



BRUHAT BANGALORE MAHANAGARA PALIKE

Office of the
Joint Director, Town Planning (South)
BBMP Head Office, N.R. Square
Annex-3 Building,
Bangalore-02. Dated: 14-01-2022

No. JDTP (S)/ ADTP/ OC/ ²⁷₂₆ /2021-22

Partial Occupancy Certificate for Addition & Alteration (dt: 01-02-2020 & 01-04-2021)
to Block-1, Block-2 (Wing- D & E), Block - 3, 3a, 3b & 3d

Sub: Issue of Partial Occupancy Certificate for Addition and Alteration for Residential Apartment Building to Block-1, Block-2 (Wing – D & E), Block - 3, 3a, 3b & 3d bearing Municipal No. 1, PID No.14-1-1, Ward No.67, Rajajinagar Industrial Suburb, Dr. Rajkumar Road, Bengaluru.

- Ref:** 1) Application for issue of Partial Occupancy Certificate dt: 21-06-2021.
2) Approval of Chief Commissioner for issue of Partial Occupancy Certificate dt: 05-01-2022.
3) Addition & Alteration plan Sanction **BBMP/Addl.Dir/JD South/0020/12-13**, dt: 01-02-2020 & 01-04-2021.
4) Fire Clearance issued by Fire Force and Emergency Department vide No: GBC (1) 190/2011 Docket No. KSFES / CC/098/2021 dtd: 16-04-2021, Docket No. KSFES / CC/127/2021 dtd: 09-06-2021, Docket No. KSFES / CC/388 /2020 dtd: 30-09-2020 & GBC (1) 190/2011 dt: 15-01-2021.
5) CFO from KSPCB vide Consent No. PCB /461/ INFRA 2008/5877 dt: 26-03-2021.

The Addition and Alteration plan was sanctioned for construction of Residential Apartment Building consisting Block-1: 1st, 2nd & 27th floor, Block-2: G+30 UF (Wing – D & E) Block - 3: 2nd, 27th, 28th & 29th floor, Block - 3A: 25th, 27th & 28th floor, Block-3B: 20th floor, Block - 3D: 1st, 2nd, 26th & 29th floor with 67 dwelling units vide LP No. BBMP/Addl.Dir/JD South/ 0020/12-13 dt: 01-02-2020 & 01-04-2021. Commencement Certificate for Block-3, 3A was issued on 10-07-2013, Block-3B, 3C, 3D & Guest Room Block was issued on 12-11-2014 and Block 1 & 2 was issued on 10-12-2015.

The Addition and Alteration for Residential Apartment Building was inspected on dated: 29-06-2021 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

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issuance of Partial Occupancy Certificate for the Addition and Alteration for Residential Apartment Building was approved by the Chief Commissioner on dt: 05-01-2022. Demand note for payment of Compounding fees and Scrutiny Fees of Rs. 21,46,000/- (Rs. Twenty One Lakhs Fourty Six Thousand only), has been paid by the applicant in the form of RE-ifms624-TP/000063 dated: 10-01-2022. The deviations effected in the building are condoned and regularized. Accordingly, this Partial Occupancy Certificate is issued.

Permission is hereby granted to occupy the Residential Apartment Building Consisting of Block-1: 1st, 2nd & 27th floor, Block-2: G+30 UF (Wing – D & E) Block - 3: 2nd, 27th, 28th & 29th floor, Block - 3A: 25th, 27th & 28th floor, Block-3B: 29th floor, Block - 3D: 1st, 2nd, 26th & 29th floor with 67 dwelling units purpose constructed at Property bearing Municipal No. 1, PID No.14-1-1, Ward No.67, Rajajinagar Industrial Suburb, Dr. Rajkumar Road, Bengaluru with the following details;

Detailed Area Statement of Block-2:

