



**BRUHAT BANGLORE MAHANAGARA PALIKE
BOMMANAHALLI ZONE**

No.ADTP/JC(B)/LP.No/0653/2012-13/19-20.

Office of the Joint Commissioner
Assistant director of town Planning
Bruhat Banaglore Mahanagara Palike
Bommanahalli Zone, Bangalore
Date: 04-01-2020.

Occupancy Certificate

Sub: Issue of Occupancy Certificate for the Residential Apartment Building at Katha No.18/Sy No.102, Kothanuru village, Ward No-195, Bangalore South Taluk, Bangalore.

Ref: 1.Application from Sri. NANI.R.CHOKSEY(G.P.A Holder) Dated: 04/10/2019.

2. Inspection of CE Bommanahalli Zone, dated: 04/12/2019.

3. Approval of JC Bommanahalli Zone, dated: 18/12/2019.

The Plan was sanctioned by this office vide L.P No.0653/2012-13, Dated: 28/12/2015 for construction of Residential Apartment Building at Katha No.18/Sy No.102, Kothanuru village, Ward No-195, Bangalore South Taluk. Bangalore. Consisting of Block-1, Stilt floor + Ground Floor + First Floor + Second Floor + Third Floor & Terrace Floor. Block-2,Ground Floor + First Floor + Second Floor + Third Floor & Terrace Floor.

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 of penalty and other charges to Rs.15,16,650/- (Fifteen Lakh sixteen Thousand six fifty Rupees only). The same has been paid by the applicant in the form of D.D No. 039665 Dated: 26/12/2019, HDFC Bank Ltd. Bangalore and taken to BBMP account vide Receipt No. RE-ifms458-TP/000243, Dated: 04/01/2020. The permissible deviations effected by the applicant are regularized.

Permission is hereby granted to Occupy the Residential Apartment Building constructed in Katha No.18/Sy No.102, Kothanur village, Ward No-195, Bangalore South Taluk, Bangalore, Consisting of Block-1, Stilt floor + Ground Floor + First Floor + Second Floor + Third Floor & Terrace Floor. Block-2,Ground Floor + First Floor + Second Floor + Third Floor & Terrace Floor with the following details.

Block-1

Sl.No	Floors Descriptions	Built Up Area (in Sqm)	Remarks
1	Stilt floor	1994.21 Sqm	48 Car parking, 2 Lifts, 2 Staircase, Swimming Pool
2	Ground floor	1833.60 Sqm	10 Units Constructed. 2 Lifts, 2 Stair Case
3	First Floor	1833.76 Sqm	10 Units Constructed. 2 Lifts, 2 Stair Case
4	Second floor	1833.76 Sqm	10 Units Constructed. 2 Lifts, 2 Stair Case
5	Third floor	1833.76 Sqm	10 Units Constructed. 2 Lifts, 2 Stair Case
5	Terrace floor	154.98 Sqm	2 lift, 2 Staircase, Head Rooms, OHT, Solar and Open terrace area.
	Total	9484.07 Sqm	40 Units

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Block-2

Sl.No	Floors Descriptions	Built Up Area (in Sqm)	Remarks
1	Ground floor	1411.48 Sqm	8 Villas, 16 Car parking, 8 Lifts, 8 Staircase.
2	First Floor	1328.00 Sqm	GF to TF duplex units.
3	Second floor	868.72 Sqm	GF to TF duplex units.
4	Third floor	560.54 Sqm	GF to TF duplex units.
4	Terrace floor	17.90 Sqm	8 Staircase, Head Rooms, OHT, Solar and Open terrace area.
	Total	4187.64 Sqm	8 Units

FAR	1.65	1.65 < 1.75
Coverage	48.89 %	48.89 % < 50%

And Subject to the following Conditions:

- 1 The car parking at Stilt & Ground Floor where car parking shown 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 inorganic 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.


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- 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.
- 12 The demand for payment of Park and Open Space fee is subject to condition for remittance of such cost in future, based on the outcome of the final Supreme Court Order SLP© No.9340-9378/2014.

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
Bruhat Bangalore Mahanagara Palike
(Boramanahalli Zone).

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To,

M/s. PURAVANKARA LIMITED
Rep. By NANI.R.CHOKSEY
(GPA Holder for SARFARAZ & SHAHEDA PARVEEN)
No.18/Sy No.102,
Kothanur Village,
Bangalore South Taluk,
Bangalore.