



Bruhat Bangalore Mahanagara Palike

No: ADT/BBMP/RRN/OC/PR/09/24-25

Office of the
Joint Director of Town Planning
Rajarajeshwari Nagar zone,
Bangalore- Dated: - 31.12.2024

OCCUPANCY CERTIFICATE

Sub:- Issue of Occupancy Certificate for Commercial Building at Site no. 2B/80, Katha No. 384, Swanthantra yodharanagara, laggere Ward No.69, Bangalore.

Ref:- 1) Your letter date: 21.09.2024.
2) Sanctioned Plan Dated: 02.07.2022
3) Commencement certificate issued date: 06.03.2023.
2) Modified Sanctioned LP No: Ad.com/RJH/2219/23-24 date: 01.03.2024.

A plan was sanctioned for construction of Commercial Building consisting of B+G+2 Floor In vide LP No: Ad.com./RJH/2219/23-24 dated 01.03.2024

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, 06,000/- (Rs: Two Lakhs Six Thousand Only) has been paid by DD No.559108 Date: 30.12.2024, Bank of Baroda, vide Receipt No.RE-ifms558-TP/000012 Dated: 30.12.2024.

The permission is granted to occupy Commercial Building pertaining to Site no. 2B/80, Katha No. 384, Swanthantra yodharanagara, laggere Ward No.69 Bangalore. Statement showing the details of floor wise Built-up area and utility details.

Sl.no.	Floor Descriptions	Area (in Sqm)	Remarks
1	Basement Floor	604.55	19 Car Parking, 1 Ramp, Staircase & Lift.
2	Ground Floor	523.31	Commercial space, transformer, rwh, Staircase & Lift.
3	First Floor	588.25	Commercial space, 2 toilets, 1 rwh, Staircase & Lift.
4	Second Floor	588.25	8 Hostel rooms, 1 dining, 1 kitchen, 8 toilets, 1 passage, Staircase & Lift.
5	Terrace Floor	29.07	Staircase Headroom, Lift Machine room, Solar & OHT
6	Total	2333.43	-----
7	FAR	1.52	1.52 < 3.25 < 5.00%
8	Coverage	49.25%	49.25 < 50%

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 9th (Bye laws- 31) of Building byelaws 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. Owner shall abide the Final order passed in writ petition no 13641/2020 By the Hon'ble High court of Karnataka.
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 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.

Assistant Director of Town Planning
ಸಹಾಯಕ ನಗರ ಯೋಜನೆ (ನಗರ ಯೋಜನೆ)
Rajarajeshwari Nagar Zone
Bruha Bangalore Mahanagara Palike
ರಾಜರಾಜೇಶ್ವರಿನಗರ ಪುರಯುಜ್ಜವಂಶಿ 24

To,
M Gangadharan & M Umapathi
Rep. by GPA holder Saraswathy,
Site no. 2B/80, Katha No. 384,
Swanthantha yodharanagara,
Laggere, Ward No.69,
Bangalore