



**BRUHAT BANGALORE MAHANAGARA PALIKE
YELAHANKA ZONE**

No. A/DEP/JC(Y.N)/O.C/L.P/703/14-15/18-19

Office of the Joint Commissioner
Assistant director of town Planning
Bruhat Bangalore Mahanagara Palike
Yelahanka Zone, Bangalore
Date: 25-06-2018

OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for the Residential Apartment at Katha No. 1186/Sy. No.51/4, Shivanahalli Ward No 01 Yelahanka Bangalore.

- Ref:**
1. Application From Sri Y M Gopalappa & Others, And Their GPA Holders M/s Master Ventures Pvt Ltd Dated: 15-12- 2017.
 2. Inspection by C.E. Yelahanka Zone, BBMP, Dated:18-12-2017
 3. Approval of Joint Commissioner, Yelahanka Zone, BBMP Dated:01-02-2018.

The Modified Plan was sanctioned by this office vide L.P No.703/14-15, Dated: 10-06-2015 for construction of Residential Building at Katha No: 1186/Sy. No.51/4, Shivanahalli Ward No 01, Yelahanka Bangalore. Consisting of S+G+3 & Terrace Floor. The Commencement Certificate was obtained on 28-12-2015

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.10,30,000/- (Ten Lakh Thirty Thousand Rupees Only). The same has been paid by the applicant in the form of D.D No.942681, Dated: 03-05-2018, State Bank of India Bangalore and taken to BBMP account vide receipt No RE-IFMS 223 TP/000125, Dated:25-06-2018. The deviations effected by the applicant are regularized.

Permission is hereby granted to Occupy Residential Apartment at Katha No. 1186/Sy. No.51/4, Shivanahalli, Yelahanka Ward No 01 Bangalore. Consisting of S+G+3 & Terrace Floor, with the following details

S/N	Floors Descriptions	Built Up Area (in Sqm)	Remarks
1	Stilt Floor	3760.31 Sqm	139 Car Parking, 1 Swimming Pool, 4 Staircase, 3 Lift, 1 Electrical Transformer, 1 STP, 1 Sump
2	Ground floor	3483.80 Sqm	Should be Used For Residential 30 Units Including 3 Lift, 4 Staircase, 1 Gym & 1 Multipurpose Hall
3	1 st Floor	3486.35 Sqm	Should be Used For Residential 32 Units Including 3 Lift & 3 Staircase
4	2 nd floor	3426.55 Sqm	Should be Used For Residential 32 Units Including 3 Lift & 3 Staircase
5	3rd floor	3426.55 Sqm	Should be Used For Residential 32 Units Including 3 Lift & 3 Staircase
5	Terrace Floor	73.23	3 Lift & 3 Staircase head Rooms & OHT, solar and open terrace Area.
6	FAR	1.77	1.77-1.75 within permissible limit of 5%.(Sanction FAR-1.75)
7	Coverage	51.36%	51.36% > 50%, within permissible limit of 5%.

Subject to the following conditions

1. The car parking at Stilt 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 responsibility 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.

Your's faithfully

Assistant Director of town Planning (Yelahanka)
Bruhat Bangalore Mahanagara Palike
Yelahanka Zone.

To,
Sri Y M Gopalappa & Others,
And Their GPA Holders M/s Master Ventures Pvt Ltd
Rep by Sri H T Shankar
Katha No: 1186/Sy. No 51/4,
Shivanahalli
Ward No 01, Bangalore