



# BRUHAT BANGALORE MAHANAGARA PALIKE

No. ADTP(E)/OC/PRI/02/21-22

Office of the Assistant Director,  
Town Planning (East),  
22nd Floor, S. C. Bose Building,  
M.G. Road, Bangalore,  
Date:16-10-2021.



## OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for the Commercial Building at Property PID.No.78-121-27/9, Sankey Road, Vasanthnagar, ward no.93 Bangalore.

Ref : 1) Your application dated: 16-08-2021  
2) Approval of Joint Commissioner for issue of Occupancy Certificate dated: 17-09-2021.

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The plan was sanctioned by this office vide LP No. AD.COM.EST.OL/LP/1152/2017-18 dated:13-04-20218, for construction of Commercial building at Property PID No. 78-121-27/9, Sankey Road, Vasanthnagar, ward-93. Bangalore, having Basement Floor+ GF + 3UF and Terrace Floor. The applicant vide Ref (1) has applied for Occupancy Certificate for Basement Floor + GF + 2UF and Terrace.

The building was got inspected by the officers of Town Planning Section (East) on dtd: 19-08-2021 . 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 Occupancy Certificate is issued abiding to Order of Hon'ble High Court W.P. No. 17525/2021 dated: 07-10-2021. As per the Legal opinion given by HLC of BBMP, the Compounding fees for the deviated portion shall be paid by the owner as per the final orders / circulars passed by BBMP/ Government/ Semi Government / Any Competant Authority with respect to W.P.No. 4601/2021 dated : 04-08-2021.

Permission is hereby granted to occupy the building for Commercial purpose The building constructed at Property PID No. 78-121-27/9, Sankey Road, Vasanthnagar, ward No.93, Bangalore. consisting Basement Floor + GF + 2 UF and Terrace floor with the following details and Conditions.

Sl. No.	Floor Description	Built up Area (in Sq mtrs)	No of Units /Use of floor and other details.
1	Basement Floor	452.568	25 No's of Car Parking, Lift & Staircase
2	Ground Floor	287.73	Commercial use , Toilets, Lift & Staircase,
3	First Floor	376.672	Commercial use , Toilets, Lift & Staircase
4	Second Floor	433.54	Commercial use , Toilets, Lift & Staircase
5	Terrace	32.42	Lift Machine Room & Staircase Head Room.
	Total	1582.93	-
6	FAR	1.61	-
7	Coverage	50.65 %	-

  
Assistant Director,  
Town Planning (East)  
Bruhat Bangalore Mahanagara Palike  
16/10/21

Occupancy Certificate is issued subject to the following conditions:

- 1 . The car parking at the Basement 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 . Basement Floor, should be used for Car parking purpose only and the additional area if any available shall be used exclusively for car parking only.
- 5 . Footpath and road side drain 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 and shall be used for non potable purpose or recharge of ground water at all times as per Building By-Laws 2003 clause no. 32(b).
- 7 . Since deviations have been done from the sanctioned plan while constructing the building the security deposit is herewith forfeited.
- 8 . 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
- 9 . All the rain water and waste water generated from the usage shall be pumped into the rain water harvesting pits and used for landscaping.
10. The Occupancy Certificate is issued abiding to Order of Hon'ble High Court W.P. No. 17525/2021 dated :07.10.2021
11. The owner should abide to the final orders / circurlars passed by BBMP / Government/ Semi Government / Any Competant Authority with respect to W.P.No. 4601/2021 dated : 04-08-2021.
- 12.The Occupancy Certificate is issued subject to condition that the owner shall pay fee amount to BBMP with respect to W.P No. 4601/2021 dated: 04.08.2021 and if failed to pay the fee Occupancy Certificate issued will be withdrawn and initiate legal proceedings, which is bound by the the owner in the Indemnity Bond and Affidavit submitted.
- 13 . In case of any false information, misrepresentation of facts, or pending court cases, the Occupancy Certificate shall deemed to be cancelled.
- 14.On default of the above conditions, the Occupancy Certificate issued will be withdrawn without any prior notice.



M/s. Shruthi Builders  
PID No. 78-121-27/9, Sankey Road,  
Vasanthnagar, Ward No.93  
Bengaluru,

Copy to:

1. The Chairman, BWSSB, Cauvery Bhavan, Bangalore – for information.
2. The CE, BESCO, BSA2, K.R. Circle, Bangalore – for information.
3. EE, Shilvajinagar Division, BBMP, for information and necessary action.
4. AEE / ARO, Vasanthanagar subdivision, BBMP, for information and necessary action.

*[Signature]* 16/10/2021  
Assistant Engineer  
Town Planning (East)  
Bruhat Bangalore Mahanagara Palike  
16/10/21