



BRUHAT BANGALORE MAHANAGARA PALIKE

LP.No: Ad.Com/WST/1100/15-16

Office of the Assistant Director,
Town Planning,(West), Sampige Road,
Sheshadripuram, Bangalore,
Date: 17-05-2019.

OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for **FARMERS TRAINING CENTER AND OFFICE'** Building at BBMP Khatha /site No: LF/10/1(New), LF 1 to 20, SFHS, Nandini Layout, Bangalore in ward No: 43 (New), PID No: 12-165-LF/10/1, belonging to Central Warehousing Corporation, Represented by its Regional Manager, Sri. SHIVANANDA RAI.

Ref: 1) Your application dated : 06/05/2019.
2) Sanctioned plan vide L.P No: **Ad.Com./WST/1100/15-16**, dated: 30/12/2016.
3) Commencement Certificate, issued by BBMP: Not Obtained.
4) Plan Sanction Committee resolution dated: 16/05/2019.

A Plan was Sanctioned for Construction of **FARMERS TRAINING CENTER AND OFFICE'** Building consisting of Stilt, Ground, First floor, 2nd floor, and terrace floors Vide L.P.No: **Ad.Com/WST/1100/15-16**, dated: 30/12/2016. The Commencement Certificate for this building has not been Obtained by the applicant.

The Building was inspected on 09-05-2019, 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 compounding fee and penalty works out to RS. **2,34,113.00**(RS. Two Lakh Thirty Four Thousand One Hundred Thirteen only). Accordingly, The applicant has paid the Compounding fee amounting to **Rs.2,34,113/-** by DD (D.D.No.724018, Dt:17-05-2019, Andhra Bank, Branch: N.R.Road, Bangalore for Rs.2,34,113/-) and the same is taken into account vide receipt No.RE-ifms210-TP/000007, dated: 17/05/2019.

The permission is granted to occupy the building for **FARMERS TRAINING CENTER AND OFFICE'** building at BBMP Khatha /site No: LF/10/1(New), LF 1 to 20, SFHS, Nandini Layout, west zone, Bangalore in ward No: 43 (New), PID No.12-165-LF/10/1,

Statement showing the details of floor wise built up area and utility details:

Sl no	Floor descriptions	Built up area (in Sqm)	Remarks
1.	Stilt floor	240.55	-
2.	Ground floor	240.55	-
3.	First floor	240.55	-
4.	Second floor	240.55	-
5.	Terrace floor	34.51	-
	Grand Total	996.71	2.87% Excess over sanctioned quantity which is <5.00% of compoundable limits. Hence regularised by imposing penalty.
6.	FAR	1.557	4.49% Excess over sanctioned quantity which is <5.00% of compoundable limits. Hence regularized by imposing penalty.
7.	Coverage	52.23%	Within sanctioned quantity.
8.	Height of building	11.71m (From average Ground level)	2.72% Excess over sanctioned quantity which is <5.00% of compoundable limits. Hence regularised by imposing penalty.

P.T.O

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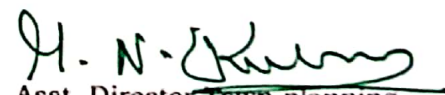
H. N. Kumar
Assistant Director (W)
Planning Cell 17/5/19
Bruhat Bangalore Mahanagara
Palike Bangalore

Conditions:

1. The car parking in 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, 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. Stilt 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) 17/5/19

Bruhat Bengaluru Mahanagara Palike
17/5/19

To,

Sri. SHIVANANDA RAI, Regional Manager, Central Warehousing Corporation,
Khatha /site No: LF/10/1(New), LF 1 to 20, SFHS, Nandini Layout, west zone,
ward No: 43 (New), PID No: 12-165-LF/10/1. Bangalore.