



BRUHAT BENGALURU MAHANAGARA PALIKE

Office of the Joint Director (Town Planning – North) N.R. Square, Bengaluru – 560002

No. BBMP/Addl. Dir/JD North/LP/0031/2020-21

Dated: 11-06-2024

OCCUPANCY CERTIFICATE (FINAL)

- Sub : Issue of Occupancy Certificate for the Residential Apartment Building at Property Katha No.735/8/2, Sy No.8/2, Allalassandra Village, Yelahanka Hobli, Bengaluru North Taluk, Ward No. 04, Yelahanka Zone, Bengaluru.
- Ref: : 1. Your application for issue of Occupancy Certificate dated: 12-12-2023.
2. Modified Plan sanctioned by this office Vide No. BBMP/Addl.Dir/JD NORTH/0031/2013-14, Dated: 23-06-2021.
3. Commencement Certificate issued by this office Vide No. BBMP/Addl.Dir/JD NORTH/0246/2017-18, Dated: 08-05-2020.
4. Approval of The Chief Commissioner for issue of Occupancy Certificate Dated: 29-05-2024.
5. Fire Clearance for the Building vide No. KSFES/CC/710/2023 GBC(1)306/2017, Docket No. KSFES/CC/710/2023, Dated: 06-12-2023.
6. CFO issued by KSPCB Vide No. AW-336217, PCB ID: 138698, INW ID: 188487, Dated: 15-02-2023.

The Modified Plan was sanctioned for the construction of Residential Apartment Building Consisting of 2BF+GF+15UF at Property Katha No.735/8/2, Sy No.8/2, Allalassandra Village, Yelahanka Hobli, Bengaluru North Taluk, Ward No. 04, Yelahanka Zone, Bengaluru by this office vide reference (2). The Commencement Certificate was issued vide reference (3). Now the Applicant has applied for issue of Occupancy Certificate for the Residential Apartment Building Consisting of 2BF+GF+15UF vide reference (1). The Fire and Emergency Services Department has issued Fire Clearance Certificate to Occupy Building vide reference (5). The Karnataka State Pollution Control Board has issued CFO vide reference (6).

The Residential Apartment Building was inspected by the Officers of Town Planning Section on 03-05-2024 for the issue of Occupancy Certificate. During the course of inspection it is observed that, there is deviation in construction with reference to the Sanctioned Plan which is within the regularization limit as per Building Bye-laws 2003. The proposal for the issuance of Occupancy Certificate for Residential Apartment Building was approved by the Chief Commissioner vide reference (4). Subsequent to the approval accorded by the Chief Commissioner, the applicant was endorsed on dated: 31-05-2024 to remit Rs.16,62,500/- (Rupees Sixteen Lakhs Sixty Two Thousand Five Hundred Only) towards the issuance of Occupancy Certificate i.e., Ground rent including GST for additional construction period, Compounding Fee for deviated portion & Scrutiny Fees and the same has been paid by the applicant in the form of DD No. 510355, dated: 03-06-2024 drawn on ICICI Bank, Bangalore Cantonment Branch, Bengaluru. The same has been taken into BBMP account vide receipt No. RE-ifms 331-TP/000032, dated: 05-06-2024.

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Hence, Permission is hereby granted to occupy Residential Apartment Building Consisting of 2BF+GF+15UF for Residential use constructed at Property Katha No.735/8/2, Sy No.8/2, Allalassandra Village, Yelahanka Hobli, Bengaluru North Taluk, Ward No. 04, Yelahanka Zone, Bengaluru Occupancy Certificate is accorded with the following details.

