



BRUHATH BANGALORE MAHANAGARA PALIKE

No. ADTP/MZ/O.C.No. 154/2018-19

Office of the

Assistant Director of Town Planning,
Bruhath Bangalore Mahanagara Palike,
Mahadevapura, Bangalore, Dated:17/05/2018.



'OCCUPANCY CERTIFICATE'

Sub:- Issue of Occupancy Certificate for Residential Apartment Building at Property Survey No.28/1 K.No.70, 22, K. Narayanapura Village, Bangalore East Talluk in favour of **M/s DS Max Properties Pvt Ltd rep by Sri Shubharaj Rai.**

- Ref:-** 1) Your application dated: 28/02/2018.
2) Approval of Office Note by Joint Commissioner, Mahadevapura Zone, Date:24/03/2018.
3) Payment of Compounding Fine Rs.12,17,436/-
4) Plan approved by BBMP, Mahadevapura Zone, Bangalore vide L.P.No. 154/2015-16 Dt.23/11/2015.

The Plan was sanctioned for the Construction of Residential Apartment Building comprising of Stilt+GF+3 Floors constructed on the land located at Property Survey No.28/1 K.No.70, 22, K. Narayanapura Village, Bangalore East Talluk with **LP No:154/2015-16 Dt. 23/11/2015.**

The Residential Apartment Consisting Stilt+GF+3 Floors was inspected on Dt.02/03/2018 with reference to the sanction plan for the issue of Occupancy Certificate. 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 deviations in construction with reference to sanctioned plan, which is well within permissible regularization limits of 5% by levying fine which works out to Rs. 12,17,436/- (Rs. Twelve Lakh Seventeen Thousand Four Hundred Thirty Six only). The Applicant has paid the total Compounding fine of **Rs. 12,17,436/-** through RTGS Acknowledged vide No.MAHBR52018051105130319. The **Payment has been remitted to Account No.8401132000014, IFSC Code CNRB0008401 (CANARA BANK) of "The Commissioner BBMP"** on 11/05/2018.

The Residential Apartment Building at Property Survey No.28/1 K.No.70, 22, K. Narayanapura Village, Bangalore East Talluk, consisting of the following.



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	2051.87	Reserved for Parking purpose, RWH, STP and Transformer Constructed.
2	Ground Floor	2051.87	30 Units Constructed.
3	First floor	2181.75	30 Units Constructed.
4	Second Floor	2181.75	30 Units Constructed.
5	Third Floor	2181.75	30 Units Constructed.
5	Terrace Floor	40.80	Solar systems are provided & Lift machine room & Stair case head room, OHT are Provided.
	Total	10689.79	Total 120 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.
4. Stilt floor 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. The applicant is directed to fix up the compound all-round leaving a setback of 5.00mtrs.



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 is 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, 17/5/18
Bruhath Bangalore Mahanagara Palike
Mahadevapura Zone, Mahadevapura,
Bangalore-48.

To,

M/s DS Max Properties Pvt Ltd
Rep by Sri Shubharaj Rai.
NO.1854, 17th Main, 30th B Cross,
HBR Layout, 1st Stage, 5th Block,
Bangalore-43.

Copy To:-

- 1) Assistant Revenue Officer, BBMP, Horamavu Sub Division, Horamavu, Bangalore, For your Information and Further Needful.