



# BRUHAT BANGALORE MAHANAGARA PALIKE

Office of the  
Joint Director, Town Planning (South)  
BBMP Head Office, N.R. Square  
Annex-3 Building,  
Bangalore-02. Dated: 24-03-2023

No. JDTP (S)/ ADTP/ OC/ *3A* /2022-23

## FINAL OCCUPANCY CERTIFICATE

**Sub:** Issue of Final Occupancy Certificate for Block – 2 Wing - F Residential Building at Municipal No. 1198/55/5, Sy. No. 55/5 & 55/7, Hongasandra Village, Begur Hobli, Hosur Main Road (NH-7) Ward No. 190, Bangalore.

- Ref:** 1) Application for issue of Final Occupancy Certificate dt: 12-01-2023.  
2) Approval of Chief Commissioner for issue of Final Occupancy Certificate dt: 09-03-2023.  
3) Modified Plan sanctioned No. **BBMP/Addl.Dir/JD South/0560/13-14/18-19** dt: 26-10-2018.  
4) Fire Clearance issued by Fire Force and Emergency Department vide No: KSFES/CC/611/2022 dt: 05-12-2022.  
5) CFO from KSPCB vide Consent No. W-308969 PCB ID : 74258 dt: 17-12-2018 and Addendum: No. PCB 407 Infra 2013/6640 dt: 02-01-2023.

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The Modified plan was sanctioned for construction of **Block – 1** Wing A, B & C and **Block – 2** Wing D & E - GF+19UF, Wing F –2BF+GF + 6 UF and Club House - GF+2UF With Two Common Basement Floors vide LP No. **BBMP/Addl.Dir/JD South/0560/13-14/18-19** dt: 26-10-2018 & Commencement Certificate was issued for Block – 1 Wing – A, B, C, Block – 2 Wing D & E and Club House issued on 23-04-2015 & Block - 2 Wing F issued on 31-01-2019. Partial Occupancy Certificate was issued for Block – 1 Wing – A, B, C, Block – 2 Wing D & E and Club House issued on 29-12-2018.

The Block – 2 Wing - F Residential Building was inspected on dated: 23-02-2023 by the Officers of Town Planning Section for issue of Final Occupancy Certificate. During inspection, it was 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 Building was approved by the Chief Commissioner on dt: 09-03-2023. Initially Demand note for payment of Compounding fee & other charges amounting to Rs. 10,71,000/- (Rs. Ten Lakhs Seventy One Thousand only), issued was paid by the applicant in the form of D.D No. 006386 dt: 18-03-2023 vide Receipt No. RE-ifms624-TP/000080 dated: 18-03-2023. The deviations effected in the building are condoned and regularized. Accordingly, this Final Occupancy Certificate is issued.

PTO

*V. ~ 24/3/23*  
Joint Director, Town Planning (South)  
Bruhat Bangalore Mahanagara Palike

*24/3/23*  
*24/3/23*



No. JDTP (S)/ ADTP/ OC/3A/22-23

Permission is hereby granted to occupy the Block – 2 Wing - F Residential Building Consisting of 2BF+GF+6 UF with 55 dwelling units for Residential purpose constructed at Property Municipal No. 1198/55/5, Sy. No. 55/5 & 55/7, Hongasandra Village, Begur Hobli, Hosur Main Road (NH-7) Ward No. 190, Bangalore with the following details;

Sl. No.	Floor Descriptions	Gross Built up Area (in Sqm)	Remarks
1.	Ground Floor	1077.59	07 No. of Residential Units, 2 lift and 2 staircase
2.	First Floor	1092.79	08 No. of Residential Units, 2 Lift & 2 Staircases.
3.	Second Floor	1092.79	08 No. of Residential Units, 2 Lift & 2 Staircases.
4.	Third Floor	1092.79	08 No. of Residential Units, 2 Lift & 2 Staircases.
5.	Fourth Floor	1092.79	08 No. of Residential Units, 2 Lift & 2 Staircases.
6.	Fifth Floor	1092.79	08 No. of Residential Units, 2 Lift & 2 Staircases.
7.	Sixth Floor	1086.86	08 No. of Residential Units, 2 Lift & 2 Staircases.
8.	Terrace	39.84	Lift machine room & Staircase Head room, OHT
	<b>Total</b>	<b>7668.23</b>	<b>Total No. of Units = 55 Nos.</b>
9.	<b>FAR</b>	<b>0.252</b>	<b>Total of 3.39 + 0.252 = 3.642 &lt; 3.654</b>
10.	<b>Coverage</b>	<b>3.54%</b>	<b>Total of 17.08% + 3.54% = 20.62% &lt; 50%</b>

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

1. The required Car parking 61 Nos. for Wing-F is provided in Two Common Basements, which is already considered in the Partial Occupancy Certificate issued on 29-12-2018. 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. The required Car parking 61 Nos. for Wing-F is provided in Two Common Basements, which is already considered in the Partial Occupancy Certificate issued on 29-12-2018. It should be used for car parking purpose only.
5. Footpath and road side drain in front of the building should be maintained in good condition.

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

*(Handwritten signatures and dates)*  
24/1/23  
24/1/23



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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 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.

V. ~ 24/5/23  
Joint Director, Town Planning (South)  
Bruhat Bangalore Mahanagara Palike  
24/5/23



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

15. This Occupancy Certificate is subject to conditions laid out in the Clearance Certificate issued from Fire Force Department vide No. KSFES/CC/611/2022 dt: 05-12-2022 and CFO from KSPCB vide No. W-308969 PCB ID : 74258 dt: 17-12-2018 and Addendum No. PCB 407 Infra 2013/6640 dt: 02-01-2023.
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.
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. 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 deemed to be cancelled.

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

Sd/-  
Joint Director, Town Planning (South)  
Bruhat Bangalore MahanagaraPalike

To  
Purvankara Projects Ltd.,  
& Sri Rama Reddy & Others  
# 130/1, Ulsoor Road,  
Bangalore -560 042.

**Copy to:**

- 1) JC (Bommanahalli Zone) / EE (Bommanahalli Division) / AEE/ ARO (H.S.R Layout 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.

V. ~ 24/3/23  
Joint Director, Town Planning (South)  
Bruhat Bangalore Mahanagara Palike  
24/3/23