

BRUHAT BANGALORE MAHANAGARA PALIKE**Office of the Asst.director planning (West)**

Bruhat Bangalore Mahanagara Palike,B-LORE

Dated :20/11/2020.

No:Ad.Com/WST/LP-277/18-19/
OC/16/20-21.

AdTP (W) OC/17/20-21

OCCUPANCY CERTIFICATE**Sub:** Issue of Occupancy Certificate for Residential Building at BBMP Khatha /siteNO:**106/41,11th CROSS, 11th Main Road, MALLESHWARAM, B-LORE.** in ward no:**65**,

PID NO: 7-17-106/41 , belonging to M/s Pavithra Constructions Pvt.Ltd, Represented by its Managing Director S.Venkataraman.

Ref: 1) Your application Dated : 20-10-2020.2) Sanctioned plan vide L.P No: **Ad.Com./WST/0277/2018-2019.** DTD:31/12/2018.

3) Commencement Certificate, issued by BBMP on date: 22/08/2019.

A Plan Was Sanctioned For Construction Of Residential Building consisting Stilt, Ground, First, Second And terrace floors Vide **L.P.No: Ad.Com./WST/0277/2018-2019.** DTD:31/12/2018. The Commencement Certificate was Issued By BBMP On Date: 22/08/2019.

The building was inspected for the issue of Occupancy certificate on 23/10/2020. On inspection it is observed that there is deviation in construction with reference to the sanctioned plan, which is within the permissible limits of regularization with a levy of compounding fee. The compounding fee and penalty works out to RS.**229000.00**(RS. Two Lakh Twenty Nine thousand only).The applicant has paid the compounding fees of RS.**229000.00/-** vide receipt no: **RE-ifms210-TP/000044.** Dated:20/11/2020. DD No. 078233, Bank of India, Malleshwaram Branch, Dated. 19-11-2020. The permission is granted to occupy the building for residential apartment purposes at site no: **106/41,11th CROSS, 11th Main Road, MALLESHWARAM, B-LORE.** in ward no:**65**, PID NO: 7-17-106/41.

Statement showing the details of floor wise built up area and utility details:

Sl no	Floor descriptions	Built up area (in Sqm)	Remarks
1.	Stilt floor	125.75	03 Nos of car parking(including Sump Tank, Lift & Staircase)
2.	Ground floor	125.75	01 Nos . of units, lobby, lift & staircase
3.	First floor	125.75	01 Nos . of units, lobby, lift & staircase
4.	Second floor	125.75	01 Nos . of units, lobby, lift & staircase
5.	Terrace floor	27.94	Lift machine room, staircase head room , over head tank.
6.	Total	530.94	Total no. of units= 03 units
7.	FAR	1.77 > 1.75	Within compoundable limit of 5%
8.	Coverage	59.26 % < 75.0%	O.K.
9.	Height of building	11.4 M	O.K.

Conditions:

- 1.The car parking at Basement floor/part ground floor area shall have adequate safety measures. It shall be done entirely at the risk and cost of owner and 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.


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3. The owner/Applicant shall not add or alter materially, the structure or a part of the structure there 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.
4. Basement floor/part of ground floor area reserved for parking should be used for parking purpose only.
5. Footpath 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 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 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 debries /garbage after segregating it into organic & in -organic waste generated from the building. Suitable arrangements & organic convertor should be installed & maintained by the owner/residents welfare association himself to transport & dump the segregated wastes in consultation with the BBMP Zonal Health Officer.
9. The owner/association of the high rise building shall conduct two mock-trials in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
10. All the rain water and waste water generated from the usage shall be pumped into the rain water harvesting pits and used for landscaping.
11. Garbage originating from the building shall be segregated into organic & in-organic waste & should be processed in the re-cycling unit of suitable capacity i.e. organic waste convertor to be installed at site for its reused/disposal.
12. Facilities for physically handicapped persons prescribed in schedule XI (Bye-laws-31)of building bye-laws 2003 shall be ensured.
13. The owner/developers should abide to the final orders of the hon'ble supreme court/high court towards reservation of 10% of park and open spaces in the plot proposed for developed. (if applicable).
14. other conditions/Rules/regulations/notifications/govt.orders /court orders/orders of any authorities Should be followed as applicable.
15. In case of any false information, misrepresentation of facts, or pending court cases, the Occupancy certificate is deemed to be cancelled.
16. Adequate space should be provided in ground floor for installation of STP as required by K.S.P.C.B.

On default of the above conditions the Occupancy certificate issued will be withdrawn without notice.


Asst. director of town planning
(West zone)BBMP

To,
M/s Pavithra Constructions Pvt.Ltd, Represented by its Managing Director S.Venkataraman.
106/41,11th CROSS, 11th Main Road, MALLESHWARAM, B-LORE.

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