



BRUHAT BANGALORE MAHANAGARA PALIKE

No. ADTP(E)/OC/PR/22/21-22

Office of the Assistant Director,
Town Planning (East),
22nd Floor, S. C. Bose Building,
M.G. Road, Bangalore,
Date:31-03-2022.



OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for the Residential building
Site No. 14, 1st cross, Varasova Layout, C.V. Ramannagar,
Ward no.57, Bangalore.

Ref : Your application dated: 03-02-2022.

The plan was sanctioned by this office vide LP No. AD.COM.EST.OL/SP/1192/19-20 dated: 28-07-2020 for construction of Residential building at Property PID.No.83-75-14, 1st cross, Varasova Layout, C.V.Ramannagar, Ward no.57, Bangalore, having Stilt+ Ground Floor + First Floor + Second Floor and Terrace Floor for Four Units only.

The building was got inspected by the officers of Town Planning Section (East) on dtd: 18-02-2022 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.71,000 (Rupees Seventy Thousand only) . The same has been paid by the applicant in the form of D.D. Vide No.619496 dtd: 30-03-2022, State Canara Bank Bangalore taken to BBMP account vide receipt No. RE-ifms668-TP /000063 dated: 31-03-2022.

Permission is hereby granted to occupy the Residential building for purpose. The building constructed at Property PID.No.83-75-14, 1st cross, Varasova Layout, C.V. Ramannagar, Ward no.57 Bangalore, consisting Stilt +Ground Floor + First Floor + Second Floor and Terrace Floor with the following details and Conditions.

Sl. No.	Floor Description	Built up Area (in Sq mtrs)	Use of floor and other details.
1	Stilt Floor	148.81	04 No's of Car Parking, Staircase
2	Ground Floor	153.81	02 No. of Residential units, Staircase
3	First Floor	153.81	01 No. of Residential units, Staircase
4	Second Floor	153.81	01 No. of Residential units, Staircase
5	Terrace	7.20	OHT , Solar, Staircase Head Room .
	Total		

[Signature]
Assistant Director
Town Planning (East)
Bruhat Bangalore Mahanagara Palike
P.T.O

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31/03/22

6	FAR	1.71	Within Regularization Limit of 5%
7	Coverage	54.40%	-
8	Height of Building	11.75mtr	Within Regularization Limit of 5%

Occupancy Certificate is issued subject to the following conditions:

- 1 . The car parking at the Stilt 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 . Stilt 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 . 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, 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.


Assistant Director
Town Planning (East)
Bruhat Bangalore Mahanagara Palike

3/03/22

To,
Sri. V.Mohammed Shafiulla
PID.No.83-75-14, 1st Cross Varasova Layout
C.V.Ramannagar, Ward no.57
Bengaluru.