



BRUHAT BANGLORE MAHANAGARA PALIKE
YELAHANKA ZONE

No.ADTP/JC(Y.N)/O.C/L.P./0737/15-16/17-18

Office of the Joint Commissioner
Assistant director of town Planning
Bruhat Bangalore Mahanagara Palike
Yelahanka Zone, Bangalore
Date: 01-02-2018

OCCUPANCY CERTIFICATE

- Sub:** Issue of Occupancy Certificate for the Residential Building at Katha No. 195/195/25, Ramanashree California layout Puttenahalli Ward No 02 Bangalore.
- Ref:** 1. Application From M/S Mahabaleshwar Promoters and Builders Pvt.Ltd Rep by Sanjith naik, Dated: 11.12.2017.
2. Inspection by C.E. Yelahanka Zone, BBMP, Dated:17-12-2017.
3. Approval of Joint Commissioner,Yelahanka Zone, BBMP Dated:31-01-2018.

The Modified Plan was sanctioned by this office vide L.P No.0737/2015-16,, Dated:15-09-2016 for construction of Residential Building at Katha No. 195/195/25 , Ramanashree California Layout Puttenahalli, Ward No 02 Bangalore. Consisting of B+G+3 & Terrace Floor.The Commencement Certificate was obtained on 15-09-2016,

The building was inspected for issue of Occupancy certificate. During the inspection, it is observed that there is a 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 for the deviated portion works out to Rs.1,18,543/- (One Lakh Eighteen Thousand Five Hundred forty Three rupees only). The same has been paid by the applicant in the form of D.D No.630063 , Dated: 30-01-2018, State Bank Of India Bangalore and taken to BBMP account vide receipt No RE-IFMS 223 TP/001387, Dated:01-02-2018. The deviations effected by the applicant are regularized.

Permission is hereby granted to Occupy Residential Building at Katha No. 195/195/25 , Ramanashree California layout Puttenahalli Ward No 02. Consisting of B+G+3 & Terrace Floor.The with the following details

S.N o	Floors Descriptions	Built Up Area (in Sqm)	Remarks
1	Basement floor	556.57	17 Car Parking, 1Lift and Ramp
2	Ground floor	551.84	03 Dwelling Units, 1Lift, 1Staircase and 06 Car Parking
3	1 st Floor	556.57	04 Dwelling Units, 1Lift, and 1Staircase
4	2 st Floor	556.57	04 Dwelling Units, 1Lift, and 1Staircase
5	3 rd Floor	556.57	04 Dwelling Units, 1Lift, and 1Staircase
6	Terrace Floor	19.82	1 Lift & 1 Staircase head Rooms & OHT, solar and open terrace Area.
7	FAR	2.25	2.25=2.25 within permissible limit of 5%.(Sanction FAR-1.75)
8	Coverage	65.66%	65.66% >65%. within permissible limit of 5%.

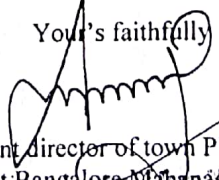
Assistant Director of Town Planning (Yelahanka)
Bruhat Bangalore Mahanagara Palike

Subject to the following conditions

1. The car parking at Basement Floor & Ground Floor 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. Facility for physically Handicapped persons prescribed in schedule 11 (Bye law-31) of building bye-laws 2003 shall be ensured.
3. The structural safety of building will be entirely at the risk and cost of owner/Architect/structural Engineer and BBMP will not be responsible for the structural safety.
4. The Owner/Applicant shall not add/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.
5. 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).
6. Since, Deviation has been done with respect to the sanctioned plan, while constructing the building, hence the security deposit is here with forfeited.
7. The Applicant shall plant trees in the premises and maintain the same in good condition.
8. Owner shall make his own arrangements to dispose the debris/Garbage after segregating it in to 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. In case of any false information, misrepresentation of facts, or pending court cases, the occupancy certificate shall be deemed to be cancelled.
10. Arrangements like fire extinguisher and facilities to be provided in the building and maintained properly, For any untoward incident in case of fire, BBMP is not responsible in any way and solely the owner will be held responsible for any loss of life or damage to public property.
11. Safety to electrical installations, transformer is the entire responsibly of the owner. Any untoward incident that may cause out of electrical installations or transformer, the BBMP shall not be responsible in any way. The electrical installation should not be altered as the alteration/extra tapping of power may cause short circuit that may lead to hazard. The applicant/owner is solely responsible & BBMP is in no way responsible for this.

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

Yours faithfully


Assistant Director of town Planning
Bruhat Bangalore Mahanagara Palike
Yelahanka Zone
12/11/18

To,
M/S Mahabaleshwar Promoters
And Developers PVT LTD.
Ramanashree California
Puttenahalli Bangalore-64