



BRUHAT BANGALORE MAHANAGARA PALIKE

Office of the
Joint Director, Town Planning (South)
BBMP Head Office, N.R. Square
Annex-3 Building,
Bangalore-02. Dated: 27-07-2022

No. JDTP (S)/ ADTP/ OC/ 19/22-23

FINAL OCCUPANCY CERTIFICATE

Sub: Issue of Final Occupancy Certificate for Building – 1 for Commercial Building at Khata No. 374/42/4, 5, 6, 7, 8, 9, 11, Chikkathogur Village, Begur Sub-division, Bommanahalli Zone, Ward No. 192, Bangalore.

- Ref: 1) Application for issue of Final Occupancy Certificate dt: 30-03-2022.
2) Approval of Chief Commissioner for issue of Final Occupancy Certificate dt: 30-04-2022.
3) Plan sanctioned No. BBMP/Addl.Dir/JD South/0058/16-17 dt: 19-08-2017.
4) Fire Clearance issued by Fire Force and Emergency Department vide No: GBC (1) / 368/2015 dt: 12-05-2022.
5) CFO from KSPCB vide Consent No. AW-119543 PCB ID : 130663 dt: 30-03-2022.

The plan was sanctioned for construction of Building 1 - Commercial consisting of 2B+G+9 UF and Building 2 - Residential consisting of B+G+10 UF vide LP No. BBMP/Addl.Dir/JD South/0058/16-17 dt: 19-08-2017. Commencement Certificate was issued for Bldg. 2 (Residential) on 20-01-2018, Bldg. 1 (Commercial) was issued on 12-05-2020 and Partial Occupancy Certificate for Building-2 (Residential) was issued on 01-04-2021.

The Commercial Building i.e., Building-2 was inspected on dated: 13-04-2022 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 Commercial Building was approved by the Chief Commissioner on dated: 30-04-2022 vide mentioned at ref. (2). Payment of Compounding Fees, Scrutiny Fees works out to Rs. 48,87,000/- (Rs. Forty Eight Lakhs Eighty Seven Thousand only), out of which Rs. 24,43,500/- (Rs. Twenty Four Lakhs Fourty Three Thousand Five hundred only), which has been paid by the applicant vide Receipt No. RE-ifms624-TP/000029 dt: 27-07-2022 as per the Hon'ble High Court Interim Order W.P. No. 11020/2022 (LB-BMP) dt: 13-06-2022. The deviations effected in the building are condoned and regularized by imposing penalty. Accordingly, this Final Occupancy Certificate is issued.

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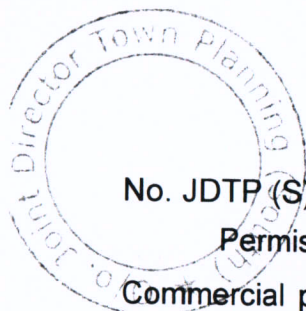
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Permission is hereby granted to occupy the Building-2 consisting of 2BF+GF+8 UF for Commercial purpose constructed at Khata No. 374/42/4, 5, 6, 7, 8, 9, 11, Chikkathogur Village, Begur Sub-division, Bommanahalli Zone, Ward No. 192, Bangalore, with the following details;

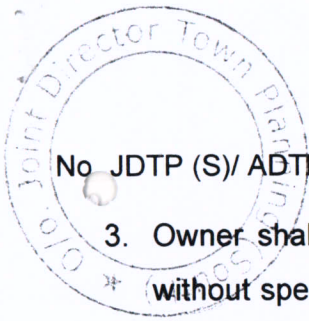
Sl. No.	Floor Descriptions	Built up Area (in Sqm)	Remarks
1.	Lower Basement Floor	2496.17	47 No's Car Parking, STP, Lobby, Ramp, Pump room, Lift Lobby, Lift & Staircases.
2.	Upper Basement Floor	1981.40	37 Nos. of Car parking, Lift Lobby, Ramp, Lift & Staircases.
3.	Ground Floor	648.55	28 Nos. of Car parking in Surface area, Office Space, Ramp, Corridor, Toilets, Lift Lobby, Lift & Staircases.
4.	First Floor	589.56	Office Space, Corridor, Toilets, Lift Lobby, Lift & Staircases.
5.	Second Floor	613.43	Office Space, Corridor, Toilets, Lift Lobby, Lift & Staircases.
6.	Third Floor	613.43	Office Space, Corridor, Toilets, Lift Lobby, Lift & Staircases.
7.	Fourth Floor	613.43	Office Space, Corridor, Toilets, Lift Lobby, Lift & Staircases.
8.	Fifth Floor	613.43	Office Space, Corridor, Toilets, Lift Lobby, Lift & Staircases.
9.	Sixth Floor	613.43	Office Space, Corridor, Toilets, Lift Lobby, Lift & Staircases.
10.	Seventh Floor	613.43	Office Space, Corridor, Toilets, Lift Lobby, Lift & Staircases.
11.	Eighth Floor	613.43	Office Space, Corridor, Toilets, Lift Lobby, Lift & Staircases.
12.	Terrace	57.69	Lift machine room & Staircase Head room, Water Tank & Solar Water Heater
	Total	10067.38	
13.	FAR	0.71	Total = 3.16
14.	Coverage	8.67%	Total = 36.29%

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

1. The car parking at Basement, Ground 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.

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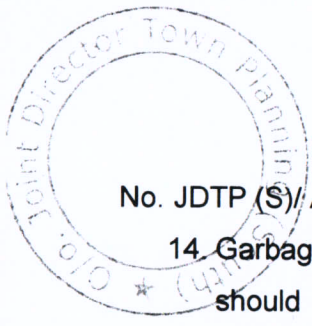
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3. Owner shall not add or alter materially, the structure or a part of the structure there off without specific permission of BBMP. In the event of the applicant violating, the BBMP has the right to demolish the deviated / altered / added portion without any prior notice.
4. Basement, Ground 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.
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.

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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. The Applicant should abide by the undertaking submitted dt: 21-06-2022 to follow the Final orders of the Hon'ble High Court in W.P No. 11020/2022 (LB-BMP) dt: 13-06-2022.
16. This Occupancy Certificate is subject to conditions laid out in the Clearance Certificate issued from Fire Force Department vide No. GBC (1) / 368/2015 dt: 12-05-2022 and CFO from KSPCB vide No. AW-119543 PCB ID : 130663 dt: 30-03-2022.
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. The Applicant / Owner / Developer shall plant one tree for One tree for every 240 Sq.m of FAR area as part thereof in case of Apartment / group housing / multi dwelling unit/development plan.
21. 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 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. Navami Funqui Rep by Managing Partner
Sri. D. Raghu (GPA Holder) for
Sri. N. Krishna Reddy & Others, # 11, A.S. Complex,
1st Floor, 8th Main Basaveshwaranagar,
Bengaluru – 560 079.

Copy to

1. JC (Bommanahalli Zone) / EE (Begur Division) / AEE/ ARO (Anjanapura 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.

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