



BRUHATH BANGALORE MAHANAGARA PALIKE

No: ADTP/MZ/O.C.No. 15/2021-22

Office of the
Assistant Director of Town Planning,
Bruhath Bangalore Mahanagara Palike,
Mahadevapura, Bangalore, Dated: 09/08/2021.

'OCCUPANCY CERTIFICATE'

Sub:- Issue of Occupancy Certificate for Residential Apartment Building at Property Khatha No.1689, 1384, Survey No. 4, 5/1, 5/2, K R Puram village, Bangalore East Taluk in favor of **Smt Saraswathamma**.

Ref:- 1) Your application dated: 01/07/2021.
2) Payment of Compounding Fine Rs.7,10,000 /-
3) Plan approved by BBMP, Mahadevapura Zone, Bangalore vide L.P.No. 0201/2019-20 Dt. 16/08/2019.

The Plan was sanctioned for the Construction of Residential Apartment Building consisting of **Stilt+GF+3 Floors** on the land located at Property Khatha No.1689,1384 Survey No. 4, 5/1, 5/2, K R Puram village, Bangalore East Taluk with **LP No:0201/2019-20 Dt. 16/08/2019**.

The Residential Building was inspected on Dt.09/07/2021 with reference to the sanction plan for the issue of Occupancy Certificate in the presence of Chief engineer, BBMP, Mahadevapura zone. On inspection it is observed that there is a deviation in construction compared to the sanctioned plan, VIZ, FAR deviation, which is well within permissible regularization limits of 5% by levying compounding fine. The same is approved by chief engineer and honorable Joint commissioner on 12.07.2021.

The deviations in construction with reference to the sanctioned plan, which is well within the permissible regularization limits of 5% is accepted by levying fine, which works out to Rs.7,10,000 /- (Rs. Seven Lakh Ten Thousand only). The Applicant has paid the total Compounding fine of **Rs. 7,10,000/-** Vide **DD No.285651 Dt: 06.08.2021**. The **DD has been remitted to Account No.8401132000014 (CANARA BANK)** of "The Commissioner BBMP".

The Residential Apartment Building at Property Khatha No.1689, 1384, Survey No. 4, 5/1, 5/2, K R Puram village, Bangalore East Taluk, consists of the following.

.....2

11/8/20
Assistant Director Town Planning
BBMP, Mahadevapura Zone
Bangalore

09/08/21
Assistant Director Town Planning
BBMP, Mahadevapura Zone
Bangalore

Statement showing the Floor wise Built up Area

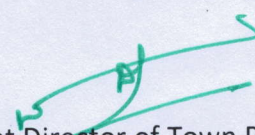
Sl. No.	Floor Description	Built up Area as per as built plan (in Sqm)	Remarks
1	Stilt Floor	4215.50	Left for parking purpose.
2	Ground Floor	3845.55	43 Units Residential Apartments
3	First Floor	4009.25	43 Units Residential Apartments
4	Second Floor	4009.25	43 Units Residential Apartments
5	Third Floor	4009.25	43 Units Residential Apartments
7	Terrace Floor	31.88	Lift machine room & Stair case head room, OHT are Provided.
	Total	20120.68	Total - 172 Units

Hence Occupancy Certificate is issued Subject to the Following Conditions:-

1. Facility for physically Handicapped persons prescribed in schedule II (Bye -31) of building bye-laws 2003 shall be ensured.
2. The structural safety of building will be entirely at the risk and cost of Owner/ Architect/ Structural Engineer and BBMP will not be responsible for the Structural safety.
3. He shall not add or alter materially, the Structure or a part of the Structure there off without specific permission of BBMP. In the Event of the Applicant Violating, the BBMP has the right to demolish the deviated/alterd/added portion without any prior notice. The Compound wall should be constructed as per sanctioned plan, after leaving setbacks as per plan.
4. Stilt floor Parking should be reserved for parking only.
5. Footpath 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 for non potable purpose or recharge of ground water at all times as per building bye-laws 2003 clause No: 32 (B).
7. Since, Deviation have been done from the sanctioned plan while constructing the building, the Security deposit is herewith forfeited.
8. The Applicant shall plant trees in the premises and maintain the same in good condition.

9. Owner shall make his own arrangements to dispose the debris/ Garbage after segregating it in to 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.
10. In case of any false information, misrepresentation of facts, or pending court cases, the occupancy certificate shall be deemed to be cancelled.
11. Arrangement like fire extinguisher and other facilities to be provided where ever required and maintained properly. For any untoward incident in the building BBMP is not responsible in any way and solely the owner will be responsible for any loss of life or damage to public property.
12. Safety to electrical installations, transformer is the entire responsibility of the owner. Any untoward incident that may cause out of electrical installations or transformer, the BBMP shall not be responsible in any way.
13. If information / document furnished by applicant are false, the Occupancy Certificate issued will be cancelled and appropriate action will be initiated as per law.

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


Assistant Director of Town Planning,
Bruhath Bangalore Mahanagara Palike
Mahadevapura Zone, Mahadevapura,
Bangalore-48.

To,
Smt. Saraswathamma
Khatha No.1689, 1384,
Survey No.4, 5/1, 5/2
K.R Puram village
Bangalore