



## BRUHATH BENGALURU MAHANAGARA PALIKE

No: ADTP/BMH L.P.No/2003/19-20.

Office of the  
Assistant Director of Town Planning,  
Bruhath Bengaluru Mahanagara Palike,  
Bommanahalli, Bengaluru,  
Dated: 29-12-2022.

### OCCUPANCY CERTIFICATE

- Sub:-** Issue of Occupancy Certificate for Residentail Apartment Building at, Ward No-193, Khatha No. 1641/Sy No.13/3/13/2, Hulimavu village, Bengaluru in favour of M/s. R.K Suraksha Properties Rep by Sri. V. Ramesh Kumar & V. Kameswara Chowdary.
- Ref:-** 1) Your application dated: 28-03-2022.  
2) Plan approved by Town planning (Bommanahalli) BBMP, Bommanahalli Zone, Bengaluru vide L.P.No. 2003/19-20, Dated: 08-01-2021.  
3) Payment of Compounding Fine Rs. 15,52,000/- Cheque No. 841615.  
4) Payment of Plan sanction fees Rs. 30,63,000/- Cheque No. 841616.  
5) Payment of Labour cess fees thought RTGS Rs. 25,71,000/-.

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The Plan was sanctioned by this office Vide L.P No. 2003/19-20, Dated: 08-01-2021 for the Construction of Residentail Apartment Building Ward No-193, Khatha No. 1641/Sy No.13/3/13/2, Hulimavu village, Bengaluru having SF+GF+FF+SF+TF & Terrace Floor. The Commencement certificate was issued on Dated: 19-04-2021.

The building was inspected by the competent authority of Town planning (Bommanahalli) for the issuing of Occupancy certificate. During inspection, it is observed that there are deviations in construction with reference of the sanctioned plan. Which is within the permissible regularization limits of 5% and Collected of the as per court directions Remaining Labour cess fees thought RTGS Rs. 25,71,000/- and Remaining Plan sanction fees Rs. 30,63,000/- Cheque No. 841616, Dated: 29-12-2022 with a levy of compounding fee. The compounding fee Rs. 15,52,000/- Cheque No. 841615 and in the Axis Bank Ltd, Bengaluru and The same has been paid by the applicant it's taken to BBMP account vide Receipt No. RE-irms458-LA/000002, Dated: 29-12-2022. The deviations effected by the applicant are regularized.

Permission is here by granted to occupy the building for Residentail Apartment purpose constructed at Ward No-193, Khatha No. 1641/Sy No.13/3/13/2, Hulimavu village, Bengaluru having SF+GF+FF+SF+TF & Terrace Floor With the following details and conditions:

Sl. No.	Floor Description	Built up Area (in Sqm)	Remarks
1	Stilt Floor	3111.50	4 Lift, 4 Staircases and Parking Use only.
2	Ground Floor	3489.05	4 Lift, 4 Staircases & 28 unit Residentail use only
3	First Floor	3601.16	4 Lift, 4 Staircases & 28 unit Residentail use only
4	Second Floor	3601.16	4 Lift, 4 Staircases & 28 unit Residentail use only

P.T.O.


  
ಸಹಾಯಕ ನಿರ್ದೇಶಕರು  
(ನಗರ ಯೋಜನೆ)  
ಬೊಮ್ಮನಹಳ್ಳಿ ವಲಯ  
ಬೃಹತ್ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ

5	Third Floor	3601.16	4 Lift, 4 Staircases & 28 unit Residentail use only
6	Terrace Floor	108.56	4 Lift, 4 Staircases, Head room, OHT, Solar and open terrace Area.
	<b>Total</b>	<b>17512.68</b>	<b>112 Units</b>

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/altered/added portion without any prior notice.
4. Parking provided in the 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. The Applicant shall plant trees in the premises and maintain the same in good condition.
8. 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.
9. In case of any false information, misrepresentation of facts, or pending court cases, the occupancy certificate shall be deemed to be cancelled.
10. 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.
11. 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.
12. 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 Bengaluru Mahanagara Palike  
Bommanahalli Zone

To,  
M/s. R.K Suraksha Properties Rep by  
Sri. V. Ramesh Kumar & V. Kameswara Chowdary,  
Khatha No. 1641/Sy No.13/3/13/2,  
Hulimavu village, Ward No-193,  
Bengaluru-560076.