



Bruhat Bengaluru Mahanagara Palike

Office of the

Assistant Director of Town Planning

Rajarajeshwarinagar zone,

Bangalore- Dated:28.02.2023



No: ADTP/BBMP/OC/PR/ 08 /22-23

OCCUPANCY CERTIFICATE

Sub:- Issue of Occupancy Certificate for Hostel Building at Katha No: 1/1/502/1, ideal homes HBCS 12th cross, sector-C, Kenchenahalli village, Ward No.160, Bangalore.

Ref:- 1) Your letter dated:02.02.2023.

2) Plan Sanctioned by this office vide No: Ad.com. /RJH/2741/19-20 Dated:08.07.2020.

3) Modified Plan Sanctioned by this office vide No: Ad.com/RJH/0704/21-22 Dated:04.03.2022.

4) Approval of Joint Commissioner for issue of occupancy certificate dated: 22.02.2023.

A plan was sanctioned for construction of Hostel Building consisting of Basement+GF+3UF at Katha No: 1/1/502/1, ideal homes HBCS 12th cross, sector -C, Kenchenahalli village, Ward No.160, Bangalore vide L.P No: Ad.com. /RJH/2741/19-20 Dated:08.07.2020 and was modified vide LP No: Ad.com. /RJH/0704/22-23 Dated:04.03.2022.

The Proposal Submitted by the applicant vide ref (1) for the issue of occupancy certificate. The Hostel 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 limits of regularization as per building bye-laws-2003. The proposal for the issue of occupancy certificate for the Hostel Building was approved by the Joint commissioner vide ref no (4). The penalty fees of Rs. 6,31,000/- (Rs. Six Lakhs Thirty one Thousand only) has been paid by DD No.763749 Date: 23.02.2023, State Bank of India, vide Receipt No.RE-ifms558-TP/000051 Dated: 24.02.2023.

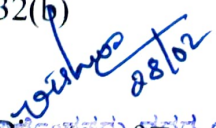
Hence, permission is granted to occupy the Hostel building pertaining to Katha No: 1/1/502/1, Ideal Homes HBCS, 12th cross, sector-C, Kenchenahalli village, Ward No.160, Bangalore. Occupancy certificate is accorded with the following details.

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Sl. no	Floor Descriptions	Area (in Sqm)	Uses and other details
1	Basement Floor	547.37	8 Car Parking, 1 Ramp, 1 STP, 2 Electrical Room, 1 CCTV room, 2 Lift and 1 staircase
2	Ground Floor	472.52	1 reception, 13 rooms, 17 Toilets, Transformer, 2 Passage, 1 staircase, 2 Lifts & 3 RWH
3	First Floor	475.02	19 rooms, 19 Toilets, 2 Passage, 1 staircase and 2 Lifts
4	Second Floor	475.02	19 rooms, 19 Toilets, 2 Passage, 1 staircase and 2 Lifts
5	Third Floor	475.02	19 rooms, 19 Toilets, 2 Passage, 1 staircase and 2 Lifts
6	Terrace Floor	29.71	1 Headroom, 2 Lift room, 2 Solar & 2 OHT
7	Total	2474.66	1 Hostel Building
8	FAR	2.21	2.21 < 2.36
9	Coverage	54.98	54.98% < 68.25%

The Occupancy certificate is issued subject to the following conditions:

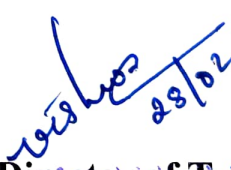
1. All the building floors shall have adequate safety measures. It shall be done entirely at the risk cost of owner and BBMP will not be responding for any kind of damage, losses, risks etc., arising out of the same.
2. Facilities for Physically handicapped persons prescribed in schedule 9th (Bye laws-31) 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)


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7. Since deviations have been affected 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 himself to transport and dump these segregated wastes in consultation with the BBMP Zonal Health Officer.

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ಜಂಟಿ ಆಯುಕ್ತರಿಂದ ಅನುಮೋದಿಸಲ್ಪಟ್ಟಿರುತ್ತದೆ)


Assistant Director of Town Planning
Rajarajeshwari nagar Zone
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To,
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