



**BRUHAT BANGLORE MAHANAGARA PALIKE
BOMMANAHALLI ZONE**

No.ADTP/JC(B)/LP.No/0357/15-16/2017-18.

Office of the Joint Commissioner
Assistant director of town Planning
Bruhat Banaglore Mahanagara Palike
Bommanahalli Zone, Bangalore
Date: 29-07-2017.



Occupancy Certificate

Sub: Issue of Occupancy Certificate for the Residential Apartment Building at Katha No. 275/Sy No.30/1, 28/7, Basapura Ward No-192, Bangalore South Taluk, Bangalore.

Ref: 1.Application From M/s Sree Sai Balaji Developers rep by Sri.P.V.Keshavulu Naidu and Others, Dated: 18-07-2017.

2. Inspection of CE Bommanahalli Zone, dated: 21-07-2017.

3. Approval of JC Bommanahalli Zone, dated: 21-07-2017.

The Plan was sanctioned by this office vide L.P No.0357/15-16, Dated: 04-09-2015 for construction of Residential Apartment Building at Katha No.275/Sy No.30/1, 28/7, Basapura Village, Ward No-192, Bangalore South Taluk. Bangalore. Consisting of Stilt Floor + Ground Floor + First Floor + Second Floor + Third Floor & Tarrace Floor. The Commencement Certificate was issued on Dated: 31-05-2016.

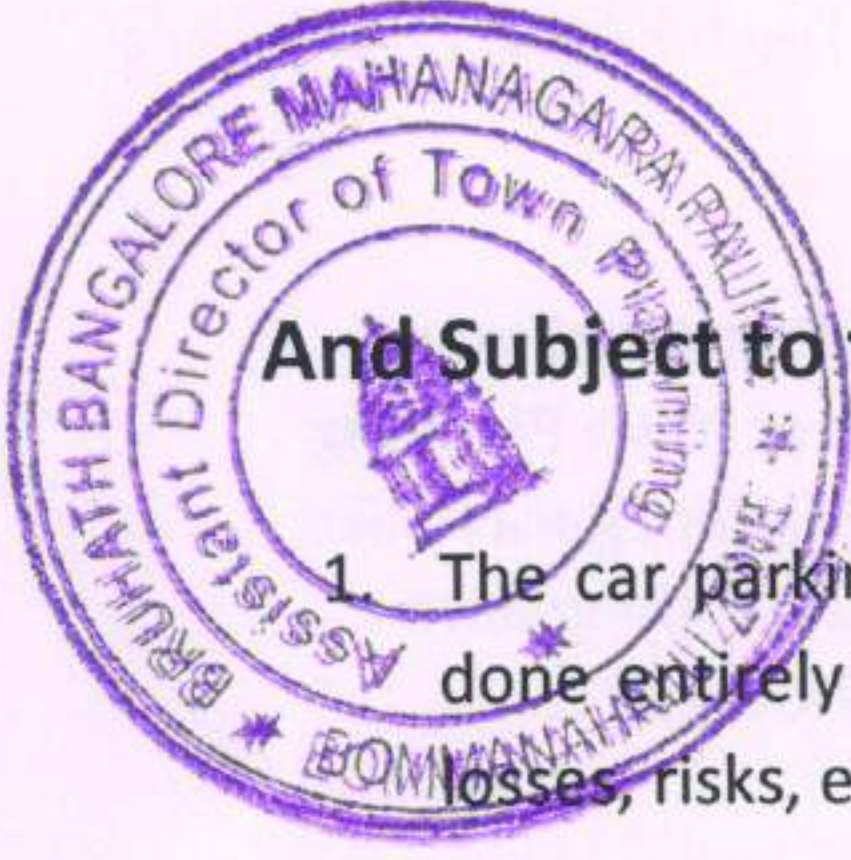
The building was inspected for issue of Occupancy certificate. During the inspection, it is observed that there is a deviation in construction with reference to the sanctioned plan, which is within the permissible limits of regularization with a levy of Compounding fee. The compounding fee for the deviated portion works out to Rs.7,00,000/- (Seven Lakh Rupees only). The same has been paid by the applicant in the form of D.D No.073986 and D.D.No.074000, Dated: 24-07-2017 and Dated: 28-07-2017, Bharath Co-operative Bank, Bangalore and taken to BBMP account vide receipt No.000835, Dated: 28-07-2017. The deviations effected by the applicant are regularized.

Permission is hereby granted to Occupy the Residential Apartment Building Consisting of 96 (Ninety Six Only) Dwelling Units constructed in Katha No.275/Sy No.30/1, 28/7, Basapura Village, Ward No-192, Bangalore South Taluk, Bangalore, Consisting of Stilt Floor + Ground Floor + First Floor + Second Floor + Third Floor & Terrace Floor with the following details.

Sl.No	Floors Descriptions	Built Up Area (in Sqm)	Remarks
1	Stilt Floor	2124.92 Sqm	Should be Used for 106 (Hundred and Six) Car Parking Including 3 Lift & 2 Staircase Room.
2	Ground floor	2140.99 Sqm	Should be used for 24 (Twenty Four) Dwelling Units Including 3 Lift & 2 Staircase Room.
3	1 st Floor	2253.99 Sqm	Should be used for 24 (Twenty Four) Dwelling Units Including 3 Lift & 2 Staircase Room.
4	2 st floor	2315.97 Sqm	Should be used for 24 (Twenty Four) Dwelling Units Including 3 Lift & 2 Staircase Room.
5	3 rd Floor	2315.97Sqm	Should be used for 24 (Twenty Four) Dwelling Units Including 3 Lift & 2 Staircase Room.
6	Terrace floor	31.52 Sqm	3 Lift & 2 Staircase Rooms & OHT, Solar and open terrace Area.
7	FAR	2.21	2.21 < 2.25.
8	Coverage	56.07 %	56.07 % > 55.00% Within the regularization limit of 5%.

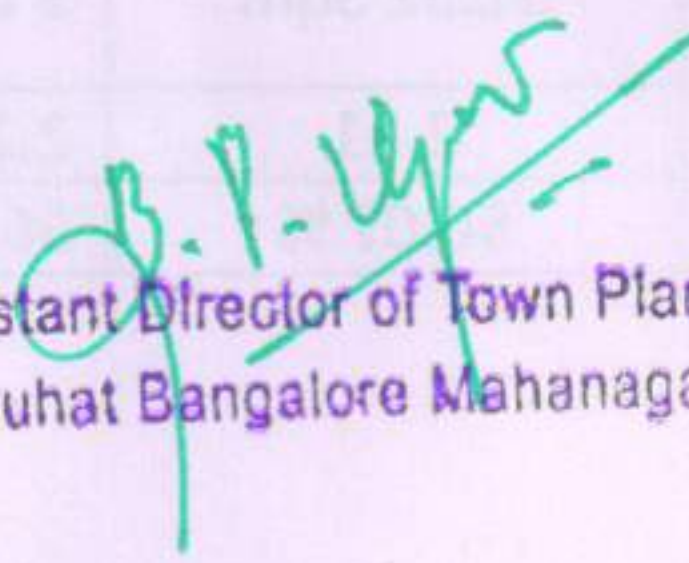
PTO

B.P. Venu
Assistant Director of Town Planning (Bom)
Bruhat Bangalore Mahanagara Palike
29/7/2017



And Subject to the following Conditions:

1. The car parking at Stilt 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 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.


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

P.T.O

17 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

B.P. Uys
29/7/2017.
Assistant director of town Planning
Bruhat Bangalore Mahanagara Palike
Bommanahalli Zone.

To,

M/s Sree Sai Balaji Developers rep by
Sri.P.V.Keshavulu Naidu and Others
No.264E, 1st Main, 7th Block, 4th Phase,
B.S.K 3rd Stage, Bangalore -560 085.



Bruhat Bengaluru Mahanagara Palike
Office of Assistant Director Town Planning I Bomanahalli Zone

Receipt
(General Purpose)
[para 22(1)]

Receipt Number : RE-ifms458-TP / 000835 **DDO** : ddo458 Assistant Director Town Planning I Bomanahalli Zone
Receipt Date : 28-Jul-2017 **Ward** : 192 Begur
Reference : 0357/15-16 / 28-Jul-2017 **Credited to** : Canara Bank, Bangalore City Corpn. E.C. (Cor) (CNRB0008401) - 8401132000014 (TP)

Received the sum of Rs. 700000.00 (Seven Lakh) from

Sri/Smt M/s Sree Sai Balaji Developers rep by P.V.Keshavalu Naidu and Others
No.275/Sy No.30/1, 28/7, Basapura.
Bengaluru

towards the following -

SI No	Name	Misc.	Amount	Remarks
1	R0110 Compounding Fee		700000.00	

Amount received as :

SI No	Type	Bank	Chq/DD No.	Chq/DD Dt.	Amount
1	DD	BHARAT COOPERATIVE BANK MUMBAI LIMITED SHIVA SADAN, 9TH MAIN ROAD, 5TH BLOCK, JAYANAGAR	073986	24-Jul-2017	650000.00
2	DD	BHARAT COOPERATIVE BANK MUMBAI LIMITED SHIVA SADAN, 9TH MAIN ROAD, 5TH BLOCK, JAYANAGAR	074000	28-Jul-2017	50000.00
Total					700000

for Bruhat Bengaluru Mahanagara Palike
Assistant Director Town Planning
I Bomanahalli Zone