



BRUHAT BANGALORE MAHANAGARA PALIKE

No. ADTP(E)/OC/PR/16/22-23

Office of the Assistant Director,
Town Planning (East),
22nd Floor, S.C. Bose Building,
M.G. Road, Bangalore,
Date:30-09-2022

OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for the Residential building
PID No.77-109-44/7-1, Site No.44/7-1, Devaraj urs Road
(Race course road), Vasanthangar, Ward no.93, Bangalore.

Ref : Your application dated: 18-08-2022.

The Modified plan was sanctioned by this office vide LP No. BBMP/Ad.Com/EST. EODB/LP/1047/21-22 (PRJ/7075/2021-22) for construction of Residential building at Property Site No.44/7-1,, PID No.77-109-44/7-1, Devaraj urs Road (Race course road), Bangalore, having BF +GF Floor for One Unit only.

The building was got inspected by the officers of Town Planning Section (East) on dtd: 09-09-2022 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.10,000/- (Rupees Ten Thousand only) . The same has been paid by the applicant in the form of D.D. Vide No.003016 dtd: 30-09-2022 Bank Of Baroda Bangalore taken to BBMP account vide receipt No.RE-ifms668-TP /000053 dated: 30-09-2022.



Permission is hereby granted to occupy the Residential building for purpose. The building constructed at Property Site No.44/7-1, PID No.77-109-44/7-1, Devaraj urs Road (Race course road), Ward no.93, Bangalore, consisting BF +GF floor with the following details and Conditions.

Sl. No.	Floor Description	Built up Area (in Sq mtrs)	Use of floor and other details.
1	Basement Floor	205.74	A.V.Room
2	Ground Floor	118.56	01 No. of Residential unit, 2 No's Surface Parking
	Total	324.30	-
3	FAR	0.54	Within Regularization Limit of 5%
4	Coverage	37.67 %	-


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P.T.O

Occupancy Certificate is issued subject to the following conditions:

- 1 . The car parking at the Surface 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 Av Room purpose only and Surface parking area should be use car parking purpose 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 Mahanagar Palike


To,
Sri.Raj. A. Menda
PID.No. 77-109-44/7-1, Devaraj urs Road,
(Race course road) Vasanthanagar, Ward no.93,
Bengaluru.