

## BRUHAT BANGALORE MAHANAGARA PALIKE

Office of the  
Joint Director, Town Planning (South)  
BBMP Head Office, N.R. Square  
Annex-3 Building,  
Bangalore-02. Dated: 04-04-2022

No. JDTP (S)/ADTP/OC/01/22-23

### FINAL OCCUPANCY CERTIFICATE

**Sub:** Issue of Final Occupancy Certificate for Bldg. 04 Tower 08 & 09 for Residential Apartment Building at BBMP Khata No. 67/52/1, Sy. No. 52/1, 14, 16, 18, 19 & 20, Yelenahalli & Chandrashekarapura Village, Begur Sub-division, Ward No. 192, Bangalore.

**Ref:** 1) Application for issue of Final Occupancy Certificate dtd: 22-12-2021.  
2) Approval of Chief Commissioner for issue of Final Occupancy Certificate dtd: 14-02-2022.  
3) Plan sanctioned No. BBMP/Addl.Dir/JD South/0022/18-19 dt: 10-01-2019.  
4) Fire Clearance issued by Fire Force and Emergency Department vide No: GBC(1)02/2015, dated. 02-08-2019.

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The plan was sanctioned for construction of Residential Apartment Building consisting of Tower 1, 2, 3 comprising GF+17UF in Building 01, Tower 4 & 5 comprising GF+20 UF in Building 02, Tower 10 & 11 comprising GF+15UF in Building 05, Tower 12 & 13 comprising GF+15UF in Building 06, Tower 14, 15 & 16 comprising GF+17UF in Building 07 with Two Common Basement Floors and Club House consisting BF+GF+1UF in Building 08 vide LP No. BBMP/Addl.Dir/JD South/0371/15-16 dt: 21-11-2016 & Commencement Certificate issued on 20-03-2017. Partial Occupancy Certificate for Bldg. 01, 02, 05, 06, 07 & 08 issued on 14-11-2019 (06-08-2020). Modified Plan Sanction for Bldg. 04 Tower 08 & 09 consisting of 2BF + GF + 27UF vide LP No. BBMP/Addl.Dir/JD South/ 0022/18-19 dt: 10-01-2019 & Commencement Certificate issued on 03-03-2020.

The Bldg. 04 Tower 08 & 09 for Residential Apartment Building was inspected on dated: 14-01-2022 by the Officers of Town Planning Section for issue of Final 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 Final Occupancy Certificate for the Residential Apartment Bldg. 04 Tower 08 & 09 was approved by the Commissioner on dated: 14-02-2022. Demand note for payment of Ground Rent, GST, Compounding fees and Scrutiny Fees of Rs. 49,77,000/- (Rs. Fifty Nine Lakhs Seventy Seven Thousand only), has been paid by the applicant in the form of RE-ifms624-TP/000083 dated: 24-02-2022. The deviations effected in the building are condoned and regularized. Accordingly, this Final Occupancy Certificate issued.

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Joint Director, Town Planning (South)  
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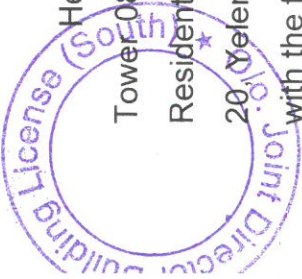
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Hence, permission is hereby granted to occupy the Residential Apartment Building.04 Tower 08 & 09 consisting of 2BF + GF + 27UF totally comprising of 443 Dwelling Units for Residential purpose constructed at Property Khata No. 67/52/1, Sy. No. 52/1, 14, 16, 18, 19 & 20, Yelenahalli & Chandrashekarapura Village, Begur Sub-division, Ward No. 192, Bangalore, with the following details;

Sl. No.	Floor Descriptions	Built up Area (in Sqm)	Remarks
1.	Lower Basement Floor	10256.64	231 Nos. of Car parking, Ventilation room, UG sumps, PHE Pump Room, Ramps, Services, Lobbies, Lifts & Staircase.
2.	Upper Basement Floor	10356.94	222 Nos. of Car parking, Electrical room, Ventilation room, Communication room, Fire Fighting Water Sumps, Fire Fighting, Pump Room, Ramps, Services, Lobbies, Lifts & Staircase.
3.	Ground Floor	2724.29	35 Nos. of Car parking in Surface area, 14 Nos. of Residential Units, Double Height Main Entrance Lobby, Electrical Rooms, Corridor, Lobbies, Lifts & Staircase.
4.	First Floor	2367.41	15 Nos. of Residential Units, Entrance Lobby Void, Electrical Room void, Open Terraces, Corridor, Lobbies, Lifts & Staircase.
5.	Second Floor	2511.59	16 Nos. of Residential Units, Terrace of Entrance Lobby, Corridor, Lobbies, Lifts & Staircase.
6.	Third Floor	2511.59	16 Nos. of Residential Units, Corridor, Lobbies, Lifts & Staircase.
7.	Fourth Floor	2511.59	16 Nos. of Residential Units, Corridor, Lobbies, Lifts & Staircase.
9.	Fifth Floor	2511.59	16 Nos. of Residential Units, Corridor, Lobbies, Lifts & Staircase.
10.	Sixth Floor	2511.59	16 Nos. of Residential Units, Corridor, Lobbies, Lifts & Staircase.
11.	Seventh Floor	2511.59	16 Nos. of Residential Units, Corridor, Lobbies, Lifts & Staircase.
12.	Eighth Floor	2511.59	16 Nos. of Residential Units, Corridor, Lobbies, Lifts & Staircase.
3.	Ninth Floor	2511.59	16 Nos. of Residential Units, Corridor, Lobbies, Lifts & Staircase.
14.	Tenth Floor	2511.59	16 Nos. of Residential Units, Corridor, Lobbies, Lifts & Staircase.
15.	Eleventh Floor	2511.59	16 Nos. of Residential Units, Corridor, Lobbies, Lifts & Staircase.
16.	Twelfth Floor	2511.59	16 Nos. of Residential Units, Corridor, Lobbies, Lifts & Staircase.

