



BRUHAT BENGALURU MAHANAGARA PALIKE

Office of the Joint Director of Town Planning (North), N.R. Square, Bengaluru – 02.

No. BBMP/Addl.DiR/JDNORTH/0009/2012-13

Dated: 02-01-2020

OCCUPANCY CERTIFICATE

10/01/2020

Sub: Issue of Modified Plan Cum Occupancy Certificate for the Commercial and Hostel Building at Property Katha No. 278, Defence Colony, Old Ward No. 72, PID No. 72-2-278, Bangalore.

Ref: 1) Application for issue of Occupancy Certificate dated: 22-10-2019

2) Approval of Commissioner for issue of Modified Plan Cum Occupancy Certificate dated: 14-08-2019

3) Plan sanction No. BBMP/Addl.DiR/JDNORTH/0009/2012-13, dated: 24-08-2012.

The plan for construction of Commercial and Hostel Building Comprising of BF+GF+4UF at Property Katha No. 278, Defence Colony, Old Ward No. 72, PID No. 72-2-278, Bangalore. was sanctioned by this office vide reference (3) and the Commencement Certificate was issued by this Office on 29-01-2013.

The Commercial and Hostel Building was inspected on 05-07-2019 by the Officers of Building Licence Cell Section for issue of Occupancy Certificate. During inspection, it was observed that, there is deviation in construction with reference to the sanctioned plan which is within the limits of regularization as per Bye-laws. The proposal for the issuance of Modified Plan Cum Occupancy Certificate for the Commercial and Hostel building was approved by the Commissioner on 14-08-2019. Subsequent to the approval accorded by Commissioner the applicant was endorsed on dated: 22-08-2019 to remit Rs. 73,57,000/- towards compounding fees for deviated portion fine for the building occupied without obtaining OC, ground rent arrears, GST, Scrutiny Fees and Lake Improvement Charges, License fees and Plan Copy Charges. After due correspondence with reference, to Hon'ble High Court Interim order dated: 18-09-2019 vide W.P.No. 42227/2019 (LB-BMP), the applicant has paid sum of Rs. 23,96,464/- towards fine for the building occupied without obtaining OC, Lake Improvement Charges, Plan Copy charges and 50% and Scrutiny and Licence Fee in the form of DD No. 034065 dated: 19-12-2019 drawn on HDFC Bank Ltd., and the same has been taken into BBMP account vide receipt No. RE-ifms 331-TP/000469, dated: 13-12-2019. The owner shall abide to the final judgement to be passed by the Hon'ble High Court pertaining to WP No. 42227/2019 (LB-BMP)., in respect of payment of Ground Rent Arrears, GST and 50% of Scrutiny & License fee as per the fee endorsement issued by this office dated: 22-08-2019.

Hence, Permission is hereby granted to occupy the Commercial and Hostel building comprising of BF+ GF+4UF at Property Katha No. 278, Defence Colony, Old Ward No. 72, PID No. 72-2-278, Bangalore, with the following details.

Sl. No.	Floor Description	Built Up Area (in Sq.m.)	Uses and other details.
1	Basement Floor	377.92	24 No's of Car Parking, Lifts and Staircase
2	Ground Floor	277.83	Commercial Space, Toilets, Lift and Staircase

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3	First Floor	348.85	Commercial Space, Toilets, Lift and Staircase
4	Second Floor	348.85	Commercial Space, Toilets, Lift and Staircase
5	Third Floor	385.51	Commercial Space, Hostel Rooms, Toilets, Lift and Staircase
6	Fourth Floor	385.51	Hostel Rooms, Toilets, Lift and Staircase
7	Terrace Floor	46.57	Lift Machine Room, Staircase Head Room
Total		2171.04	
8	FAR		2.455 < 3.25
9	Coverage		50.06% > 50%

This Occupancy Certificate is issued subject to the following conditions:

1. The car parking at Basement floor area shall have adequate safety measures. It shall be done entirely at the risk and cost of 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 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 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.
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 herewith forfeited.
8. Owner shall make his own arrangements to dispose of the debris/garbage after segregating it into organic and in-organic waste generated from the building. Suitable arrangements shall be made by the owner himself to transport and dump these segregated wastes in consultation with the BBMP Zonal Health Officer.
9. The owner / Residents Welfare Association of building shall obtain clearance certificate from the Electrical Inspectorate every two years with due inspection by the department regarding working condition of Electrical installations / Lifts etc. The certificate should be produced to the corporation and shall get the renewal of the permission issued.
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.

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11. Garbage originating from building shall be segregated into organic and inorganic waste and should be processed in the recycling processing unit of suitable capacity i.e. organic waste convertor to be installed at site for its re – use / disposal.
12. This Occupancy Certificate is subject to conditions laid out in the Compliance of submissions made in the affidavits filed to this office.
13. The Demand for payment of Ground rent, GST and 50% of Scrutiny and License Fee in interim stay as per the order of the Hon'ble High Court Vide W.P No. 42227/2019 (LB-BMP)), is subjected to condition for remittance of such cost in future, based on the outcome of the final orders of the Hon'ble High Court.
14. 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 Modified Plan Cum Occupancy Certificate issued will be withdrawn without any prior notice.

Sd/-
Joint Director of Building License Cell (North)
Bruhat Bengaluru Mahanagara Palike

To
Sri. Sushmeendra Swamy Developers Rep by
Sri. C.R.Gopalakrishna and Lokamba Ashwath (Khata Holder)
142-143, 2nd Floor, GR Plaza, DVG Road,
Basavanagudi, Bangalore – 560 004.

Copy to

1. JC (East Zone) / EE (C.V.Raman Nagara Diviion) / AEE/ ARO (Jeevan Bheema Nagar Sub-division) for information and necessary action.
2. Superintendent Engineer, (Electrical), BESCO, North Division, No. 8, Benson Town, Nandi Durga Road, Bengaluru - 560046.
3. Office copy

[Handwritten Signature] 06/01/2020
Joint Director of Building License Cell (North)
Bruhat Bengaluru Mahanagara Palike
[Handwritten Signature] 3/1/2020

[Handwritten Signature] 28/1/2020

