



BRUHATH BENGALURU MAHANAGARA PALIKE

No: ADTP/BMH/LP No/0690/21-22.

Office of the
Assistant Director of Town Planning,
Bruhath Bengaluru Mahanagara Palike,
Bommanahalli, Bengaluru,
Dated: 06/12/2021.

'OCCUPANCY CERTIFICATE'


Sub:- Issue of Occupancy Certificate for Modified Industrial and Residential Hostel Building at Ward No-185, Khatha No. 628/43, Yelechenahalli, Bengaluru in favor of Smt. H. Gayathri and I.M.S Foundation Rep by its chairman H.V.S Krishna.

- Ref:-** 1) Your application dated: 30/11/2021.
2) Approval of Office Note by Joint Commissioner, Bommanahalli Zone, Date: 03/12/2021.
3) Payment of Compounding Fine Rs. 3,23,000/- DD No.361354.
4) Plan approved by BBMP, Bommanahalli Zone, Bengaluru vide Modified L.P.No. 0690/21-22, PRJ No: 4721/21-22, Dated: 16/11/2021.

The Plan was sanctioned by this office vide Modified L.P No. 0690/21-22, PRJ No: 4721/21-22, Dated: 16/11/2021 for construction of Modified Industrial and Residential Hostel Building at Ward No-185, Khatha No. 628/43, Yelechenahalli, Bengaluru. Consisting of Existing Ground floor with alterations, Existing First floor with alterations, Existing Second floor with alterations and Existing Terrace floor.

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 modified 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, C.C Fine and other charges to Rs. 3,23,000/- (Three lakh twenty three thousand rupees only). The same has been paid by the applicant in the form of D.D No. 361354, Dated: 03/12/2021, Federal Bank Ltd, Bangalore and taken to BBMP account vides Receipt No. RE-ifms458-TP/000071, Dated: 03/12/2021. The deviations effected by the applicant are regularized.

Permission is hereby granted to Occupy the Modified Industrial and Residential Hostel Building constructed in Ward No-185, Khatha No. 628/43, Yelechenahalli, Bengaluru. Consisting of Existing Ground floor with alterations, Existing First floor with alterations, Existing Second floor with alterations and Existing Terrace floor with the following details.


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Sl. No	Floors Descriptions	Built Up Area (in Sqm)	Remarks
1	Existing Ground floor with alterations	297.29 Sqm	Should be used for Industrial shed, Reception, Portion of Car Parking, Including Lift, Staircase & Store Room.
2	Existing First floor with alterations	340.73 Sqm	Lift, Staircase & Residential Hostel use only.
3	Existing Second floor with alterations	325.41 Sqm	Lift, Staircase & Residential Hostel use only.
4	Existing Terrace floor	37.52 Sqm	Lift, Staircase, OHT, Solar and Open terrace area.
	Total	1000.95 Sqm	
5	FAR	1.72	1.72 < 1.75
6	Coverage	66.81 %	66.81 % < 70%

And Subject to the following Conditions:


1. The car parking at Portion of existing ground 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).
6. Since, Deviation has been done with respect to the sanctioned plan, while constructing the building hence the security deposit is here with forfeited.

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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,

Smt. H. Gayathri and I.M.S Foundation
Rep by its chairman H.V.S Krishna.
Khatha No. 628/43,
Yelechenahalli, Ward No-185,
Bengaluru.