Residential Apartment Building

Sl. No.	Floor Description	Built Up Area (in Sqm.)	Uses and other details.
1.	Lower Basement Floor	3154.97	66 no.s of Car Parking, Lifts, Lobbies & Staircases, STP, Sub-soil water collection tank, storm water collection tanks.
2.	Upper Basement Floor	2,830.73	57 no.s of car parking (26 regular car parking, 31 no.s stacked car Parking), Communication Room, Pump room for STP, Filtration Room, Pump room for UG Sump, Lifts, Lobbies & Staircases
3.	Ground Floor	1,181.60	16 no.s of covered Car Parking, 41 no.s open car parking, Electrical Rooms, Fire control Room, Meeting Room, Creche, AV Room, Co-working Space, Gym, Toilets, Swimming Pool, Multi-purpose Hall, Launderette, Driver Toilets, Lifts, Lobbies & Staircases
4.	First Floor	1,227.01	9 no.s of Residential Units, Corridors and Lobbies, Lifts and Staircases
5.	Second Floor	1,363.58	10 no.s of Residential Units, Corridors and Lobbies, Lifts and Staircases
6.	Third Floor	1,363.39	9 no.s of Residential Units, Corridors and Lobbies, Lifts and Staircases
7.	Fourth Floor	1,363.58	10 no.s of Residential Units, Corridors and Lobbies, Lifts and Staircases
8.	Fifth Floor	1,363.39	9 no.s of Residential Units, Corridors and Lobbies, Lifts and Staircases
9.	Sixth Floor	1,363.58	10 no.s of Residential Units, Corridors and Lobbies, Lifts and Staircases
10.	Seventh Floor	1,363.39	9 no.s of Residential Units, Corridors and Lobbies, Lifts and Staircases
11.	Eighth Floor	1,363.58	10 no.s of Residential Units, Corridors and Lobbies, Lifts and Staircases
12.	Ninth Floor	1,363.39	9 no.s of Residential Units, Corridors and Lobbies, Lifts and Staircases
13.	Tenth Floor	1,363.58	10 no.s of Residential Units, Corridors and Lobbies, Lifts and Staircases
14.	Eleventh Floor	1,363.39	9 no.s of Residential Units, Corridors and Lobbies, Lifts and Staircases
15.	Twelfth Floor	1,363.58	10 no.s of Residential Units, Corridors and Lobbies, Lifts and Staircases
16.	Thirteenth Floor	1,363.39	9 no.s of Residential Units, Corridors and Lobbies, Lifts and Staircases
17.	Fourteenth Floor	1,363.58	10 no.s of Residential Units, Corridors and Lobbies, Lifts and Staircases
18.	Fifteenth Floor	1,363.39	9 no.s of Residential Units, Corridors and Lobbies, Lifts and Staircases

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19.	Terrace Floor	100.74	Lift Headroom, Staircase Headroom, OHT and Terrace
TOTAL BUA		27583.84	Total 142 residential units
20.	FAR	20036.93	2.25 = 2.25
21.	Coverage		13.27 % < 50%

This Occupancy Certificate is issued subject to the following conditions:

1. The car parking area at Two Basement Floors area 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. Two Basement Floors area should be used for car parking purpose only and the additional area if any available in Two Basement Floors 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. The Applicant / 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 Applicant / owner 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 Applicant / owner 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 Applicant / owner 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.
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 Scientifically in the recycling processing unit of suitable capacity i.e. organic waste convertor to be installed at site for its re – use / disposal.

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14. This Occupancy Certificate is subject to conditions laid out in the Clearance Certificate issued from Fire Force Department vide No. KSFES/CC/710/2023 GBC(1)306/2017, Docket No. KSFES/CC/710/2023, Dated: 06-12-2023 and CFO issued by KSPCB vide No. AW-336217, PCB ID: 138698, INW ID: 188487, Dated: 15-02-2023 and Compliance of submissions made in the affidavits filed to this office.
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 issued will be withdrawn without any prior notice

Sd/-

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

To

M/s Axis Concept Capstone Pvt Ltd., (GPA Holder)
for B.Ramakrishna, Khatha Holder
#38, Main sadana, 2nd floor, 7th cross,
Lavelle Road, Bengaluru-560001.

Copy to :-

1. JC (Yelahanka Zone) / EE (Byatarayanapura Division) / AEE/ ARO (Kodigehalli) for information and necessary action.
2. Senior Environmental Officer, KSPCB, # 49, Church Street, Bengaluru - 01 for information
3. Office copy.

**Joint Director (Town Planning – North)
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