



BRUHAT BENGALURU MAHANAGARA PALIKE

Office of the Joint Director (Town Planning – North) N.R. Square, Bengaluru – 02.

No. BBMP/Addl.Dir/ JD NORTH/ 0009/2020-21
BBMP/Addl.Dir/ JD NORTH/ 0572/2012-13

Dated: 11/08/2022

OCCUPANCY CERTIFICATE (PARTIAL)

Sub: Issue of Occupancy Certificate for Building – 1, Block – A&B Residential Apartment Building and Club House Building at Property Khatha No. 475/778/14/2 & 2/2 and 872/637, Sy No. 3, Shivanahalli Village, Bangalore North Taluk, Ward No. 01, Yelahanka Zone, Bangalore.

- Ref: 1) Your application for issue of Occupancy Certificate dated: 14-09-2021
- 2) Modified Plan sanctioned by this office vide No. BBMP/Addl.Dir/JD NORTH/ LP/ 0009/ 2020-21 dated: 16-07-2021
- 3) Approval of Chief Commissioner for issue of Occupancy Certificate dated: 02-03-2022
- 4) Fire Clearance for the Occupancy Certificate vide No:KSFES/CC/458/2021, dated: 02-02-2022
- 5) CFO issued by KSPCB vide No. AW-331061 PCB ID:118572 Dated: 27-04-2022

The Plan was sanctioned for the Construction of Residential Apartment Building consisting of Building – 1 Block – A&B Consisting of BF+GF+13 UF and Building – 2 , Block – C Consisting of BF+GF+14 UF and Club House consisting of BF+GF+1 UF totally comprising of 322 Units at Property Khatha No. 475/778/14/2 & 2/2 and 872/637, Sy No. 3, Shivanahalli Village, Bangalore North Taluk, Ward No. 01, Yelahanka Zone, Bangalore by this office vide reference (2). The Commencement Certificate was issued on 09-09-2020. The Fire and Emergency Services Department has issued Clearance Certificate to Occupy Building vide Ref. No. (4).KSPCB vide Ref (5) has issued consent for Operation of Sewage Treatment Plant (STP). Now the applicant has applied for Partial Occupancy Certificate for Building – 1 Block – A & B Consisting of GF+13 UF totally comprising of 162 Units and Club House consisting of GF+1UF with Common Basement Floor.

The Proposal submitted by the applicant vide ref (1) for the issue of Occupancy Certificate (Partial), the Residential Apartment Building and Club House Building were inspected by the Officers of Town Planning Section on 17-12-2021 for the issue of Occupancy Certificate (Partial). During inspection, it is observed that, there is deviation in construction with reference to the Modified Sanctioned plan which is within the limits of Regularization as per Building Bye-laws - 2003. The proposal for the issuance of Occupancy Certificate (Partial) for the Residential Apartment Building and Club House Building was approved by the Chief Commissioner vide ref (3). Subsequent to the Approval accorded by Chief Commissioner the applicant was endorsed on dated:10-03-2022 to remit Compounding fees for the deviated portion, Ground Rent Arrears, GST and Scrutiny fee of Rs. 37,35,000/- (Rupees Thirty Seven Lakhs Thirty Five Thousand only) and has been paid by the Applicant in the form of DD No 036445 dated: 17-03-2022 and Balance Plan Sanctioned Fee of Rs. 80,01,568/- (Rupees Eighty Lakhs One Thousand Five Hundred and Sixty Eight only) and has been paid by the Applicant in the form of DD No 036444 dated: 17-03-2022 drawn on HDFC Bank Ltd., and taken into BBMP account vide receipt No.RE-ifms 331-TP/000172 dated: 23-03-2022.

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The applicant was further endorsed on dated:20-07-2022 to pay the difference fee payable towards earlier plan sanction and issue of this Occupancy Certificate Rs. 18,69,000/- and 19,03,000/- respectively. Accordingly the applicant has paid in the form of Rs. 18,69,000/- DD No 036802 dated: 26-07-2022 drawn on HDFC Bank Ltd., and taken into BBMP account vide receipt No.RE-ifms 331-TP/000051 dated: 26-07-2022 and 19,03,000/-has been paid by the Applicant in the form of DD No 036801 dated: 26-07-2022 drawn on HDFC Bank Ltd., and taken into BBMP account vide receipt No.RE-ifms 331-TP/000050 dated:26-07-2022 respectively. The Deviations effected in the Building are condoned and Regularized accordingly.