Sl. No.	Floor description	Built up Area (sqm)	Remarks
1.	Ground floor	3271.54	Amenities – Entrance Lobbies, Electrical Rooms, Activity Rooms, Indoor Games, Lifts, Staircases, toilets, Mini Theater, Lounge, etc.
2.	First floor	3645.29	07 Residential units, Corridor, Lobby, Lifts & Staircases
3.	Second floor	2904.32	07 Residential units, Corridor, Lobby, Lifts & Staircases
4.	Third floor	2820.89	06 Residential units, Corridor, Lobby, Lifts & Staircases
5.	Fourth floor	2880.08	07 Residential units, Corridor, Lobby, Lifts & Staircases
6.	Fifth floor	2886.42	07 Residential units, Corridor, Lobby, Lifts & Staircases
7.	Sixth floor	2904.32	07 Residential units, Corridor, Lobby, Lifts & Staircases
8.	Seventh floor	2886.42	07 Residential units, Corridor, Lobby, Lifts & Staircases
9.	Eighth floor	2864.15	07 Residential units, Corridor, Lobby, Lifts & Staircases
10.	Ninth floor	2820.89	06 Residential units, Corridor, Lobby, Lifts & Staircases
11.	Tenth floor	2904.32	07 Residential units, Corridor, Lobby, Lifts & Staircases
12.	Eleventh floor	2886.42	07 Residential units, Corridor, Lobby, Lifts & Staircases
13.	Twelfth floor	2880.08	07 Residential units, Corridor, Lobby, Lifts & Staircases

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14.	Thirteenth floor	2886.42	07 Residential units, Corridor, Lobby, Lifts & Staircases
15.	Fourteenth floor	2904.32	07 Residential units, Corridor, Lobby, Lifts & Staircases
16.	Fifteenth floor	2886.42	07 Residential units, Corridor, Lobby, Lifts & Staircases
17.	Sixteenth floor	2880.08	07 Residential units, Corridor, Lobby, Lifts & Staircases
18.	Seventeenth floor	2886.42	07 Residential units, Corridor, Lobby, Lifts & Staircases
19.	Eighteenth floor	2904.32	07 Residential units, Corridor, Lobby, Lifts & Staircases
20.	Nineteenth floor	2820.89	06 Residential units, Corridor, Lobby, Lifts & Staircases
21.	Twenty floor	2864.15	07 Residential units, Corridor, Lobby, Lifts & Staircases
22.	Twenty first floor	2820.89	06 Residential units, Corridor, Lobby, Lifts & Staircases
23.	Twenty second floor	2904.32	07 Residential units, Corridor, Lobby, Lifts & Staircases
24.	Twenty third floor	2886.42	07 Residential units, Corridor, Lobby, Lifts & Staircases
25.	Twenty four floor	2864.15	07 Residential units, Corridor, Lobby, Lifts & Staircases
26.	Twenty fifth floor	2820.89	06 Residential units, Corridor, Lobby, Lifts & Staircases
27.	Twenty sixth floor	2904.32	07 Residential units, Corridor, Lobby, Lifts & Staircases
28.	Twenty seventh floor	2820.89	06 Residential units, Corridor, Lobby, Lifts & Staircases
29.	Twenty eighth floor	2880.08	07 Residential units, Corridor, Lobby, Lifts & Staircases
30.	Twenty ninth floor	2855.67	07 Residential units, Corridor, Lobby, Lifts & Staircases
31.	Thirtieth floor	1696.70	Amenities – indoor pool, Lounge, Gym/Spa, Toilets, Corridor, Lobby, lifts, Staircases, etc.
32.	Terrace	61.03	Solar panel, Staircase Head room, Lift machine room & Overhead tank.
Total BUA		89103.53	Total No. of Units – 197 Nos. (Earlier OC issued for 141 units dated: 21.03.2019. Now additional 56 units added)

Detailed area statement of Block-1:

Sl. No.	Floor description	Built up Area (sqm)	Remarks
1.	First floor	766.37	03 Residential units, Corridor, Lobby, Lifts & Staircases
2.	Second floor	766.37	03 Residential units, Corridor, Lobby, Lifts & Staircases

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3.	Twenty Seventh floor	803.71	03 Residential units, Corridor, Lobby, Lifts & Staircases
	Total	2336.45	There is no increase in Units (Earlier OC issued for 110 units dtd: 21-03-2019)

Detailed area statement of Block-3:

