



BRUHATH BANGALORE MAHANAGARA PALIKE

No: BBMP/ADTP/MDP/O.C.No.18/2019-20

Office of the
Assistant Director of Town Planning,
Bruhath Bangalore Mahanagara Palike,
Mahadevapura, Bangalore, Dated:30/07/2019

'OCCUPANCY CERTIFICATE'

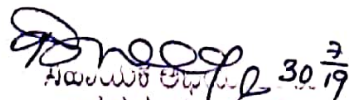
Sub:- Issue of Occupancy Certificate for Residential Apartment Building at Property Survey No.164/2, 164/5, 164/6, 164/7, 164/8 & 164/9, Khatha No.1520/94 Hagadur Village, K R Puram Hobli, Bangalore in favour of **Sri Rathnamma & Others, GPA Holder M/s S J Construction, Rep by Sri Korlapati Suresh and Sri Repala Srinivas.**

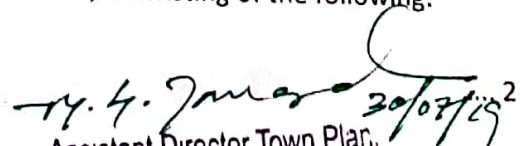
- Ref:- 1) Your Application dated:05/07/2019.
2) Approval of Joint Commissioner, Mahadevapura Dt.17/07/2019.
3) Payment of Compounding Fine Rs.8,94,000/-
[DD No.007337, Dt.29/07/2019, Axis Bank Ltd]
4) Plan Approved by BBMP, Mahadevapura Zone, Bangalore
vide On Line L.P.No.Ad.Com/MDP/0626/2017-18 Dt.20/12/2017

The Building 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.164/2, 164/5, 164/6, 164/7, 164/8 & 164/9, Khatha No.1520/94, Hagadur Village, K R Puram Hobli** Bangalore East with On Line **LP No. Ad.Com/MDP/0626/2017-18 Dt.20/12/2017.**

The Residential Apartment Building was inspected on Dt.10/07/2019 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 is comprising of Stilt+GF+3 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.8,94,000 (Rs. Eight Lakh Ninety Four Thousand only). The Applicant has paid the total **Compounding fine of Rs.8,94,000/- vide DD No.007337, Dt.29/7/2019, Axis Bank Ltd.** DD has been remitted to **Account No.8401132000014 (CANARA BANK) of Commissioner BBMP** on 30/07/2019 Vide **Receipt No.RE-ifms366-TP/000130, Dt.30/07/2019.**

The Residential Apartment Building at Property **Survey No.164/2, 164/5, 164/6, 164/7, 164/8 & 164/9, Khatha No.1520/94, Hagadur Village, K R Puram Hobli, Bangalore East**, consisting of the following.


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30/07/2019
Assistant Director Town Plan.
BBMP, Mahadevapura Zone
Bangalore

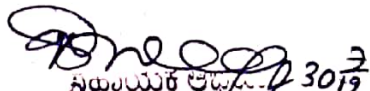
Statement showing the Floor wise Built up Area

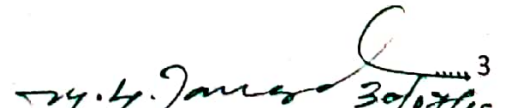
Sl. No.	Floor Description	Built up Area (in Sqm)	Uses and other Details
1	Stilt Floor	1520.67	Parking 62 No's, Lift and Staricase.
2	Ground Floor	1282.95	14 Units, Lift and Staricase.
3	First Floor	1358.10	14 Units, Lift and Staricase.
4	Second Floor	1358.10	14 Units, Lift and Staricase.
5	Third Floor	1358.10	14 Units, Lift and Staricase.
6	Terrace Floor	25.36	Lift Machine Room and Staricase Room .
	Total	6903.28	Total Units – 56 Nos

F.A.R - 1.79 % > 1.75 %
Coverage - 52.87% < 55.00 %

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

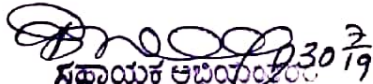
1. Facility for physically Handicapped persons prescribed in schedule II (Bye -31) of building bye-laws 2003 shall be ensured.
2. The structural safety of building will be entirely at the risk and cost of Owner/ Architect/ Structural Engineer and BBMP will not be responsible for the Structural safety.
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).


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30/07/15


Assistant Director Town Planning
BBMP, Mahadevapura Zone
Bangalore
30/07/15

7. Since, Deviation has 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 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.


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Assistant Director of Town Planning,
Bruhat Mahadevapura Palike
BBMP, Mahadevapura Zone,
Bangalore

To,

Smt Rathnamma & Others
M/s S J Construction GPA Holder
Rep by Sri Korlapati Suresh &
Sri Repala Srinivas
Survey No.164/2, 164/5, 164/6, 164/7, 164/8 & 164/9,
Khatha No.1520/94,
Hagadur Village, K R Puram Hobli,
Bangalore.