village, Ideal Home Township,  
R.R Nagar, Mysore Road  
Bangalore - 560 098.

Copy to:

- 1 JC (Rajarajeshwari Nagara Zone) / EE (Kengeri Division) / AEE/ ARO (Kengeri Sub-division) for information and necessary action
- 2 Senior Environmental Officer, KSPCB, # 49 Church Street, Bengaluru - 01 for information.
- 3 Superintendent Engineer, (Electrical), BESCOM, South Division, No 8, Bengaluru - 560046.
- 4 Office copy

Joint Director, Town Planning (South)  
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