Sl. No.	Floor description	Built up Area (sqm)	Remarks
1.	Second floor	759.16	04 Residential units, Corridor, Lobby, Lifts & Staircases (1 Unit is added).
2.	Twenty seventh floor	795.38	04 Residential units, Corridor, Lobby, Lifts & Staircases (1 Unit is added).
3.	Twenty eighth floor	798.91	04 Residential units, Corridor, Lobby, Lifts & Staircases (1 Unit is added).
4.	Twenty ninth floor	712.41	04 Residential units, Corridor, Lobby, Lifts & Staircases (1 Unit is added).
	Total	3065.86	04 Nos. of units increased. (Earlier OC issued for 92 units dtd: 11-08-2016)

Detailed area statement of Block-3A:

Sl. No.	Floor description	Built Up Area (Sqm)	Remarks
1.	Twenty five floor	800.80	04 Residential units, Corridor, Lobby, Lifts & Staircases (1 Unit is added).
2.	Twenty seventh floor	800.80	03 Residential units, Corridor, Lobby, Lifts & Staircases
3.	Twenty eighth floor	805.36	04 Residential units, Corridor, Lobby, Lifts & Staircases (1 Unit is added).
	Total	2406.96	02 Nos. of units increased (Earlier OC issued for 86 units dtd: 11-08-2016)

Detailed area statement of Block-3B:

Sl. No.	Floor description	Built Up Area (Sqm)	Remarks
1.	Twenty ninth floor	712.41	04 Residential units, Corridor, Lobby, Lifts & Staircases (1 Unit is added).
Total	1 No. of units increased. (Earlier OC issued for 94 units dated: 11.08.2016)		

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Detailed area statement of Block-3D:

Sl. No.	Floor description	Built Up Area (Sqm)	Remarks
1.	First floor	754.69	04 Residential units, Corridor, Lobby, Lifts & Staircases (1 Unit is added).
2.	Second floor	754.69	04 Residential units, Corridor, Lobby, Lifts & Staircases (1 Unit is added).
3.	Twenty sixth floor	795.38	04 Residential units, Corridor, Lobby, Lifts & Staircases (1 Unit is added).
4.	Twenty ninth floor	795.38	04 Residential units, Corridor, Lobby, Lifts & Staircases (1 Unit is added).
	Total	3100.14	04 No. of units increased. (Earlier OC issued for 101 units dtd: 16.02.2017)
FAR		3.543 < 3.956	(Including earlier OC issued for Block-3, 3a, 3b, 3c, 3d, Club House, Block-1 & 2).
Coverage		14.254% < 50%	(Including earlier OC issued for Block-3, 3a, 3b, 3c, 3d, Club House, Block-1 & 2).

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

1. The car parking at Basement, Ground Floors & 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 Floors & Surface area should be used for car parking purpose only and the additional area if any available in 2Basement Floors 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.

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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.
15. This Occupancy Certificate is subject to conditions laid out in the Clearance Certificate issued from Fire Force Department vide No. GBC (1) 190/2011 Docket No. KSFES / CC/098/2021 dtd: 16-04-2021, Docket No. KSFES / CC/127/2021 dtd: 09-06-2021, Docket No. KSFES / CC/388/2020 dtd: 30-09-2020 & GBC (1) 190/2011 dt: 15-01-2021 and CFO from KSPCB vide No. PCB /461/ INFRA 2008/5877 dt: 26-03-2021 Compliance of submissions made in the affidavits and undertaking filed to this office.
16. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
17. The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-law 2016.
18. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.

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19. 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.
20. The Applicant should obtain the Final Occupancy Certificate after completion of remaining Blocks.
21. In case of any false information, misrepresentation of facts, or any complaints with regard to violation, any deviation carried out after issue of Occupancy Certificate, 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/-

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To:

Palladium Constructions Private Limited
1, PID No. 14-1-1, Dr. Rajkumar Road,
Rajajinagar, Industrial Suburb,
Ward No. 67, Bangalore-10.

Copy to:

- 1) JC (West Zone) / EE (Nagapura Division) / AEE/ ARO (Malleswaram 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), BESCOM, North Division, No. 8, Benson Town, Nandi Durga Road, Bengaluru - 560046.
- 5) Office copy.

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