



# BRUHAT BANGALORE MAHANAGARA PALIKE

Office of the  
Joint Director, Building Licence (South)  
Mahanagara Palike Offices  
Bangalore. Dated: 09-10-2019

No. JDBL (S)/ ADTP/Final OC/ 30719-20

## FINAL OCCUPANCY CERTIFICATE

**Sub:** Issue of Occupancy Certificate for Residential apartment building at BBMP Katha No. 1280, Sy. No. 52, Hulimavu, Begur Hobli, Ward No. 193, Bangalore

- Ref:** 1) Application from applicant for issue of Occupancy Certificate dtd: 15-05-2019.  
2) Modified Plan sanctioned No.BBMP/Addl.Dir/JD South/LP/0515/2012-13, dtd: 25-08-2014.  
3) Fire Clearance issued by Fire Force and Emergency Department vide No. GBC (1) / 125/2012 Docket No. KSFES/CC/216/2019 dt: 23-09-2019.  
4) CFO from KSPCB vide No. PCB / 353/CNP/ 12/H-04 dt: 04-04-2019.  
5) Approval of Commissioner for issue of Final Occupancy Certificate dtd:04-07-2019.

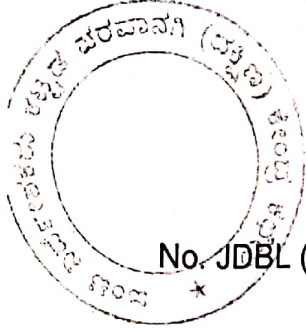
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The Plan & Modified Plan was sanctioned for construction of Residential apartment building consisting of 2BF+GF+29 UF vide No. BBMP/ Addl.Dir/JD South /0515/12-13 dt: 17-05-2013 and 25-08-2014 respectively. The Commencement Certificate and Partial Occupancy Certificate for 2BF+GF+27 UF Residential Apartment Building was issued on 31-10-2013 and 15-04-2019 respectively.

Now for the remaining portion of the Residential Apartment Building constructed at 28<sup>th</sup> & 29<sup>th</sup> Upper Floors was inspected jointly on dated: 11-06-2019 by the Officers of Town Planning Section and Owners of the property for issue of Final Occupancy Certificate. During inspection, it is observed that, the construction is in accordance with reference to the sanctioned plan as per Bye-laws. The proposal for the issuance of Final Occupancy Certificate for the Residential Apartment Building was approved by the Commissioner on dated: 04-07-2019. Demand note for payment of Compounding fees, Ground Rent fees, Scrutiny Fees and Lake Improvement Charges of Rs. 5,87,000/- (Rs. Five lakhs Eighty Seven Thousand only) vide Receipt No. REifms624-TP/000059 dt: 30-07-2019. Accordingly, in continuation of the Partial Occupancy Certificate issued dt: 15-04-2019 for 2BF+GF+27 UF Residential Apartment Building further for 28<sup>th</sup> & 29<sup>th</sup> Floor this Final Occupancy Certificate issued.

4) Copies  
for 19/10/19

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Permission is hereby granted to occupy the Residential Apartment Building at 28<sup>th</sup>, 29<sup>th</sup> Floors for Residential purpose constructed at Property Katha No. 1280, Sy. No. 52 Hulimavu, Begur Hobli, Ward No. 193, Bangalore, with the following details;

Sl. No.	Floor Descriptions	Built Up Area (sqm)	Remarks
1	Twenty Eighth Floor	1160.12	02 Residential Units, Lifts & Lobby, Staircases, Balcony.
2	Twenty Nineth Floor	940.97	02 Residential Units, Lifts & Lobby, Staircases, Balcony.
3	Terrace Floor	65.59	
	<b>Total</b>	<b>2166.68</b>	<b>Total No. of Units 04 Nos.</b>
3	<b>FAR</b>	<b>0.259 &lt; 4.80</b>	
4	<b>Coverage</b>	<b>17.31% &lt; 50%</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 of, 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).

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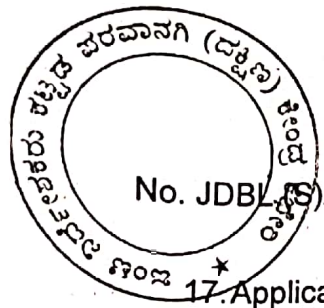
7. The owner / Association of high-rise building shall obtain clearance certificate from Fire Force Department every two years with due inspection by the department regarding working condition of Fire Safety Measures installed. The certificate should be produced to the corporation and shall get the renewal 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. 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.
12. All the rain water and waste water generated from the usage shall be pumped into the rain water harvesting pits and used for landscaping.
13. 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.
14. This Final Occupancy Certificate is subject to conditions laid out in the Clearance Certificate issued from Fire Force and Emergency Department vide No. GBC (1) / 125/2012 Docket No. KSFES/CC/216/2019 dt: 23-09-2019. CFO from KSPCB vide No. PCB / 353/CNP/ 12/H-04 dt: 04-04-2019 Compliance of submissions made in the affidavits and undertaking filed to this office.
15. Issuance of Final Occupancy Certificate is subject to final orders of the Hon'ble High Court in W.P. No. 55232/2015 and 16282/2017.
16. Ground Rent should be paid subject to the final orders to be rendered in W.P. No. 55232/2015 and 16282/2017 & if writ Appeal is filed then subject to final decision in writ Appeal.

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17. Applicant should abide as per the undertaking submitted to this office on dated: 19-07-2019 regarding Final decision of ACB Report (Cr. No. 29/2018) and TVCC Report regarding TDR / DRC,

18. In case of any false information, misrepresentation of facts, or pending court cases, or any other cases, this Final Occupancy Certificate for Residential Apartment Building shall deemed to be cancelled.

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

To,  
Sri. Nakoda Constructions Ltd.,  
Rep. by Sri. Mahaveera Gulecha  
The Residency, 10<sup>th</sup> Floor,  
# 133/1, Residency Road,  
Bangalore – 560 025.

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