

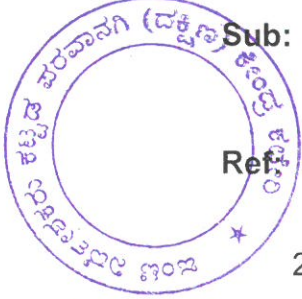


BANGALORE MAHANAGARA PALIKE

Office of the
Joint Director, Town Planning (South)
Mahanagara Palike Offices
Bangalore. Dated: 22-02-2021

No. JDTP (S)/ ADTP/ OC/43/2020-21

MODIFIED PLAN CUM OCCUPANCY CERTIFICATE



Sub: Issue of Modified Plan cum Occupancy Certificate for Residential Apartment Building at BBMP Khata No. 42, K.R. Road, Basavanagudi, Ward No. 154, Bangalore.

- Ref:**
- 1) Application for issue of Modified Plan cum Occupancy Certificate dt: 23-05-2017.
 - 2) Approval of Commissioner for issue of Modified Plan cum Occupancy Certificate dt: 03-01-2018.
 - 3) Plan sanctioned No. BBMP/Addl.Dir/JD South/0327/11-12 dt: 28-08-2012.

The plan was sanctioned for construction of Residential Apartment Building consisting BF+GF+4 UF vide LP No. **BBMP/Addl.Dir/JD South/0327/11-12** dt: 28-08-2012. Commencement Certificate issued on 24-12-2012.

The Residential Apartment Building was inspected on dated: 11-08-2017 by the Officers of Town Planning Section for 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 Bye-laws. The proposal for the issuance of Modified Plan cum Occupancy Certificate for the Residential Apartment Building was approved by the Commissioner on dt: 03-01-2018. Payment of Compounding Fees, Scrutiny Fees works out to Rs. 39,35,000/- (Rs. Thirty Nine Lakhs Thirty Five Thousand only), excluding Ground Rent, GST, 50% of Licence, Scrutiny fees, Security Deposit & Levy & Collection of Sur Charges as per the Hon'ble High Court Interim Order vide W.P No. 1327/2021 (LB-BMP) dt: 22-01-2021 works out to Rs. 20,26,000/- (Rs. Twenty Lakhs Twenty Six Thousand only), which has been paid by the applicant in the form of RE-ifms624-TP/000099 dt: 16-02-2021. The deviations effected in the building are condoned and regularized. Accordingly, this Modified Plan cum Occupancy Certificate is issued.

Permission is hereby granted to occupy the Residential Apartment Building Consisting of BF+GF+4UF comprising of 15 Dwelling units Residential purpose constructed at Property Khata No. 42, K.R. Road, Basavanagudi, Ward No. 154, Bangalore with the following details;



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Sl. No.	Floor Descriptions	Built up Area (in Sqm)	Remarks
1.	Basement Floor	566.51	28 Nos. of Car parking, Lifts & Staircase
2.	Ground Floor	542.54	03 No. of Residential Units, Ramp, Electrical Transformer Yard, RWH, Organic Waste convertor, Lobby, Lifts & Staircase
3.	First Floor	599.11	03 No. of Residential Units, Balconies, Lobby, Lifts & Staircases.
4.	Second Floor	599.11	03 No. of Residential Units, Balconies, Lobby, Lifts & Staircases.
5.	Third Floor	599.11	03 No. of Residential Units, Balconies, Lobby, Lifts & Staircases.
6.	Fourth Floor	599.11	03 No. of Residential Units, Balconies, Lobby, Lifts & Staircases.
7.	Terrace	19.21	Staircase Head room, Lifts Machine room & RCC Overhead Tank & Solar Equipment
	Total	3524.71	Total No. of Units = 15 Nos.
8.	FAR	2.59	
9.	Coverage	62.18%	

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. The owner / applicant 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 reserved for parking should be used for parking purpose only as per as built plan.
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 / Residence Welfare Association himself to transport & dump the segregated wastes in consultation with the BBMP, SWM Department.

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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. Garbage originating from 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.
11. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws-31) of Building bye-laws 2003 shall be ensured.
12. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
13. The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-law 2016.
14. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
15. The owner should abide to the Final orders of the Hon'ble High Court 1327/2021 (LB-BMP) dt: 22-01-2021 towards the payment of Ground Rent, GST, 50% of Licence, Scrutiny fees, Security Deposit & Levy & Collection of Sur Charges as per the undertaking submitted on 16-02-2021.
16. The Applicant / Owner / Developer shall plant one tree for a) sites measuring 180 Sqm upto 240 Sqm b) minimum of two trees for sites measuring with more than 240 Sqm. c) One tree for every 240 Sq.m of FAR area as part thereof in case of Apartment / group housing / multi dwelling unit/development plan.
17. 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/-


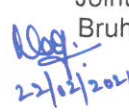
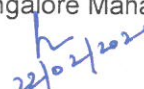
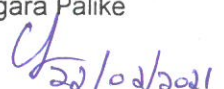
Joint Director, Town Planning (South)
Bruhat Bangalore Mahanagara Palike

To

Sri. A.R. Panduranga Vittala &
Sri. A.T. Srinivas
Millennia Ventures & Projects India (P) Ltd.,
32, Chhabria Icon, 3rd Floor
1st Main Road, Vasanthanagar
Bangalore – 560 001.

Copy to:

01. JC (South)/ EE/ ARO /AEE (Basavanagudi) for information and n/a.


22/02/2021
Joint Director, Town Planning (South)
Bruhat Bangalore Mahanagara Palike

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