



BRUHATH BENGALURU MAHANAGARA PALIKE

No: ADTP/BMH/LP No/1206/16-17/21-22.

Office of the

Assistant Director of Town Planning,
Bruhath Bengaluru Mahanagara Palike,
Bommanahalli, Bengaluru,

Dated: 17/12/2021.

'OCCUPANCY CERTIFICATE'

Sub:- Issue of Occupancy Certificate for Residential Apartment Building at Ward No-192, Khatha No. 362/62/2B1, Chikkathoguru village, Bengaluru in favor of M/s. Ma-Nya Infratech Group Rep by Its Managing Partners GPA Holder Sri. K.Venkataswamy.

Ref:- 1) Your application dated: 04/10/2021.

2) Approval of Office Note by Joint Commissioner, Bommanahalli Zone, Date: 11/11/2021.

3) Payment of Compounding Fine Rs. 6,20,000/- DD No.936277.

4) Plan approved by BBMP, Bommanahalli Zone, Bengaluru vide L.P.No. 1206/16-17, Dated: 31/07/2017.

The Plan was sanctioned by this office vide L.P No. 1206/16-17, Dated: 31/07/2017 for Construction of Residential Apartment Building at Ward No-192, Khatha No. 362/62/2B1, Chikkathoguru village, Bengaluru. Consisting of Stilt Floor + Ground Floor + First Floor + Second Floor + Third Floor & Terrace Floor. The Commencement Certificate was issued on Dated: 11/07/2018.

The building was inspected for issue of Occupancy certificate. During the inspection, it is observed that there is a deviation in construction with reference to the sanctioned plan, which is within the permissible limits of regularization with a levy of compounding fee. The compounding fee for the deviated portion of penalty and other charges to Rs. 6,20,000/- (Six lakh twenty thousand rupees only). The same has been paid by the applicant in the form of D.D No. 936277, Dated: 15/12/2021, Union Bank of India, Bangalore and taken to BBMP accounts vide Receipt No. RE-ifms458-TP/000079, Dated: 17/12/2021. The deviations effected by the applicant are regularized.

Permission is hereby granted to Occupy the Residential Apartment Building constructed in Ward No-192, Khatha No. 362/62/2B1, Chikkathoguru village, Bengaluru. Consisting of Stilt Floor + Ground Floor + First Floor + Second Floor + Third Floor & Terrace Floor with the following details.

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Sl. No	Floors Descriptions	Built Up Area (in Sqm)	Remarks
1	Stilt Floor	1642.42 Sqm	Should be used for Car Parking purpose Including 2 Lift & 2 Staircase.
2	Ground floor	1279.58 Sqm	2 Lift, 2 Staircase & 18 Units residential use only.
3	First Floor	1391.95 Sqm	2 Lift, 2 Staircase & 18 Units residential use only.
4	Second floor	1391.95 Sqm	2 Lift, 2 Staircase & 18 Units residential use only.
5	Third Floor	1256.65 Sqm	2 Lift, 2 Staircase & 16 Units residential use only.
6	Terrace floor	55.52 Sqm	2 Lift, 2 Staircase, Head Rooms, OHT, Solar and Open terrace area.
	Total	7018.07 Sqm	70 Units residential use only
8	FAR	1.24	1.24 < 1.25
9	Coverage	46.00 %	46.00 % < 50%

And Subject to the following Conditions:


1. The car parking at Stilt floor where car parking shown shall have adequate safety measures. It shall be done entirely at the risk and cost of owner and BBMP will not be responsible for any kind of damage, losses, risks, etc., arising out of the same.
2. Facility for physically Handicapped persons prescribed in schedule 11 (Bye law-31) of building bye-laws 2003 shall be ensured.
3. 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.
4. The Owner/Applicant shall not add/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. 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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6. Since, Deviation has been done with respect to the sanctioned plan, while constructing the building hence the security deposit is here with forfeited.
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 in organic 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. Arrangements like fire extinguisher and facilities to be provided in the building and maintained properly, for any untoward incident in case of fire, BBMP is not responsible in any way and solely the owner will be held responsible for any loss of life or damage to public property.
11. Safety to electrical installations, transformer is the entire responsibly 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 electrical installation should not be altered as the alteration/extra tapping of power may cause short circuit that may lead to hazard. The applicant/owner is solely responsible & BBMP is in no way responsible for this.

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


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To,

M/s. Ma-Nya Infratech Group Rep by
Its Managing Partners GPA Holder
Sri. K.Venkataswamy,
Khatha No. 362/62/2B1,
Chikkathoguru village,
Ward No-192, Bengaluru.