

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

Bruhat Bangalore Mahanagara Palike, B-LORE
Dated : 11-01-2021.

No:Ad.Com/WST/LP-0025/19-20

Modified Plan Sanction No:Ad.Com/WST/LP-1165/20-21
OC/24/20-21.

OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for Residential Building at BBMP Khatha /siteNO. 01 (448),
11th Main Road, Rajmahal Villas,, Bangalore, in ward no: 35.
PID NO: 99-24-1, belonging to SAJJAN INVESTMENTS PVT LTD

Ref: 1) Your application Dated 07-01-2021.

2) Sanctioned plan vide L.P No: Ad.Com./WST/0025/19-20, DTD: 05-07-2019.

3) Modified Plan Sanction No:Ad.Com/WST/LP-1165/20-21 date: 05-01-2021.

A Plan Was Sanctioned For Construction Of Residential consisting Basement, Ground, First,
Second, Third And terrace floors Vide L.P.No: Ad.Com./WST/0025/19-20, DTD: 05-07-2019,
Modified Plan Sanction No:Ad.Com/WST/LP-1165/20-21 date: 05-01-2021.

The building was inspected for the issue of Occupancy certificate on 20/11/2020. 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. 21,10,000.00 (RS. Twenty One Lakhs Ten thousand only). The
applicant has paid the compounding fees of RS.21,10,000.00 vide receipt no: RE-lfms210-
TP/000071. Dated:11/01/2021, DD No. 106894, KARNATAKA Bank, CITY MARKET Branch,
Dated. 11-01-2021.

The permission is granted to occupy the building for residential purposes at site No : 01 (448), 11th
Main Road, Rajmahal Villas,, Bangalore, in ward no: 35.

PID NO: 99-24-1, Statement showing the details of floor wise built up area and utility
details:

Sl no	Floor descriptions	Built up area (in Sqm)	Remarks
1.	Basement floor	238.90	Service area, lift & staircase
2.	Ground floor	448.19	17 Nos. of car parking and lobby, lift & staircase and 01 Nos.of units, Service area, lift & staircase, Transformer DG Set
3.	First floor	592.09	Lobby, lift & staircase
4.	Second floor	592.09	Lobby, lift & staircase
5.	Third floor	580.24	Lobby, lift & staircase
6.	Terrace floor	45.10	Lift machine room, staircase head room, over head tank.
7.	Total	2496.61	Total no. of units= 01 units
8.	FAR	1.92 > 2.25	Within compoundable limit of 5%
9.	Coverage	40.23 % < 65.0%	O.K.
	Height of building	15.7 M	Within compoundable limit of 5%

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.

PTO

Asst.director of town planning (West zone) BBMP

L.P.No: Ad.Com./WST/0025/19-20, DTD: 05-07-2019,
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OC/ 24/20-21.

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


Asst. director of town planning
(West zone) BBMP
11/01/2021.

To,
SAJJAN INVESTMENTS PVT LTD,
No : 01 (448), 11th Main Road, Rajmahal Villas,, Bangalore,