



BRUHAT BANGALORE MAHANAGARA PALIKE

No. ADTP(E)/OC/PR/19/22-23

Office of the Assistant Director
Town Planning (East)
22nd Floor, S. C. Bose Building
M.G. Road, Bangalore
Date:09-11-2022.

OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for the Commercial Building at
Site No.27, PID No. 81-7-27, Gangadhar Chetty Road , Ulsoor
Ward No.110,Bangalore.

Ref : Your application dated: 20-09-2022.

The plan was sanctioned by this office vide LP No. AD.COM.EST/OL/LP/0369/20-21 dated:29-01-2021 for construction of Commercial building at Property Site No.27, PID No.81-7-27, Gangadhar Chetty Road, Ward no.110, Bangalore, having Basement Floor + GF +2 UF and Terrace Floor.

The building was got inspected by the officers of Town Planning Section along with Chief Engineer (East) on dated:29-10-2022 for the issue of Occupancy Certificate. During inspection, it is observed that there are deviations in construction with reference to the sanctioned plan, which are within the permissible limits of regularization as per building bye-law and Zonal regularization. The compounding fees for the deviated portion & others works out to Rs.6,83,000 /- (Rupees Six Lakh Eight Three Thousand only). The same has been paid by the applicant in the form of DD and taken to BBMP account vide D.D.No.436082, LVB-DBS Bank date:08-11-2022 Receipt No.RE-ifms668-TP / 000062 dated:09-11-2022. The deviations effected by the applicant are regularized and occupancy certificate is issued accordingly.

Permission is hereby granted to occupy the building for Commercial purpose. The building constructed at Property No.27, PID No. 81-7-27,Gangadhar Chetty Road, Ulsoor, Ward no.110, Bangalore. consisting Basement Floor + GF + 2UF and Terrace floor with the following details and Conditions.

Sl. No.	Floor Description	Built up Area (in Sqmtrs)	No of Units /Use of floor and other details.
1	Basement Floor	556.59	29 No's of Car Parking, Lift & Staircase.
2	Ground Floor	447.21	Commercial Office space , Toilets, Lift, Lobby, Staircase & Electrical Room.
3	First Floor	525.61	Commercial Office space , Toilets, Lift, Lobby, Staircase.
4	Second Floor	525.61	Commercial Office space , Toilets, Lift, Lobby, Staircase.
5	Terrace	56.17	Staircase Head Room, Lift Machine Room.
	Total	2111.19	-
6	FAR	1.622	-
7	Coverage	51.83%	


Assistant Director
Town Planning (East)

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P.T.O

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 . In case of any false information, misrepresentation of facts, or pending court cases, the Occupancy Certificate shall deemed to be cancelled.
11. 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,
M/s. Axis Concepts Capstone Private Limited
Rep by its CEO Mr.S.K. Prasanna
PID No. 81-7-27, Gangadhar Chetty Road,
Ulsoor, ward-110
Bengaluru.

Copy to,

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