*(Signature)*

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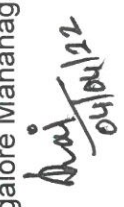




17.	Thirteenth Floor	2511.59	16 Nos. of Residential Units, Corridor, Lobbies, Lifts & Staircase.
18.	Fourteenth Floor	2511.59	16 Nos. of Residential Units, Corridor, Lobbies, Lifts & Staircase.
19.	Fifteenth Floor	2511.59	16 Nos. of Residential Units, Corridor, Lobbies, Lifts & Staircase.
20.	Sixteenth Floor	2511.59	16 Nos. of Residential Units, Corridor, Lobbies, Lifts & Staircase.
21.	Seventeenth Floor	2511.59	16 Nos. of Residential Units, Corridor, Lobbies, Lifts & Staircase.
22.	Eighteenth Floor	2511.59	16 Nos. of Residential Units, Corridor, Lobbies, Lifts & Staircase.
23.	Nineteenth Floor	2511.26	14 Nos. of Residential Units, Corridor, Lobbies, Lifts & Staircase.
24.	Twentieth Floor	2511.59	16 Nos. of Residential Units, Corridor, Lobbies, Lifts & Staircase.
25.	Twenty First Floor	2511.59	16 Nos. of Residential Units, Corridor, Lobbies, Lifts & Staircase.
26.	Twenty Second Floor	2511.59	16 Nos. of Residential Units, Corridor, Lobbies, Lifts & Staircase.
27.	Twenty Third Floor	2511.59	16 Nos. of Residential Units, Corridor, Lobbies, Lifts & Staircase.
28.	Twenty Fourth Floor	2511.59	16 Nos. of Residential Units, Corridor, Lobbies, Lifts & Staircase.
29.	Twenty Fifth Floor	2511.59	16 Nos. of Residential Units, Corridor, Lobbies, Lifts & Staircase.
30.	Twenty Sixth Floor	2511.59	16 Nos. of Residential Units, Corridor, Lobbies, Lifts & Staircase.
31.	Twenty Seventh Floor	2511.59	16 Nos. of Residential Units, Corridor, Lobbies, Lifts & Staircase.
32.	Terrace	253.08	Lifts, Staircases Head Rooms, Over Head Water Tanks, Solar Water Heaters and Open Terrace.
	<b>Total</b>	<b>91263.37</b>	<b>Total No. of Units = 443 Nos.</b>
33.	FAR	<b>0.555</b>	<b>Total 2.245</b>
34.	Coverage	<b>2.15%</b>	<b>Total 15.90%</b>

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

1. The car parking at 2Basement Floors 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.

  
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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. 2 Basement Floors and 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.
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.



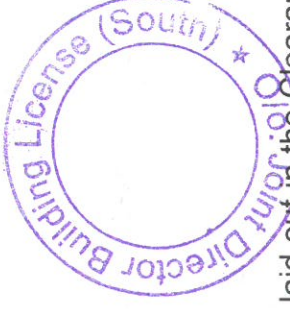
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Joint Director, Town Planning (South)  
Bruhat Bangalore Mahanagara Palike

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15. This Occupancy Certificate is subject to conditions laid out in the Clearance Certificate issued from Fire Force Department vide No. GBC (1) 02/2015, dt: 02-08-2019.
16. The Applicant should abide for submitting of CFO within 30 days after issue of Final Occupancy Certificate as per Affidavit.
17. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
18. The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-law 2016.
19. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
20. 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 deem to be cancelled.

On default of the above conditions the Final Occupancy Certificate issued will be withdrawn without any prior notice.

Sd/-

Joint Director, Town Planning (South)  
Bruhat Bangalore MahanagaraPalike

To,

M/s. Urbanize Developers (India) Pvt. Ltd.,  
GPA Holder Sri. Irfan Razack  
Falcon House, # 01,  
Main Guard Cross Road,  
Bangalore – 560 001.

Copy to

1. JC (Bommanahalli Zone) / EE (Bangalore South Division) / AEE/ ARO (Begur 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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Joint Director, Town Planning (South)  
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