



BRUHAT BANGALORE MAHANAGARA PALIKE

OC.No: ADTP(W)/OC/ 14 /2021-22

Office of the Assistant Director,
Town Planning,(West),Sampige Road,
Sheshadripuram, Bangalore,

Date: 9/12/21

OCCUPANCY CERTIFICATE

Subject: Issue of Occupancy Certificate for 'Commercial and Hostel' at BBMP Khatha No: 469, PID No: 19-1-469, 3rd Stage, 1st Block, Basaveshwaranagar, Bengaluru, in ward No: 100, belonging to Sri.Ramesh Chand Company

Ref: 1) Your application dated : 09-11-2021.

2) Sanctioned Plan vide L.P No: Ad.com/WST/0471/20-21, Dated : 31-12-2020,

A Plan was sanctioned for Construction of 'Commercial and Hostel' consisting of Basement, Basement Floor, Ground Floor, 1st floor, 2nd floor, 3rd floor and Terrace floors Vide Ad.com/WST/0471/20-21, Dated : 31-12-2020,

The Building was inspected on 10-11-2021, for the issue of Occupancy certificate. On inspection, it was 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 penalty works out to RS. 1,33,500 (Rupees One Lakh Thirty Three Thousand Five Hundred only). Accordingly, The applicant has paid the penalty amounting to Rs. 1,33,500.00/-by DD (D.D.No: 462408, Dt: 09-12-2021, Central Bank Of India, Bangalore for Rs. 1,33,500.00) and the same is taken into account vide receipt No: RE-ifms210-TP/000059, dated: 09-12-2021.

The permission is granted to occupy the building for 'Commercial and Hostel' purpose at BBMP Khatha No: No: 469, PID No: 19-1-469, 3rd Stage, 1st Block, Basaveshwaranagar, Bengaluru, in ward No: 100.

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		08Nos car Parking, lift, Staircase, Ramp
2.	Ground Floor	178.45	Commercial Use, Lift, Staircase,
3.	First Floor	178.45	Commercial Use, Lift, Staircase,
4.	Second Floor	178.45	Hostel Use, Lift, Staircase,
6.	Third Floor	178.45	Hostel Use, Lift, Staircase,
7	Terrace Floor		Stair Case, Head Room, Lift Room and Open Terrace
7	Total	713.80	
8.	Coverage in %	50.86%	
9.	Height of building	11.48 M	


P.T.O

Conditions:

1. The car parking in Basement/Stilt 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, and 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.
3. The owner/Applicant shall not add or alter materially, the structure or a part of the structure there of, 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 & revoke the O.C.
4. Basement/Stil 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 debris /garbage after segregating it into organic & in -organic waste generated from the building. Suitable arrangements & organic convertor should be installed & maintained by the owner himself to transport & dump the segregated wastes in consultation with the BBMP Zonal Health Officer.
9. All the rain water and waste water generated from the usage shall be pumped into the rain water harvesting pits and used for landscaping.
10. Facilities for physically handicapped persons prescribed in schedule XI (Bye-laws-31)of building bye-laws 2003 shall be ensured.
11. 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 developed. (if applicable).
12. Other conditions/Rules/regulations/notifications/govt. orders /court orders/orders of any Tribunal/authorities -etc., as applicable, should be strictly followed.
13. In case of any false information, misrepresentation of facts, or pending court cases, the Occupancy certificate is deemed to be cancelled.
14. Consent for operation (CFO) for STP should be obtained from KSPCB, before occupying the building,(if it is applicable).

On default of any one or all the above conditions, the Occupancy certificate issued will be withdrawn without notice.

Approved by
Joint Commissioner (West)


Asst. Director Town planning,
(West Zone); 9/12/2021

Bruhat Bengaluru Mahanagara Palike.

To,

Sri.Ramesh Chand Company
No.469, 3rd Stage, 1st Block,
Basaveshwaranagar,
Ward NO - 100,
Bengaluru 560079,