Hence, Permission is hereby granted to occupy Residential Apartment Building consisting of Building – 1 Block – A&B Consisting of GF+13 UF totally comprising of 162 Units and Club House consisting of GF+1UF with Common Basement Floor at Property Khatha No. 475/778/14/2 & 2/2 and 872/637,Sy No. 3, Shivanahalli Village, Bangalore North Taluk, Ward No. 01, Yelahanka Zone, Bangalore, Occupancy Certificate (Partial) is accorded with the following details.

Building – 1, Block – A &B and Club House.

Sl. No.	Floor Description	Built Up Area (in Sqm.)	Uses and other details.
1	Basement Floor	8865.92	201 No.s of Car Parking, Lobbies, Lifts & Staircase , STP & Fire Pump room
2	Ground Floor	2738.72	10 No.s Residential Units, Corridors, Lobbies, Lifts and Staircases, Electrical room, Banquet hall, Creche Centre, Squash Court , Swimming Pool & Toilet
3	First Floor	2231.80	10 No.s Residential Units, Corridors, Lobbies, Lifts and Staircases, Gym, Indoor Games & Open terrace.
4	Second Floor	1939.08	12 No.s Residential Units, Corridors, Lobbies, Lifts and Staircases.
5	Third Floor	1942.13	12 No.s Residential Units, Corridors, Lobbies, Lifts and Staircases.
6	Fourth Floor	1942.13	12 No.s Residential Units, Corridors, Lobbies, Lifts and Staircases.
7	Fifth Floor	1939.08	12 No.s Residential Units, Corridors, Lobbies, Lifts and Staircases.
8	Sixth Floor	1942.13	12 No.s Residential Units, Corridors, Lobbies, Lifts and Staircases.
9	Seventh Floor	1942.13	12 No.s Residential Units, Corridors, Lobbies, Lifts and Staircases.
10	Eighth Floor	1939.08	12 No.s Residential Units, Corridors, Lobbies, Lifts and Staircases.
11	Ninth Floor	1942.13	12 No.s Residential Units, Corridors, Lobbies, Lifts and Staircases.

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Joint Director of Town Planning (North)
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12	Tenth Floor	1942.13	12 No.s Residential Units, Corridor, Lobbies, Lifts and Staircases.
13	Eleventh Floor	1939.08	12 No.s Residential Units, Corridor, Lobbies, Lifts and Staircases.
14	Twelveth Floor	1942.13	12 No.s Residential Units, Corridor, Lobbies, Lifts and Staircases.
15	Thirteenth Floor	1679.16	10 No.s Residential Units, Corridor, Lobbies, Lifts and Staircases.
16	Terrace Floor	86.22	Lift Machine Room, Staircase Head Room, OHT, Solar Panel,
	Total	36953.05	162 Units
17	FAR		1.17 < 2.25
18	Coverage		12.69% < 55%

This Occupancy Certificate (Partial) is issued subject to the following conditions:

1. The car parking at Basement Floorarea shall have adequate safety measures. It shall be done entirely at the risk and cost of the 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 from BBMP. In the event of the applicant violating, the BBMP has the right to demolish the deviated / altered / additional portion without any prior notice.
4. Basement Floorarea should be used for car parking purpose only and the additional area if any available in at Basement Floor 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. Since, deviations have been done from the sanctioned plan while constructing the building, the security deposit is here with forfeited.
8. 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.
9. 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.

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10. 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.
11. 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.
12. 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.
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 Scientifically 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/458/2021, dated: 02-02-2022 and CFO from KSPCB vide NoAW-331061 PCB ID:118572 Dated: 27-04-2022 and Compliance of submissions made in the affidavits filed to this office
16. The Remaining Building should be completed as per the Modified Sanctioned Plan & Occupancy Certificate should be obtained after Completion.
17. In case of any false information, misrepresentation of facts, or pending court cases, the Occupancy Certificate shall deemed to be cancelled.

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

Sd/-

**Joint Director (Town Planning – North)
Bruhat Bengaluru Mahanagara Palike**

To,
M/s Century Real Estate Holdings Pvt Ltd.,
3/1, J.P.Techno Park, 4th Floor,
Millers Road, Bangalore – 560 052.

Copy to :

1. JC (Yelahanka Zone) / EE (Yelahanka Division) / AEE/ ARO (Yelahanka Sattelite Town Sub-division) for information and necessary action.
2. Senior Environmental Office 8r, 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.

**Joint Director of Town Planning (North)
Bruhat Bengaluru MahanagaraPalike**

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