



BRUHAT BANGALORE MAHANAGARA PALIKE

No. ADTP(E)/OC/PR/15/22-23

Office of the Assistant Director
Town Planning (East)
22nd Floor, S. C. Bose Building
M.G. Road, Bangalore
Date:01-12-2022.



OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for the Partial Commercial & Residential Building at Site No.136, PID No. 82-1-136, Binnamangala 1st Stage Hoysalanagar, Ward No.120 (old 80),Bangalore.

Ref : Your application dated: 04-08-2022.

The plan was sanctioned by this office vide LP No. AD.COM.EST/OL/LP/0129/18-19 dated:26-09-2018 for construction of Partial Commercial & Residential building at Property Site No.136, PID No.82-1-136, Binnamangala 1st Stage Hoysalanagar Ward No.120 (old 80),Bangalore, having Stilt 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:05-11-2022 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.3,88,000 /- (Rupees Three Lakh Eighty Eight Thousand only). The same has been paid by the applicant in the form of DD and taken to BBMP account vide D.D.No.003704 HDFC date:29-11-2022 Receipt No.RE-ifms668-TP / 000069 dated:01-12-2022. The deviations effected by the applicant are regularized and occupancy certificate is issued accordingly.

Permission is hereby granted to occupy the building for Partial Commercial & Residential purpose. The building constructed at Property No.136, PID No. 82-1-136, Binnamangala 1st Stage Hoysalanagar, Ward No.120 (old 80),Bangalore. consisting Stilt Floor + GF +2 UF 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 | Stilt Floor | 146.61 | 04 No's of Car Parking, Lift & Staircase. |
| 2 | Ground Floor | 146.61 | Commercial Office space , Residential 01 unit, Toilets, Lift, Lobby, Staircase & Electrical Room. |
| 3 | First Floor | 124.76 | 01 unit Residential use, Toilets, Lift, Lobby, Staircase. |
| 4 | Second Floor | 124.76 | 01 unit Residential use, Toilets, Lift, Lobby, Staircase. |
| 5 | Terrace | 25.85 | Staircase Head Room, Lift Machine Room. |
| | Total | 568.59 | - |
| 6 | FAR | 1.78 | - |
| 7 | Coverage | 64.25% | - |

Assistant Director
Town Planning (East)
Bruhat Bangalore Mahanagara Palike

P.T.O

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 . 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,
Sarin Kumar Suvarna
PID No. 82-1-136, Binnamanagala 1st Stage
Hoyalaganar, ward-120 (old 80)
Bengaluru.

Copy to,

1. The Chairman, BWSSB, Cauvery Bhavan, Bangalore – for information
2. CE, BESCOM, BSA2, K.R. Circle, Bangalore – for information
3. EE, C.V. Ramanagar Division, BBMP, for information
4. AEE / ARO, Jeevanbheemanagar subdivision, BBMP, for information