



BRUHATH BANGALORE MAHANAGARA PALIKE

No. BBMP/AD/TP/MDP/O.C.No.12/2022-23

Office of the
Assistant Director of Town Planning,
Bruhath Bangalore Mahanagara Palike,
Mahadevapura, Bangalore, Dated:14/06/2022

'OCCUPANCY CERTIFICATE'

Sub:- Issue of Occupancy Certificate for **Residential Apartment Building** at Survey No.48, Khatha No.69, 69/1, Kodigehalli Village, K R Puram Hobli, Bangalore in favour of **M/s Adithya Developers, Rep by Sri E Srinivas and Sri T Narasimhulu.**

- Ref:- 1) Your Application dated:02/05/2022.
2) Approval of **Joint Commissioner**, Mahadevapura Dt.16/05/2022.
3) Payment of Compounding Fine Rs.6,10,000/-
(DD No.791880, Dt.20/04/2022, Karnataka Bank Ltd.)
4) Plan Approved by BBMP, Mahadevapura Zone, Bangalore
vide On Line L.P No.BBMP/Ad.Com/MDP/0147/2020-21 Dt.12/11/2020.

The Building Plan was sanctioned for the Construction of **Residential Apartment Building** comprising of **Stilt Floor+GF+FF+SF+TF+Terrace** Floors constructed on the land located at **Survey No.48, Khatha No.69, 69/1, Kodigehalli Village, K.R.Puram Hobli** Bangalore East Taluk with On Line LP No.BBMP/Ad.Com/MDP/0147/2020-21 Dt.12/11/2020.

The **Residential Apartment** Building was inspected on dt.09/05/2022 with reference to the sanctioned plan and as built drawing for the issue of Occupancy Certificate. At the time of inspection it is observed that the **Residential Apartment** Building constructed comprises of **Stilt Floor+GF+FF+SF+TF+Terrace** Floors only. On inspection it is also observed that there is deviations in Built up area when compared to sanctioned Plan which is well within the regularization limits of 5% by levying fine Which works out to Rs.6,10,000=00 (Rs.Six Lakh Ten Thousand only). The Applicant has paid the total **Compounding fine of Rs.6,10,000=00 vide DD No.791880, Dt.20/04/2022, Karnataka Bank Ltd.** DD has been remitted to **Account No.8401132000014 (CANARA BANK) of Commissioner BBMP** Vide Receipt No.RE-ifms366-TP/000022, Dt.14/06/2022.

The **Residential Apartment** Building at Property **Survey No.48, Khatha No.69, 69/1, Kodigehalli Village, K R Puram Hobli**, Bangalore East Taulk, consists of the following.

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BBMP, Mahadevapura Zone
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Statement showing the Floor wise Built up Area

Sl. No.	Floor Description	Built up Area (in Sqm)	Uses and other Details
1	Stilt Floor	2049.41	Reserved for Parking purposes, STP, RWH, Lift & Staricase.
2	Ground Floor	2253.50	24 Units, Lift and Staricase.
3	First Floor	2307.13	24 Units, Lift and Staricase.
4	Second Floor	2307.13	24 Units, Lift and Staricase.
5	Third Floor	2307.13	24 Units, Lift and Staricase.
6	Terrace Floor	45.16	Lift Machine Room, Solar Panels & Staricase Room.
	Total	11269.46	96 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. The design of Steel, RCC Cloums, Beams etc and safety factors required to take load of the swimming pool is certified by the Engineer / Architect engaged by the Builders / Land Lord. BBMP is not responsible for the structrual design and strength. Any unexpected accident if any, Builder / Design Engineer / Architect are only responsible. The Builder shall erect safety fencing around the pool and engage a trained swimming coach.
4. 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/altered/added portion without any prior notice.
5. Stilt Floor should be reserved for parking only.
6. Footpath in front of the building should be maintained in good condition.
7. 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).
8. Since, Deviation has been done from the sanctioned plan while constructing the building, the Security deposit is herewith forfeited.
9. The Applicant shall plant trees in the premises and maintain the same in good condition.

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10. 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.
11. In case of any false information, misrepresentation of facts, or pending court cases, the occupancy certificate shall deemed to be cancelled.
12. 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.
13. 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. The builder shall obtain safety certified from BESCOM regarding safe installation of electrical system before occupying the building.
14. 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.


14/06/22
Assistant Director of Town Planning,
Bruhath Bangalore Mahanagara Palike
Mahanadivapura Zone, Mahanadivapura,
BBMP Mahanadivapura Zone
Bangalore

To,

*M/s Adithya Developers,
Rep by Sri E Srinivas and
Sri T Narasimhulu,
Khatha No.69, 69/1, Survey No.48,
Kodigehalli Village, K R Puram Hobli,
Bangalore.*



Bruhat Bengaluru Mahanagara Palike
Office of Assistant Director Town Planning Mahadevapura Zone

Receipt
(General Purpose)
[para 22(1)]

Receipt Number : RE-ifms366-TP / 000022 **DDO** : ddo366 Assistant Director Town Planning Mahadevapura Zone
Receipt Date : 14-Jun-2022 **Ward** : 054 Hudi
Reference : BBMP/Ad.Com/MDP/0147/2020-21 / **Credited to** : Canara Bank, Bangalore City Corpn. E.C. (Cor) (CNRB0008401) - 8401132000014 (TP)

Received the sum of Rs. 610000.00 (Six Lakh Ten Thousand) from

Sri/Smt M/s Adithya Developers, Rep by Sri E Srinivas and Sri T Narasimhulu
Khatha No.69, 69/1 (New), Survey No.48 ,Kodigehalli Village, Bangalore. ,(Occupancy Certificate)
Bengaluru

towards the following -

SI No	Name	Misc.	Amount	Remarks
1	R0110 Compounding Fee		610000.00	

Amount received as :

SI No	Type	Bank	Chq/DD No.	Chq/DD Dt.	Amount
1	DD	Karnataka Bank Ltd	791880	20-Apr-2022	610000.00

for Bruhat Bengaluru Mahanagara Palike
Assistant Director Town Planning
Mahadevapura Zone