

# BRUHAT BANGALORE MAHANAGARA PALIKE

LP.No: Ad.Com/WST/0945/13-14

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

Date: 30/05/2020

## OCCUPANCY CERTIFICATE

**Sub:** Issue of Occupancy Certificate for '**RESIDENTIAL APARTMENT**' Building at  
BBMP Khatha No: 23/1, Nayandahalli Mysore road and Nayandahalli  
Main Road, Bangalore in ward No: 131 (New), PID No:39-12-23/1, belonging to  
**Sri. M/S. SKANDASRI BUILDERS PRIVATE LIMITED REP BY ITS**  
**SRI. S. SARAVANA AND R.Y. KAMATH**

**Ref:** 1) Your application dated 18/01/2020.  
2) Sanctioned plan vide L.P No: **Ad.Com./WST/0945/13-14**, dated: 24-04-2014.  
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A Plan was Sanctioned for Construction of '**RESIDENTIAL APARTMENT**' Building consisting of Stilt, Ground, First floor, 2<sup>nd</sup> floor, 3<sup>rd</sup> Floor and terrace floors Vide **L.P.No: Ad.Com/WST/0945/13-14**, dated: 24/04/2014. The Commencement Certificate Obtained by the applicant.

The Building was inspected on 20-02-2020, 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. **34,24,000.00** (RS. Thirty Four Lakhs Twenty Four Thousand only). Accordingly, The applicant has paid the Compounding fee and penalty amounting to **Rs. 34,24,000.00/-** by DD (D.D.No:017559, Dt:10/03/2020, **Canara Bank, Branch: Jayanagara Shopping Complex, for Rs.34,24,000/-**) and the same is taken into account vide **receipt No:RE-ifms210-TP/000053, dated:11/03/2020**.

The permission is granted to occupy the building for '**RESIDENTIAL APARTMENT**' purpose at BBMP Khatha No: 23/1, Nayandahalli Mysore road and Nayandahalli Main Road, Bangalore in ward No: 131 (New), PID No:39-12-23/1,

### Conditions:

1. The car parking in Basement 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 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.

Page no-1

Received,  
30/05/20  
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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)

*Handwritten signature and date: 30/05/20*  
Asst. Director Town planning,  
(West Zone),

Bruhat Bengaluru Mahanagara Palike.

To,

Sri. M/S. SKANDASRI BUILDERS PRIVATE LIMITED REP BY ITS  
SRI. S. SARAVANA AND R.Y. KAMATH  
Khatha No: 23/1, Nayandahalli Mysore road  
and Nayandahalli Main Road, Bangalore in ward No: 131 (New),  
PID No:39-12-23/1