



BRUHATH BANGALORE MAHANAGARA PALIKE

No. 68/2017-18

Office of the
Assistant Director of Town Planning
Bruhath Bangalore Mahanagara Palike,
Mahadevapura, Bangalore. Dated: 17/10/2017

'OCCUPANCY CERTIFICATE'

Sub:- Issue of Occupancy Certificate for Residential Apartment Building at Property Khatha No 502, 459, Varthur Hobli, K R Puram Village, Bangalore in favour of *Carlyle Brain Hayees @ Mr. Carl & Mrs. Smita Kelton Shah, GPA Holder M/s Bhandari Infra Projects India Pvt Ltd., Rep by Mr. Arjun Singh Bhandari.*

- Ref:-**
- 1) Your Application dated: 19/06/2017.
 - 2) Approval of Joint Commissioner, Mahadevapura Dt. 24/06/2017.
 - 3) Payment of Compounding Fine Rs. 4,10,295/-
[DD No. 091168 Dt. 12/10/2017, HDFC Bank]
 - 4) Plan Approved by BBMP, Mahadevapura Zone, Bangalore vide L.P.No. 144/2015-16 Dt. 05/11/2015, (Ad.Com/MDP/0276/15-16)

The Building Plan was sanctioned for the Construction of *Residential Apartment Building* comprising of **BF+GF+3** Floors constructed on the land located at Property *Khatha No. 502, 459, K.R.Puram Hobli, Whitefield Village, Bangalore East* with LP No. 144/2015-16 Dt. 05/11/2015.

The Residential Apartment Building was inspected on Dt. 19/06/2017 with reference to the sanctioned plan and as built drawing for the issue of Occupancy Certificate. At the time of inspection it is observed that the Residential building constructed is comprising of BF+GF+3 Floors only. On inspection it is also observed that there is deviations in Built up area when compared to sanction Plan which is well within the regularization limits of 5% by levying fine Which works out to Rs. 4,10,295/- (Rs. Four Lakh, Ten Thousand and Two Hundred Ninety Five only). The Applicant has paid the total *Compounding fine of Rs. 4,10,295/- vide DD No. 091168, Dt. 12/10/2017, HDFC Bank.* DD has been remitted to *Account No. 8401132000014 (CANARA BANK) of Commissioner BBMP* on 17/10/2017. Vide *Receipt No. RE-ifms366-TP/000488 Dt. 17/10/2017.*

The Residential Apartment Building at Property Khatha No 502, 459, K.R Puram Hobli, Whitefield Village, Bangalore East, consisting of the following:

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D. K. Madhu Kulkarni
Assistant Director Town Planning 17/10/17
BBMP, Mahadevapura Zone
Bangalore

Statement showing the Floor wise Built up Area

Sl. No.	Floor Description	Built up Area (in Sqm)	Remarks
1	Basement Floor	1697.46	Reserved for Car parking only.
2	Ground Floor	1221.83	04 Dwelling Units.
3	First Floor	1221.83	06 Dwelling Units.
4	Second Floor	1221.83	06 Dwelling Units.
5	Third Floor	1221.83	06 Dwelling Units.
6	Terrace Floor	14.31	
	Total	6599.09	22 Units.

Hence Occupancy Certificate is issued Subject to the Following Conditions:-

1. Facility for physically Handicapped persons prescribed in schedule II (Bye -31) of building bye-laws 2003 shall be ensured.
2. 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.
3. He shall not add or 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.
4. Basement Floor should be reserved for parking only.
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, Deviation has been done from the sanctioned plan while constructing the building, the Security deposit is herewith forfeited.
8. The Applicant shall plant trees in the premises and maintain the same in good condition.

D. K. Madh Laksh
Assistant Director Town Planning (12/10/17)
BBMP, Mahadevapura Zone
Bangalore

9. 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.
10. In case of any false information, misrepresentation of facts, or pending court cases, the occupancy certificate shall be deemed to be cancelled.
11. Arrangement like fire extinguisher and other facilities to be provided where ever required and maintained properly. For any untoward incident in the building BBMP is not responsible in any way and solely the owner will be responsible for any loss of life or damage to public property.
12. 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.
13. If information / document furnished by applicant is false, the Occupancy Certificate issued will be cancelled and appropriate action will be initiated as per law.

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


Assistant Director Town Planning (7/16/12)
Bruhat Mahadevapura Zone Palike
BBMP, Mahadevapura Zone
Mahadevapura Zone, Mahadevapura
Bangalore-48

To,

Mr. Carlisle Brain Hayees @ Mr. Carl &
Mrs. Smita Kelton Shah
M/s Bhandari Infra Projects India Pvt Ltd.,
Rep by Mr. Arjun Singh Bhandari.
Khatha No 502. 459.
Whitefield Village, K. R. Puram Hobli,
Bangalore.