



## BRUHAT BENGALURU MAHANAGARA PALIKE

No. ADTP(E)/OC/LP/0578/18-19/19-20.

Office of the Assistant Director,  
Town Planning (East),  
22<sup>nd</sup> Floor, S.C.Bose Building,  
M.G. Road, Bangalore  
Date: 27/12/2019



### OCCUPANCY CERTIFICATE

**Sub: Issue of Occupancy Certificate for Commercial Building at**  
property No 7M-322, 1<sup>st</sup> Block, HRBR Layout, Banaswadi.  
Ward No – 27 PID No 88-250-7M-322 Bangalore.

**Ref:-** Application dated :06.11.2019

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The Plan was Sanctioned by Assistant Director, Town Planning(East)Office Vide Lp No AD.Com/EST.OL/LP/0578/18-19 dated :20.12.2018 for the construction of Commercial Building at Property No. 7M-322, 1<sup>st</sup> Block, HRBR Layout, Banaswadi. Ward No – 27 PID No 88-250-7M-322 Bangalore, having Basement +GF+03UF and Terrace Floor.

The Building was inspected by the **Competent Authority** of Town planning (East) dated:04.12.2019 for the issue of occupancy Certificate. During Inspection, it is observed that only Basement +GF+ 02UF have been constructed and further, 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 etc., works Out to Rs.7,00,600/- (Rs. Seven Lakhs ,six hundred Only).The same has been paid by the applicant in the form of DD and taken to BBMP account vide receipt No RE-ifms668-TP/000306 dt:27.12.19.The deviations are with in permissible limit of 5%effected by the applicant are regularized.

Permission is here by granted to occupy the Building for Commercial purpose. The Building constructed at property No. 7M-322, 1<sup>st</sup> Block, HRBR Layout, Banaswadi. Ward No – 27 PID No 88-250-7M-322 Bangalore consisting of **Basement + GF + 02UF + Terrace** floor only with the following details and conditions.

| Sl. No. | Floor Description | Area in Sq.m   | Remarks  |
|---------|-------------------|----------------|--|
| 1       | Basement Floor    | 678.15         | 18 Nos car parking + Staircase + Lift room   |
| 2       | Ground Floor      | 609.43         | Commercial space + Staircase + LiftRoom  |
| 3       | First Floor       | 663.43         | Commercial space + Staircase + LiftRoom  |
| 4       | Second Floor      | 663.43         | Commercial space + Staircase + LiftRoom  |
| 5       | Terrace Floor     | 64.37          | Lift Machine Room. OHT, Solar, Staircase, Head Room,(to be constructed as per sanctioned plan) and Open Terrace. |
| 6       | <b>Total</b>      | <b>2678.81</b> | -  |
| 7       | FAR               | 2.35<2.62      | Within Regulation Limit of 5%  |

|   |                    |                   |                               |
|---|--------------------|-------------------|-------------------------------|
| 8 | Coverage           | 59.04%<60%        | Within Regulation Limit of 5% |
| 9 | Height of Building | 12.01mtr<12.07mtr | Within Regulation Limit of 5% |

**And subject to the following conditions:**

01. The car parking at **Basement Floor area** 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.
02. 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.
03. 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.
04. Basement floor should be used for car parking purpose only and the additional area if any available in the basement shall be used exclusively for car parking only.
05. Footpath in front of the building should be maintained in good condition.
06. Rain water harvesting structure shall be maintained in good condition for storage of water for non portable purpose or recharge of ground water at all times as per Building Bye – laws – 2003 clause No. 32 (b)
07. 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 Zonal Health Officer.
08. In case of any false information, misrepresentation of facts, or pending court cases, the Occupancy Certificate shall be deemed to be cancelled.
09. Also the owner shall follow the conditions mentioned in the OC.
10. This occupancy certificate is issued for Basement + GF + 02UF + Terrace, if default of the above conditions the Occupancy Certificate issued will be withdrawn without any prior notice

Office note approved by  
Joint Commissioner,(East)

*D.K. Pradeep Kumar*  
Assistant Director,  
Town Planning (East) *29/12*

*27/12*  
Bruhat Bangalore Mahanagara Palike

To,

1. Sri. L.Ananda Reddy & Vijaya M, PID No.88-250-7M-322, HRBR Layout 1<sup>st</sup> Block, Ward No – 27, Banaswadi. Bengaluru.
2. Copy W/C to the Chairman, BWSSB, Cauvery Bhavan, Bangalore – for information.
3. Copy W/C to the CE, BESCOM, BSA2, K.R. Circle, Bangalore – for information.
4. Copy to EE, Sarvgnanagara Division, BBMP, for information.
5. Copy to AEE/ARO, HRBR Layout Sub Division BBMP for information.