

  
**BRUHAT BANGALORE MAHANAGARA PALIKE**

Office of the  
Joint Director, Building Licence (South)  
MahanagaraPalike Offices  
Bangalore. Dated: 13-12-2019

No. IDBL (S)/ ADBL/ OC/ 53 /19-20

**PARTIAL OCCUPANCY CERTIFICATE**


Issue of Occupancy Certificate for Building 1 Block A & B for Residential Apartment Building at BBMP Khata No. 3289/3664/8/62, Pattanagere Village, Kengeri Hobli, Rajarajeshwari Nagar, Ward No 198, Bangalore.

- \*Ref: 1) Application for issue of Occupancy Certificate dt: 30-07-2019.  
2) Approval of Commissioner for issue of Occupancy Certificate dt: 27-09-2019.  
3) Re-Modified Plan sanctioned No. JDTP (S)/LP 26/10-11 dt: 01-04-2013.  
4) Fire Clearance issued by Fire Force and Emergency Department vide No: GBC (1)/85/2009 Docket No: KSFES/CC /236/2019 dt: 04-12-2019

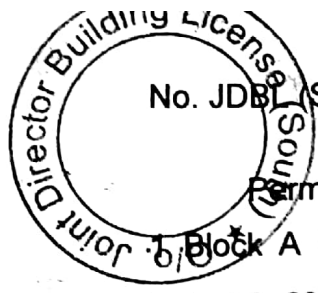
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A re-modified plan was sanctioned for construction of Residential apartment building consisting Building 1 – Wing A, B, C, D - BF+GF+13 UF & Building – Wing E – GF+9UF vide LP No. JDTP (S)/LP 26/10-11 Dated: 01-04-2013 & Commencement Certificate issued for Building 1= Block C & D Date 29-07-2010 Building 1 Block A & B on 30-10-2015. The Partial Occupancy Certificate for Building 1 Wing C & D issued on 21-01-2016.

The Building 1 Block A & B for Residential Apartment Building was inspected on dated: 03-09-2019 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 Occupancy Certificate for the Residential Apartment Building for Building 1 Block A & B was approved by the Commissioner on dated: 27-09-2019. Payment of Compounding Fees, Scrutiny Fees works out to Rs. 7,19,000/- (Rs. Seven Lakhs ninteen Thousand only), excluding Ground Rent Fees & GST and 50% of sum demanded as per the Hon'ble High Court Interim Order vide W.P No. 50135-/2019 (LB-BMP) dated: 25-10-2019. The same has been paid by the applicant in the form of RE-ifms624-TP /000130 dated 20-11-2019. The deviations effected in the building are condoned and regularized. Accordingly, this Occupancy Certificate issued.

  
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Permission is hereby granted to occupy the Residential Apartment Building for Building Block A & B consisting BF+GF+13UF with 196 residential dwelling units for Residential purpose constructed at Property Khata No. 3289/3664/8/62, Pattanagere Village, Kengeri Hobli, Rajarajeshwari Nagar, Ward No 198, Bangalore, with the following details;

Sl. No.	Floor Descriptions	Built up Area (in Sqm)	Remarks
1.	Basement Floor	2978.940	192 Nos. of Car parking, Pump room, Lobby, Lifts & Staircase.
2.	Ground Floor	1620.620	14 Nos. of Residential Units, 100 Nos. of Surface Car parking, Corridor, Lobbies, Lifts & Staircase.
3.	First Floor	1700.180	14 Nos. of Residential Units, Corridor, Lobbies, Lifts & Staircase.
4.	Second Floor	1719.070	14 Nos. of Residential Units, Corridor, Lobbies, Lifts & Staircase.
5.	Third Floor	1719.070	14 Nos. of Residential Units, Corridor, Lobbies, Lifts & Staircase.
6.	Fourth Floor	1719.070	14 Nos. of Residential Units, Corridor, Lobbies, Lifts & Staircase.
7.	Fifth Floor	1719.070	14 Nos. of Residential Units, Corridor, Lobbies, Lifts & Staircase.
9.	Sixth Floor	1719.070	14 Nos. of Residential Units, Corridor, Lobbies, Lifts & Staircase.
10.	Seventh Floor	1719.070	14 Nos. of Residential Units, Corridor, Lobbies, Lifts & Staircase.
11.	Eighth Floor	1719.070	14 Nos. of Residential Units, Corridor, Lobbies, Lifts & Staircase.
12.	Ninth Floor	1719.070	14 Nos. of Residential Units, Corridor, Lobbies, Lifts & Staircase.
13.	Tenth Floor	1719.070	14 Nos. of Residential Units, Corridor, Lobbies, Lifts & Staircase.
14.	Eleventh Floor	1719.070	14 Nos. of Residential Units, Corridor, Lobbies, Lifts & Staircase.
15.	Twelfth Floor	1719.070	14 Nos. of Residential Units, Corridor, Lobbies, Lifts & Staircase.
16.	Thirteenth Floor	1719.070	14 Nos. of Residential Units, Corridor, Lobbies, Lifts & Staircase.
17.	Terrace	92.480	Staircase Head room, Lifts Machine room & Overhead Tank, Solar Equipment
	<b>Total</b>	<b>27021.060</b>	<b>Total No. of Units = 196 Nos.</b>
18.	FAR	<b>0.99</b>	
19.	Coverage	<b>7.69%</b>	

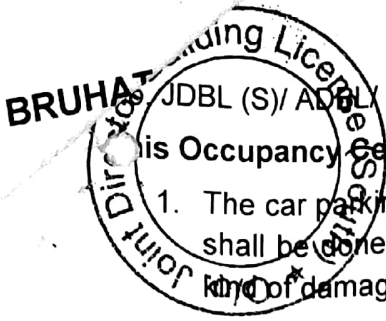
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This Occupancy Certificate is issued subject to the following conditions:

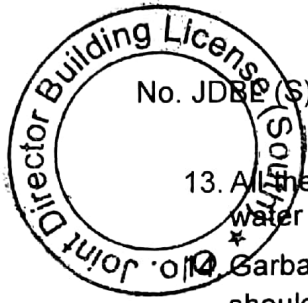
1. The car parking at Basement Floor & Surface area shall have adequate safety measures. It shall be done entirely at the risk and cost of owner. BBMP will not be responsible for any kind of damage, losses, risks etc., arising out of the same.
2. The structural safety of building will be entirely at 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 Floor & Surface area should be used for car parking purpose only and the additional area if any available in Basement Floor 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 Zonal Health Officer.

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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.
15. This Occupancy Certificate is subject to conditions laid out in the Clearance Certificate issued from Fire Force Department vide No. GBC (1)/85/2009 Docket No: KSFES/CC /236/2019 dt: 04-12-2019 Compliance of submissions made in the affidavits and undertaking filed to this office.
16. The Applicant / Owner have to produce CFO from KSPCB before obtaining Commencement of Block-E at present site in case failed to do so Occupancy Certificate will be withdrawn.
17. The Applicant should abide by the undertaking submitted on 07-12-2019 to follow the Final orders of the Hon'ble High Court in W.P. No. 50135/2019 (LB-BMP) towards the payment of 100% Ground Rent & GST and 50% of others charges.
18. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
19. The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-law 2016.
20. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
21. 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.
22. 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, Building Licence (South)  
Bruhat Bangalore MahanagaraPalike

Sri. Ravindra Pai & Others  
M/s. Vinayaka Builders & Developers  
# 10/1, Lakshminaraya Complex,  
Palace Road, Bengaluru – 5600 052.

Copy to:

- 1) JC (R.R.Nagar)/ EE / ARO / AEE (Kengeri) for information and n/a.



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