



BRUHAT BENGALURU MAHANAGARA PALIKE

Office of the
Joint Director, Town Planning (South)
BBMP Head Office, N.R. Square,
Annex-3 Building, Bangalore-02.
Dated: 03-07-2024.

No. JDTP (S)/ADTP/OC/14/2024-25

PARTIAL OCCUPANCY CERTIFICATE

Sub: Issue of Partial Occupancy Certificate for Commercial & Residential Building at Khata No.26, PID No.50-70-26, R.V Road, Ward No.153, South Zone, Bangalore.

Ref: 1) Application for issue of Partial Occupancy Certificate dt: 27-06-2023.
2) Approval of Chief Commissioner for issue of Occupancy Certificate, Dt: 26-09-2023 & 06-03-2024.

3) Modified Plan sanctioned No. BBMP/Addl.Dir/JD South/LP/0034/18-19, Dt: 25-05-2019.

A Modified plan was sanctioned for construction of Commercial & Residential Building (Upto 3rd Floor Commercial & 4th Floor 4 Nos of Residential Units) consisting BF+GF+4UF vide: BBMP/Addl.Dir/JDSouth/LP/0034/18-19 dt: 25-05-2019.

The Commercial Building was inspected on dt: 27-07-2023 by the Officers of Town Planning Section for issue of Partial Occupancy Certificate. During inspection, it was observed that, there is deviation in construction with reference to the Modified 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 26-09-2023 & 06-03-2024. Payment of Compounding Fees, Scrutiny Fees & Ground rent with GST works out to Rs.50,42,000/- Out of Which Rs. 29,76,000/- (Rs. Twenty-nine Lakhs Seventy-Six Thousand only), which has been paid by the applicant vide Receipt No. RE-ifms624-TP/000015 dt: 19-06-2024. As per The Hon'ble High Court Interim Order WP No.2445/2024 (LB-BMP). The deviations effected in the building are condoned and regularized by imposing penalty. Accordingly, this Partial Occupancy Certificate is issued.

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

Received copy
5/7/24
SITE ENGINEER

PTO



No. JDTP (S)/ ADTP/ OC/14 /2024-25

No. JDTP (S)

Permission is hereby granted to occupy the Commercial Building Consisting of BF+GF+3UF for Commercial purpose constructed at Khata No.26, PID No.50-70-26, R.V Road, Ward No.153, South Zone, Bangalore. with the following details;

Sl. No.	Floor Descriptions	Built up Area (In Sqm)	Remarks
1.	Basement Floor	712.01	45 No's of Car Parking including Surface Area, Car Parking, Generator Room, Ramp, Lifts & Staircase
2.	Ground Floor	519.41	Office space, Toilets, Lift lobby, Lift & Staircases.
3.	First Floor	580.88	Office space, Toilets, Lift lobby, Lift & Staircases.
4.	Second Floor	631.99	Office space, Toilets, Lift lobby, Lift & Staircases.
5.	Third Floor	631.99	Office space, Toilets, Lift lobby, Lift & Staircases.
	Total	3076.29	
7.	FAR	1.859 < 2.50	
8.	Coverage	43.45% < 60%	

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

- 1 The car parking at Basement 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.
- 3 The owner / applicant 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 Floor and surface area reserved for parking should be used for parking purpose only as per as built plan.
- 5 Footpath 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 for non-potable purpose or recharge of ground water at all times as per Building Bye-laws-2003 clause No. 32 (b).
- 7 Garbage originating from building shall be segregated into organic & in-organic waste & should be processed in the re-cycling unit of suitable capacity i.e., organic waste convertor to be installed at site for its reused / disposal.
- 8 Facilities for physically handicapped persons prescribed in schedule XI (Bye laws-31) of Building bye-laws 2003 shall be ensured.
- 9 The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.

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

8.3/25

PTO



No. JDTP (S)/ ADTP/ OC//4/2024-25

- 10 The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-law 2016.
- 11 Since, deviations have been done from the sanctioned plan while constructing the building, the security deposit is herewith forfeited.
- 12 The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
- 13 The Applicant should Abide by the Indemnity Bond submitted for Demand for payment of fees as per the Interim Order of the Hon'ble High Court W.P. No. 2445/2024 (LB-BMP) Dt: 25-01-2024. Subject to condition for remittance of Such cost in future, based on the outcome of the final order of the Hon'ble High Court.
- 14 The Applicant / Owner / Developer shall plant one tree for a) sites measuring 180 Sqm upto 240 Sqm b) minimum of two trees for sites measuring with more than 240 Sqm. c) One tree for every 240 Sq.m of FAR area as part thereof in case of Apartment / group housing / multi dwelling unit/development plan.
- 15 The applicant should abide the affidavit submitted on 18-06-2024 & If in case Audit objection arises, the applicant should abide to pay the difference fee amount.
- 16 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 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

SAF Constructions & projects pvt Ltd.
1ST Main, Mango Garden, konanakunte Cross
Behind Metro, Kanakapura Road
Bangalore- 560062.

Copy to:

1. JC (south) / EE (chickpet Division) / AEE/ ARO (Hombegowda 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.

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