



BRUHAT BENGALURU MAHANAGARA PALIKE

Office of the Joint Director of Town Planning (North), N.R. Square, Bengaluru - 560 002.

BBMP/AddDir/JD NORTH/0482/2012-13

Date: 20-07-2019

MODIFIED PLAN CUM OCCUPANCY CERTIFICATE

Sub: Issue of Modified Plan cum Occupancy Certificate for the Residential Apartment Building at Property Khata No. 1/6, SRT Road, Vasanthanagar (Old Ward No. 78) New Ward No.93, Bangalore.

- Ref: 1) Your application for issue of Modified Plan Cum Occupancy Certificate dated: 14-08-2018
2) Building Plan Sanctioned No. BBMP/AddDir/JD NORTH/LP/ 0482/2012-13 Dated: 29-05-2013.
3) Approval of Commissioner for issue of Modified plan Cum Occupancy Certificate dated: 12-06-2019.

The building plan for the construction of Residential Apartment Building at Property Khata No. 1/6, SRT Road, Vasanthanagar (Old Ward No. 78) New Ward No.93, Bangalore consisting of 2BF + GF + 4UF having 09 Units was sanctioned by this office vide reference (2). Commencement Certificate was issued for Residential Apartment Building on 28-05-2015.

The Residential Apartment building were inspected by the Officers of Town Planning Section on 03-04-2019 for the issue of Modified Plan Cum Occupancy Certificate. During 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 issuance of Modified Plan cum Occupancy Certificate for the Residential Apartment building with additional 1 Unit was approved by the Commissioner on date: 12-06-2019. The compounding fee for the deviated portion, ground rent arrears fee including GST, Lake Improvement Charges, Building Licence fee and Scrutiny fee of Rs.28,21,000/- (Rs. Twenty Eight Lakh Twenty One Thousand Only), has been paid by the applicant in the form of DD No: 351759, drawn on Axis Bank., M.G.Road Branch, dated: 17-07-2019 and taken into BBMP account vide receipt No.RE-ifms 331-TP/000194 dated: 20-07-2019. The deviations effected in the building are condoned and regularized accordingly.

Hence, Permission is hereby granted to occupy the Residential Apartment Building at Property Katha No. Khata No. 1/6, SRT Road, Vasanthanagar (Old Ward No. 78), New Ward No.93, Bangalore. Consisting of 2BF+GF+4UF having 10 Units. Modified Plan Cum Occupancy Certificate is accorded with the following details.

B.R. Muddur 22/7/19
Joint Director of Town Planning (North)
Bruhat Bengaluru Mahanagara Palike
[Signature] 20/07/19
[Signature] 22/7



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Sl. No.	Floor Descriptions	Built Up Area (in Sqm)	Uses and other details.
1	2	3	4
1	2 nd Floor Basement	647.52	13 No.s of Car Parking, Lifts and Staircases.
2	1 st Floor Basement	647.52	08 No.s of Car Parking, Lifts and Staircases.
3	Ground Floor	613.22	02 No.s of Residential Units, Lobby, Utility, Corridor, Lifts and Stair cases.
4	First Floor	663.91	02 No.s of Residential Units, Lobby, Utility, Corridor, Lifts and Stair cases.
5	Second Floor	663.91	02 No.s of Residential Units, Lobby, Utility, Corridor, Lifts and Stair cases.
6	Third Floor	663.91	02 No.s of Residential Units, Lobby, Utility, Corridor, Lifts and Stair cases.
8	Fourth Floor	663.91	02 No.s of Residential Units, Lobby, Utility, Corridor, Lifts and Stair cases.
9	Terrace Floor	33.43	Lift Machine Rooms, Staircase Head Rooms, OHT, Solar Panels.
	Total	4597.31	10 Units
9	FAR		3.261 < 3.60
10	Coverage		63.74% < 65%

This Occupancy Certificate is issued subject to the following conditions:

1. The car parking at 2Basement Floor area shall have adequate safety measures. It shall be done entirely at the risk and cost of the owner. 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.
3. Owner shall not add or alter materially, the structure or a part of the structure there off without specific permission from BBMP. In the event of the applicant violating, the BBMP has the right to demolish the deviated / altered / additional portion without any prior notice.
4. 2Basement Floor area should be used for car parking purpose only and the additional area if any available in Basement Floor area shall be used exclusively for car parking purpose only.

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5. Footpath and road side drain 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 and shall be used 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 here with forfeited.
8. All the rain water and waste water generated from the usage shall be pumped into the rain water harvesting pits and used for landscaping.
9. Garbage originating from building shall be segregated into organic and inorganic waste and should be processed Scientifically in the recycling processing unit of suitable capacity i.e. organic waste convertor to be installed at site for its re – use / disposal.
10. This Occupancy Certificate is subject to conditions laid out in the compliance of submissions made in the affidavits filed to this office.
11. In case if any adverse order is passed in any court against the Owner / Developer in respect of ownership of the property in question, this occupancy certificate issued will be withdrawn.
12. In case of any false information, misrepresentation of facts, or pending court cases, the Occupancy Certificate shall deemed to be cancelled.

On default of the above conditions the Occupancy Certificate issued will be withdrawn without any prior notice.

Sd/-

**Joint Director of Town Planning (North)
Bruhat Bengaluru Mahanagara Palike**

To,
Sri. Jagannatha Shenai,
Khata No. 1/6, SRT Road,
Vasanthanagarm Ward No.78, Bangalore.

Copy to:

1. JC (East Zone) / EE (Shivaji Nagara) Division / AEE/ ARO (Vasantha Nagar Sub-division) for information and necessary action.
2. Office copy.

B.R. Mudda 22/7/19
Joint Director of Town Planning (North)
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[Signature]

[Signature] 20/7/19

[Signature] 22/7