



## BRUHAT BENGALURU MAHANAGARA PALIKE

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

No. BBMP/Addl.Dir/JD North/0040/2010-11

Date: 05-11-2022

### OCCUPANCY CERTIFICATE (PARTIAL)

Sub: Issue of Occupancy Certificate (Partial) for Building – 1 Residential Apartment Building constructed at Property Katha No. 233/34/9, Kogilu Village, Ward No 05, Yelahanka Zone Bangalore.

- Ref: 1) Your application for issue of Occupancy Certificate dated: 16-12-2019 & 27-04-2022  
2) Plan sanctioned by this office vide No. BBMP/Addl.Dir/JD North/40/2010-11, Dated:10-02-2011  
3) Approval of Chief Commissioner for issue of Modified Plan cum Occupancy Certificate (Partial) dated:14-09-2022  
4) Fire Renewal Clearance for the Occupancy Certificate vide No: GBC(1)/221/2010, dated 21-10-2022  
5) CFO issued by KSPCB vide No. AW-318819, PCB ID 86745, Dated: 04-07-2020.

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The Plan was sanctioned for the Construction of Residential Apartment Building consisting of GF+10UF in Building – 1 & GF+9UF (Max) in Building – 2 with Common Basement Floor totally comprising of 273 Units by loading TDR at Property Khatha No. 233/34/9, Kogilu Village, Ward No 05, Yelahanka Zone Bangalore by this office vide reference (2). Now the Applicant has applied for issue of Occupancy Certificate for Building – 1 Residential Apartment Building consisting of GF+10UF with Partial Basement Floor comprising of 86 Units vide ref (1). The Commencement Certificate was issued for Building – 1 on 15-12-2011. The Fire and Emergency Services Department has issued Renewal Clearance Certificate to Occupy Building vide Ref. No. (4). KSPCB vide Ref (5) has issued consent for Operation of Sewage Treatment Plant (STP).

The Building – 1 Residential Apartment Building was inspected by the Officers of Town Planning Section on 18-08-2022 for the issue of Occupancy Certificate it is observed that, Building – 1 Residential Apartment Building is completed and there is deviation in construction with reference to the Sanctioned plan which is within the limits of Regularization as per Building Bye-laws - 2003. The proposal for the issuance of Modified Plan Cum Occupancy Certificate (Partial) for the Building – 1 Residential Apartment Building was approved by the Chief Commissioner vide ref (3). Subsequent to the Approval accorded by Chief Commissioner the applicant was endorsed on dated: 15-09-2022 to remit Licence Fee for expiry of sanctioned plan validity, Compounding fees for the deviated portion, Ground Rent Arrears, GST, Scrutiny fee etc., which works out to Rs. 1,37,65,000/- (Rupees One Crore Thirty Seven Lakhs Sixty Five Thousand only) and has been paid by the Applicant in the form of DD No.918734 dated: 23-09-2022 drawn on HDFC Bank and taken into BBMP account vide receipt No.RE-ifms331-TP/000084 dated: 31-10-2022. The Deviations effected in the Building are condoned and Regularized accordingly.

Hence, Permission is hereby granted to occupy Building – 1 Residential Apartment Building consisting of GF+10UF with Partial Basement Floor comprising of 86 Units at Property Khatha No. No. 233/34/9, Kogilu Village, Ward No 05, Yelahanka Zone Bangalore. Occupancy Certificate is accorded with the following details.

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Sl. No.	Floor Description	Built Up Area (in Sqm.)	Uses and other details.
1	Basement Floor	3838.14	85 No.s of Car Parking, STP, Electrical Rooms, Gargbage Collection Separation, Lobby, Lifts and Staircases
2	Ground Floor	1487.03	06 No.s of Residential Units, 11 No.s of Surface Car Parking, Electrical Rooms, Party Hall, Indoor Game Room, Gym, Lobby, Lifts and Staircases
3	First Floor	1424.67	8 No. of Residential Unit, Corridors, Lobby, Lifts and Staircases
4	Second Floor	1373.28	8 No. of Residential Unit, Corridors, Lobby, Lifts and Staircases
5	Third Floor	1373.28	8 No. of Residential Unit, Corridors, Lobby, Lifts and Staircases
6	Fourth Floor	1373.28	8 No. of Residential Unit, Corridors, Lobby, Lifts and Staircases
7	Fifth Floor	1373.28	8 No. of Residential Unit, Corridors, Lobby, Lifts and Staircases
8	Sixth Floor	1373.28	8 No. of Residential Unit, Corridors, Lobby, Lifts and Staircases
9	Seventh Floor	1373.28	8 No. of Residential Unit, Corridors, Lobby, Lifts and Staircases
10	Eighth Floor	1373.28	8 No. of Residential Unit, Corridors, Lobby, Lifts and Staircases
11	Ninth Floor	1373.28	8 No. of Residential Unit, Corridors, Lobby, Lifts and Staircases
12	Tenth Floor	1373.28	8 No. of Residential Unit, Corridors, Lobby, Lifts and Staircases
13	Terrace Floor	53.76	Lift Machine Room, Staircase Head Room, OHT and Solar Panel,
	Total	19163.12	86 Units
14	FAR		0.931 > 2.50
25	Coverage		9.278% < 45%

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

1. The car parking at Basement Floor and Surface area 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 Floor and Surface area should be used for car parking purpose only and the additional area if any available in, Basement Floor and Surface 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. 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 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. All the rain water and waste water generated from the usage shall be pumped into the rain water harvesting pits and used for landscaping.
12. 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.
13. This Occupancy Certificate is subject to conditions laid out in the Clearance from Fire Force Department vide No GBC(1)/221/2010, dated, 21-10-2022 and CFO from KSPCB vide No. AW-318819, PCB ID 86745, Dated: 04-07-2020 and Compliance of submissions made in the affidavits filed to this office.
14. The Remaining Building- 2 should be completed as per the Sanctioned Plan & Occupancy Certificate should be obtained after Completion.
15. 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.

*Manjiv 05/11/2022*  
Joint Director (Town Planning – North)  
Bruhat Bengaluru Mahanagara Palike

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To,

Sri. Prakash H Adnur,  
President Cenopy Crest IRS Flat Owners Welfare Association,  
No. 233/34/9, Kogilu Village,  
Ward No 05, Yelahanka Zone, Bangalore