



## Bruhat Bangalore Mahanagara Palike

No: ADTP/BBMP/RRN/OC/PR/19-20

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Office of the  
Assistant Director of Town Planning  
Rajarajeshwari nagar zone,  
Bangalore- Dated: 04.12.2019

### OCCUPANCY CERTIFICATE

**Sub:- Issue of Occupancy Certificate for Residential Apartment Building**  
at Site No. 570/443A/561/512, Ideal Homes, Ward No.160,  
Bangalore.

**Ref:-** 1) Your letter dated: 16.11.2019  
2) Sanctioned plan No: Ad.com./RJH/0809/2018-19 dated:  
18.09.2017.

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A plan was sanctioned for construction of **Residential Apartment Building** consisting of S+G+2 Floors In vide LP No: Ad.com./RJH/0809/2018-19 dated: 18.09.2017.

The Building was inspected for the issue of Occupancy Certificate. On inspection it is observed that there is deviation in construction with reference to the sanctioned plan, which is within the permissible limits. The penalty fees of Rs. **2,85,000/-** (Rs: Two Lakhs Eight Five Thousand Only) has been paid by **DD No. 311722 Date: 03.12.2019, Apex Co-Op Bank, vide Receipt No.RE-ifms558-TP/000115 Dated: 04.12.2019.**

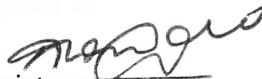
The permission is granted to occupy building for **Residential Apartment Building** pertaining to Site No. 570/443A/561/512, Ideal Homes, Ward No.160 Bangalore. Statement showing the details of Floor wise Built up area and utility details.

Sl.no.	Floor Descriptions	Area (in Sqm)	Remarks
1	Stilt Floor	368.16	09 car parking, 1 Lift & 1 staircase
2	Ground Floor	368.16	2 Units, 1 staircase & 1 lift,
3	First Floor	368.16	2 Units, 1 staircase & 1 lift,
4	Second Floor	368.16	1 staircase & 1 lift,
6	Terrace Floor	26.76	1 Lift Headroom, 1 Staircase Headroom, Solar
7	Total	<b>1131.23</b>	-----
8	FAR	2.00	2.00<2.25 (Deviation within 5% of limits)
9	Coverage	66.60%	<b>66.60&lt;65%</b> (within 5% of limits)

P.T.O.....

**And subject to the following conditions:**

1. All the building floors shall have adequate safety measures. It shall be done entirely at the risk cost of owner and BBMP will not be responding for any kind of damage, losses, risks etc., arising out of the same.
2. Facilities for Physically handicapped persons prescribed in schedule 9<sup>th</sup> (Bye laws- 31) of Building bye-laws 2003 shall be ensured.
3. The structural safety of building will be entirely at the risk and cost of owner/ Architect/Structural Engineer and BBMP will not be responsible for the structural Safety.
4. The owner/applicant 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 the deviated/altered/added portion without any prior notice.
5. Area reserved for parking shall be used for parking purpose only.
6. Rain water harvesting structure and sewage treatment plant shall be maintained in good condition for storage of water for non potable purpose or recharge of ground water at all times as per Building Bye-laws 2003 clause No. 32(b)
7. Since deviations have been effected from the sanctioned plan while constructing the building, the security deposit is forfeited.
8. The applicant shall plant trees space in the premises and maintain the same in good condition.
9. In case of any false information, misrepresentation of facts, or pending court cases, the Occupancy Certificate shall be deemed to be cancelled.
10. The owner/Applicant should get the necessary N.O.C/ works done BWSSB & BESCOM (if necessary) within next 15 days.
11. On default of the above conditions the Occupancy Certificate issued will be Withdrawn without notice.
12. Owner shall make his own arrangements to dispose of the debris / garbage after segregating it into organic and non-organic waste generated from the building, suitable arrangements and organic converted should be installed and maintained by the Owner /Resident's Welfare Association himself to transport and dump these segregated wastes in consultation with the BBMP Zonal Health Officer.

  
Assistant Director of Town Planning  
Bajajeshwari Nagar Zone, 2)  
Bruhat Bangalore Mahanagara Palike.

To,  
S.SHIVASHANKAR  
NO. 570/443A/561/512  
IDEAL HOMES  
Ward No.160