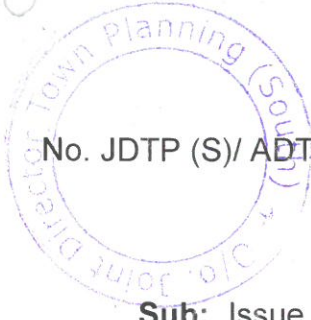




# BRUHAT BANGALORE MAHANAGARA PALIKE



No. JDTP (S)/ADTP/OC/22/2021-22

Office of the  
Joint Director, Town Planning (South)  
BBMP Head Office, N.R. Square  
Annex-3 Building,  
Bangalore-02. Dated: 05-01-2022

## FINAL OCCUPANCY CERTIFICATE

**Sub:** Issue of Final Occupancy Certificate for Bldg. 2 (Block D, E & F joined together) Residential Apartment Building at Khatha No. 1856, Sy. No. 53/1-394, Gubbalalla Village, Uttarahalli Hobli, Bommanahalli Zone, Ward No. 184, Bangalore.

- Ref:**
- 1) Application for issue of Occupancy Certificate dt: 17-09-2021.
  - 2) Approval of Chief Commissioner for issue of Occupancy Certificate dt: 29-12-2021.
  - 3) Modified Plan sanctioned No. **BBMP/Addl.Dir/JD SOUTH/LP/0071/19-20**, dt: 15-06-2020.
  - 4) Fire Clearance issued by Fire Force and Emergency Department vide No: Docket No. KSFES/CC/355/2021 dt: 14-09-2021.
  - 5) CFO from KSPCB vide Consent No. W-328410 PCB ID : 85453 dt: 30-11-2021.

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The plan was sanctioned for construction of Residential Apartment Building consisting Bldg.-1 (Block A, B & C with Club House) – 2B+G+13 UF, Bldg.-2 (Block D, E & F joined together) – 2B+G+13 UF vide LP No. BBMP/Addl.Dir/JD SOUTH/LP/0045/16-17, dt: 16-12-2016 & Commencement Certificate issued for Building-1 on 04-04-2018 and Building-2 on 02-01-2020. The Modified plan was sanctioned for construction of Residential Apartment Building consisting Bldg.-2 (Block D, E & F joined together) – 2B+G+14 UF vide LP No. BBMP/Addl.Dir/JD SOUTH/LP/0071/19-20 dt: 15-06-2020 & Partial Occupancy Certificate issued for Building 1 on 18-06-2020.

The Bldg. 2 (Block D, E & F joined together) Residential Apartment Building was inspected on dated: 09-12-2021 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

*(A) Kapur,*  
*05/01/2022*

*(Signature)*

PTO

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

*TS*  
*05/01/22*

*(Signature)*  
*05/01/22*

*(Signature)*  
*05/01/22*



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Building was approved by the Chief Commissioner on dated: 29-12-2021 vide mentioned at ref.

(2). Payment of Compounding Fees, Scrutiny Fees works out to Rs. 51,89,000/- (Rs. Fifty One Lakhs Eighty Nine Thousand only), has been paid by the applicant in the form of RE-ifms624-TP/000059 dated: 03-01-2022. The deviations effected in the building are condoned and regularized. Accordingly, this Occupancy Certificate is issued.

Permission is hereby granted to occupy the Bldg. 2 (Block D, E & F joined together) 2BF+GF+14 UF for Residential Apartment Building comprising of 210 Dwelling units Residential purpose constructed at Property No. 1856, Sy. No. 53/1-394, Gubbalalla Village, Uttarahalli Hobli, Bommanahalli Zone, Ward No. 184, Bangalore with the following details;

Sl. No.	Floor Descriptions	Built up Area (in Sqm)	Remarks
1.	Common Lower Basement Floor	11609.61	244 Nos. of Car parking, Lift lobby, UGT, pump room, STP, Lift & Staircases.
2.	Common Upper Basement Floor	9502.67	214 Nos. of Car parking, Lift lobby, Electrical panel room, Toilets, Lift & Staircases.
3.	Ground Floor	1734.93	32 Nos. of Car parking in Surface areas, 14 No. of Residential Units, Lobbies, Corridor, Lift & Staircases.
4.	First Floor	1654.03	14 No. of Residential Units, Corridor, Lobbies, Lift & Staircases.
5.	Second Floor	1654.03	14 No. of Residential Units, Corridor, Lobbies, Lift & Staircases.
6.	Third Floor	1722.31	14 No. of Residential Units, Corridor, Lobbies, Lift & Staircases.
7.	Fourth Floor	1722.31	14 No. of Residential Units, Corridor, Lobbies, Lift & Staircases.
8.	Fifth Floor	1722.31	14 No. of Residential Units, Corridor, Lobbies, Lift & Staircases.
9.	Sixth Floor	1722.31	14 No. of Residential Units, Corridor, Lobbies, Lift & Staircases.
10.	Seventh Floor	1653.92	14 No. of Residential Units, Corridor, Lobbies, Lift & Staircases.
11.	Eighth Floor	1722.51	14 No. of Residential Units, Corridor, Lobbies, Lift & Staircases.
12.	Ninth Floor	1721.93	14 No. of Residential Units, Corridor, Lobbies, Lift & Staircases.
13.	Tenth Floor	1721.93	14 No. of Residential Units, Corridor, Lobbies, Lift & Staircases.
14.	Eleventh Floor	1653.44	14 No. of Residential Units, Corridor, Lobbies, Lift & Staircases.
15.	Twelveth Floor	1653.44	14 No. of Residential Units, Corridor, Lobbies, Lift & Staircases.
16.	Thirteenth Floor	1718.09	14 No. of Residential Units, Corridor, Lobbies, Lift & Staircases.

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17.	Fourteenth Floor	1668.86	14 No. of Residential Units, Corridor, Lobbies, Lift & Staircases.
18.	Terrace	114.15	Lift machine room & Staircase Head room, OHT
	<b>Total</b>	<b>46672.78</b>	<b>Total No. of Units = 210</b>
19.	<b>FAR</b>	<b>2.502</b>	
20.	<b>Coverage</b>	<b>21.33%</b>	

**This Final 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.
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. 2Basement 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.

Joint Director, Town Planning (South)  
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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.
15. This Occupancy Certificate is subject to conditions laid out in the Clearance Certificate issued from Fire Force Department vide No. KSFES/CC/355/2021 dt: 14-09-2021 and CFO from KSPCB vide No. W-328410 PCB ID : 85453 dt: 30-11-2021 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.
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, failing to implement the conditions imposed above or any complaints with regard to violation, any deviation carried out after issue of Occupancy Certificate. Then this certificate issued will be deemed to be cancelled automatically.

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 Mahanagara Palike

To

M/s. Rohan Gruh Nirman LLP  
# 1147, 3<sup>rd</sup> Floor, K.P. Icon Building, 12<sup>th</sup> Main Road,  
HAL 2<sup>nd</sup> Stage, Indiranagar, Bangalore - 560 008.

Copy to

1. JC (Bommanahalli Zone) / EE (Bommanahalli Division) / AEE/ ARO (Uttarahalli 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), BIESCOM, North Division, No. 8, Benson Town, Nandi Durga Road, Bengaluru - 560046.
5. Office copy.

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

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