



## BRUHAT BENGALURU MAHANAGARA PALIKE

Office of the Joint Director of Building License Cell (North), N.R. Square, Bengaluru - 02.

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

Dated: 17-10-23

BBMP/Addl.Dir/JD NORTH/0572/2012-13

### OCCUPANCY CERTIFICATE

Sub: Issue of Final Occupancy Certificate for Building-2, Block C Residential Apartment Building at Property Katha No475/778/14/2 & 2/2 and 872/637, Sy No.3, Shivanahalli Village, Bengaluru North Taluk, ward No. 01, Yelahanka Zone, Bengaluru.

- Ref: 1) Your application for issue of Occupancy Certificate dated:08-09-2023  
2) Building Plan sanctioned No: BBMP/Addl.Dir/JD NORTH/LP/0009/2020-21 dated: 16-07-2021  
3) Fire Clearance for the Occupancy Certificate Docket No. KSFES/CC/129/2023 dated: 02-06-2023  
4) CFO issued by KSPCB vide Consent Order No. AW-331061, PCB ID: 118572 dated:27-04-2022  
5) Approval of Commissioner for issue of Occupancy Certificate dated: 11-10-2023

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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. (3).KSPCB vide Ref (4) has issued consent for Operation of Sewage Treatment Plant (STP). Now the applicant has applied for Final Occupancy Certificate for Building - 2 Block - C Consisting of BF + GF+14 UF totally comprising of 160 Units.

The Proposal was submitted by the applicant vide ref (1) for the issue of Occupancy Certificate (Final), the Residential Apartment Building were inspected by the Officers of Town Planning Section on 12-09-2023 for the issue of Occupancy Certificate (Final). 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 (Final) for the Residential Apartment Building was approved by the Chief Commissioner vide ref (5). Subsequent to the Approval accorded by Chief Commissioner the applicant was endorsed on dated: 13-10-2023 to remit Compounding fees for the portion Occupied without obtaining Occupancy Certificate and Scrutiny fee of Rs. 3,96,000/- (Rupees Three Lakhs ninety six Thousand only) and has been paid by the Applicant in the form of DD No 783060 dated: 13-10-2023 drawn on DCB Development Credit Bank Ltd., and taken into BBMP account vide receipt No.RE-ifms 331-TP/000075 dated: 16-10-2023 respectively. The deviations effected in the building are condoned & regularized accordingly.

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Hence, Permission is hereby granted to occupy the Residential Apartment building Comprising of Bulding-2, Block- C Consisting of BF+GF+14 UF having 160 Units constructed at Property Katha No475/778/14/2 & 2/2 and 872/637, Sy No.3, Shivanahalli Village, Bengaluru North Taluk, ward No. 01, Yelahanka Zone, Bengaluru, Occupancy Certificate (Final) is accorded with the following details ;

**Building -2 , Block-C**

Sl. No.	Floor Descriptions	Built Up Area (in Sqm)	Uses and other details.
1	2	3	4
1	Basement Floor	3989.30	54 No's of car parking, Lobbies, lifts and Staircase
2	Ground Floor	1525.29	10 No's of Residential Units, 122 No's of Surface car Parking, Corridors, Lobbies, Electrical Room, lifts and staircase
3	First Floor	1438.66	10 No's of Residential Units, Corridors, Lobbies, Lifts and Staircase
4	Second Floor	1560.74	11 No's of Residential Units, Corridors, Lobbies, Lifts and Staircase
5	Third Floor	1560.74	11 No's of Residential Units, Corridors, Lobbies, Lifts and Staircase
6	Fourth Floor	1560.74	11 No's of Residential Units, Corridors, Lobbies, Lifts and Staircase
7	Fifth Floor	1560.74	11 No's of Residential Units, Corridors, Lobbies, Lifts and Staircase
8	Sixth Floor	1560.74	11 No's of Residential Units, Corridors, Lobbies, Lifts and Staircase
9	Seventh Floor	1560.74	11 No's of Residential Units, Corridors, Lobbies, Lifts and Staircase
10	Eighth Floor	1560.74	11 No's of Residential Units, Corridors, Lobbies, Lifts and Staircase
11	Ninth Floor	1560.74	11 No's of Residential Units, Corridors, Lobbies, Lifts and Staircase
12	Tenth Floor	1560.74	11 No's of Residential Units, Corridors, Lobbies, Lifts and Staircase
13	Eleventh Floor	1560.74	11 No's of Residential Units, Corridors, Lobbies, Lifts and Staircase
14	Twelveth Floor	1560.74	11 No's of Residential Units, Corridors, Lobbies, Lifts and Staircase
15	Thirteenth Floor	1560.74	11 No's of Residential Units, Corridors, Lobbies, Lifts and Staircase
16	Fourteenth Floor	1197.33	8 No's of Residential Units, Corridors, Lobbies, Open Terrace, Lifts and Staircase
17	Terrace Floor	77.43	Lift Machine Room, Staircase Head Room, OHT & Solar Panels
	<b>Total</b>	<b>26956.89</b>	<b>160 Units</b>
18	FAR		0.96 for Block – C (Total of all blocks 2.13 < 2.25)
19	Coverage		7.07% for Block –C (Total of all blocks 19.76 < 55%)

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

1. The car parking at Basement Floor area and in surface area parking 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 his unit 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 area and in surface area parking 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 where provided 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
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.

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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/129/2023 dated: 02-06-2023 and CFO from KSPCB vide Consent Order No. AW-331061, PCB ID: 118572 dated: 27-04-2022 and Compliance of submissions made in the affidavits filed to this office.
16. The Applicant/owner should abide by the affidavit produce regarding the final out come of the court order in case No.MFA 1823/2020.
17. In case of any false information, misrepresentation of facts, or pending court cases, the Partial Occupancy Certificate shall deemed to be cancelled.

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

Sd/-

**Joint Director of Town Planinig (North)  
Bruhat Bengaluru Mahanagara Palike**

To

M/s. Century Real Estate Holdings Pvt.Ltd.,  
#3/1, J.P Techno Park, 4<sup>th</sup> Floor,  
Millers Road,  
Bengaluru – 560052.

**Copy to**

1. JC /EE (Yelahanak Division) / AEE/ ARO (Yelahanaka Sattelite Town Sub-Division) for information and necessary action.
2. Director General of Police, Fire and Emergency Services, # 1, Annaswamy Modaliar Road, Bangalore-560042 for information.
3. Senior Environmental Officer, KSPCB, # 49, Church Street, Bengaluru - 01 for information
4. Superintendent Engineer, (Electrical), BESCOM, North Division, No. 8, Benson Town, Nandi Durga Road, Bengaluru - 560046.
5. Office Copy

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