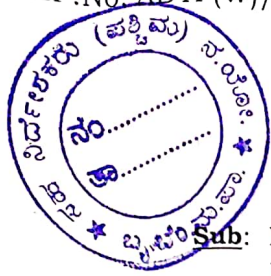




BRUHAT BANGALORE MAHANAGARA PALIKE

LP.No: ADTP(W)/OC/12/2020-21

Office of the Assistant Director,
Town Planning, (West), Sampige Road,
Sheshadripuram, Bangalore,
Date: 03-08-2020



OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for '**RESIDENTIAL APARTMENT**' Building at BBMP Khatha No:59(379), 19th Main, 1st Block, Rajajinagara, Bangalore in Ward No. 67 PID No: 14-39-59, belonging to **Sri. C N Kumar, Smt. C K Padma, Sri. Nikhil Kumar & M/s. Patawardhan Properties Pvt. Ltd.,**

- Ref:**
- 1) Your application dated : 22-06-2020.
 - 2) Sanction Plan vide LP No: Ad.Com/WST/0247/2016-17
 - 3) Commencement Certificate, issued by BBMP Dated: 10/04/2017
 - 4) Plan Sanction Committee resolution dated: 27/07/2020.

This Plan was sanctioned for Construction of '**RESIDENTIAL APARTMENT**' Building consisting of Stilt, Ground, First floor, 2nd floor and Terrace floors Vide **L.P.No: Ad.Com/WST/0247/16-17**, dated: 10-08-2016. The Commencement Certificate for this building has been obtained by the applicant on 10-04-2017.

The Building was inspected on 25-06-2020, for the issue of Occupancy certificate. On inspection, it was observed that there is deviation in construction with reference to the sanctioned plan, which is within the permissible limits of regularization(Zonal Regulations) with a levy of compounding fee. The penalty works out to RS. **5,20,000.00** (Rs. Five Lakhs Twenty Thousand only). Accordingly, The applicant has paid the penalty amounting to **Rs.5,20,000.00/-** by DD (D.D.No:519831, Dt: **29/07/2020**, **ICICI Bank, Branch: Malleshwaram, Bangalore for Rs.5,20,000.00**) and the same is taken into account vide **receipt No:RE-ifms210-TP/000019, dated:03/08/2020.**

The permission is granted to occupy the building for '**RESIDENTIAL APARTMENT**' purpose at BBMP Khatha No:59(379), 19th Main, 1st Block, Rajajinagara, Bangalore in Ward No. 67 PID No: 14-39-59,

Statement showing the details of floor wise built up area and utility details:

Sl.No.	Floor Descriptions	Built up area (in Sqm)	Remarks
1.	Stilt Floor	253.52	
2.	Ground Floor	270.84	
3.	First Floor	270.84	
4.	Second Floor	270.84	
5.	Terrace Floor	22.82	
7.	FAR	2.153	2.153<2.25. Hence OK
8.	Coverage in %	67.43	3.74% extra compared to ZR & <5.00% