

**BRUHAT BANGALORE MAHANAGARAPALIKE**

Office of the  
Joint Director of Town Planning (South)  
Mahanagara Palike Offices  
Bangalore. Dated: 14-12-2017



No. JDTP (S)/ADTP/OC/ 52/17-18

**OCCUPANCY CERTIFICATE**

Sub: Issue of Occupancy Certificate for Residential apartment building at No. 43, Sy. No. 32/2, Beratena Agrahara, Beratena Agrahara Village, Begur Hobli, Ward No. 192, Bangalore in favour of M/s. Ajantha Constructions Rep. by his partners Sri. K. Venkatesh Naidu & Others.

Ref: 1) Your application dated: 25-05-2017.

2) Approval of Commissioner dated: 07-12-2017.

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A plan was sanctioned for construction of Residential apartment building consisting BF+GF+4UF vide **BBMP/Addl.Dir/ JD South/ LP 0209/14-15**, Dated: 03-01-2015 and Commencement Certificate issued on 17-08-2015.

The building was inspected for the issue of Occupancy Certificate. On inspection it is 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. 24,93,000/- (Rs. Twenty four lakhs ninety three thousand only). The applicant has paid the compounding fees of Rs. 24,93,000/- by DD vide receipt No. RE-ifms 624-TP/000253 dated: 12-12-2017.

The Permission is granted to occupy the building for Residential purpose for the building constructed at No. 43, Sy. No. 32/2, Beratena Agrahara, Beratena Agrahara Village, Begur Hobli, Ward No. 192, Bangalore.

Statement showing the details of Floor wise Built up area and utility details:-

Sl. No.	Floor Descriptions	Built up Area (in Sqm)	Remarks
1.	Basement Floor	3602.00	127 Nos. of Car parking, Lift & Staircases.
2.	Ground Floor	2098.47	23 No. of Residential Units, Transformer Yard, Organic converter, RWH, Lobby, Lift & Staircases.
3.	First Floor	2098.47	23 No. of Residential Units, Lobby, Lift & Staircases.
4.	Second Floor	2098.47	23 No. of Residential Units, Lobby, Lift & Staircases.
5.	Third Floor	2098.47	23 No. of Residential Units, Lobby, Lift & Staircases.
6.	Fourth Floor	2098.47	23 No. of Residential Units, Lobby, Lift & Staircases.
7.	Terrace	88.90	Lift machine room & Staircase Head room, OHT, Solar Panels
	<b>Total</b>	<b>14183.25</b>	<b>Total No. of Units = 115 Nos.</b>
8.	<b>FAR</b>	<b>2.361</b>	
9.	<b>Coverage</b>	<b>48.37%</b>	

**Conditions:**

1. The car parking at 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, 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.

PTO

Joint Director of Town Planning (South)  
Bruhat Bangalore Mahanagara Palike

*[Handwritten signatures and dates]*  
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The owner / applicant shall not add or alter materially, the structure or a part of the structure here 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.

4. Basement floor area reserved for parking should be used for parking purpose only as per as built plan.
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.
8. Owner shall make his own arrangements to dispose off the debries / garbage after segregating it into organic & in-organic waste generated from the building. Suitable arrangements & organic convertor should be installed & maintained by the owner / Residence Welfare Association himself to transport & dump the segregated wastes in consultation with the BBMP Zonal Health Officer.
9. The Owner / Association of the highrise building shall conduct two mock – trials in the building, one before the onset of summer and another during the summer and assure complete safety in respect of fire hazards.
10. All the rain water and waste water generated from the usage shall be pumped into the rain water harvesting pits and used for landscaping.
11. Garbage originating from building shall be segreated into organic & in-organic waste & should be processed in the re-cycling unit of suitable capacity i.e., organic waste convertor to be installed at site for its reused / disposal.
12. Facilities for physically handicapped persons prescribed in schedule XI (Bye laws-31) of Building bye-laws 2003 shall be ensured.
13. 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 Space in the plot proposed for developed.
14. In case of any false information, misrepresentation of facts, or pending court cases, the Occupancy Certificate is deemed to be cancelled.

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

M/s. Ajantha Constructions  
Rep. by his parteners  
Sri. K. Venkatesh Naidu & Others  
# 43, Sy. No. 32/2, Beratena Agrahara,  
Beratena Agrahara Village, Begur Hobli,  
Ward No. 192, Bangalore.

  
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