



2019-20

Sl. No. 29

BRUHAT BANGALORE MAHANAGARA PALIKE

No. ADTP(E)/OC/PR/25/19-20

Office of the Assistant Director,
Town Planning (East),
22nd Floor, S. C. Bose Building,
M.G. Road, Bangalore,
Date: 14-05-2020**OCCUPANCY CERTIFICATE**

Sub: issue of Occupancy Certificate for the Commercial Building (Restaurant, Addition and Alteration to the Existing building), at Property PID.

No.76-68-10, Wood Street Richmond Town, -ward no.111, Bangalore.

Ref : Your application dated: 17-03-2020.

The Modified plan was sanctioned by this office vide LP No. AD.COM.EST.OL/LP/0294/19-20 dated:24-07-2019 for construction of Commercial (Restaurant) building (Addition and Alteration to the Existing building) at Property PID.No.76-68-10, Wood Street Richmond Town, Bangalore, having GF + FF and Terrace Floor.

The building was got inspected by the officers of Town Planning Section along with Assistant Director (East) on dtd:21-03-2020 for the issue of Occupancy Certificate. During inspection, it is observed that there are deviations in construction with reference to the sanctioned plan, which is within the permissible limits of regularization with a levy of compounding fee. The compounding fees for the deviated portion, works out to Rs.1,00,000/- (Rupees One Lakh only, D.D. No.002946, HDFC Bank, date:13/05/2020). The same has been paid by the applicant in the form of DD and taken to BBMP account vide receipt No.RE-Ifms668-TP/000005 dated:13-05-2020. The deviations effected by the applicant are regularized and As Built Plan is issued accordingly.

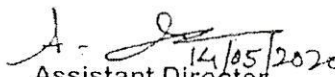
Permission is hereby granted to occupy the building for Commercial Building (Restaurant) purpose The building constructed at Property PID.No.76-68-10, Wood Street Richmond Town, Bangalore consisting GF + FF and Terrace Floor. with the following details and Conditions .

Sl. No.	Floor Descriptioons	Built up Area (in Sq mtrs)	No of Units /Use of floor and other details.
1	Ground Floor	238.98	08 No's of Car Parking, Commercial Space, Solar and Staircase.
2	First Floor	238.98	Commercial Space and Staircase
	Total	477.96	-
4	FAR	0.69	Within Zonal Bye-law Limit
5	Coverage	34.96 %	Within Zonal Bye-law Limit

P.T.O

Occupancy Certificate is issued subject to the following conditions:

- 1 . The car parking at the Ground Floor, shall have adequate safety measures. It shall be done entirely at the risk and cost of owner. BBMP will not be responsible for any kind of damage, losses, risks etc., arising out of the same.
- 2 . The Structural safety of building will be entirely at the risk and cost of owner / Architect / Engineer / Structural Engineer, and BBMP will not be responsible for structural safety.
- 3 . Owner 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 / altered / added portion without any prior notice.
- 4 . Footpath and road side drain in front of the building should be maintained in good condition.
- 5 . Rain Water Harvesting structure shall be maintained in good condition for storage of water and shall be used for non potable purpose or recharge of ground water at all times as per Building Bye-Laws 2003 clause no. 32(b).
- 6 . Since deviations have been done from the sanctioned plan while constructing the building the security deposit is herewith forfeited.
- 7 . Owner shall make his own arrangements to dispose off the debris / garbage after segregating it into 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
- 8 . All the rain water and waste water generated from the usage shall be pumped into the rain water harvesting pits and used for landscaping.
- 9 . In case of any false information, misrepresentation of facts, or pending court cases, default of the above conditions the Occupancy Certificate shall deemed to be cancelled.
10. On default of the above conditions , the O. C. issued will be withdrawn without any prior notice.


14/05/2020
Assistant Director,
Town Planning (East)
Bruhat Bangalore Mahanagar Palike

To,
Sri. V.T. Dominic & V.T. Francis
PID No. 76-68-10, Wood Street Richmond Town
Bengaluru, Ward-111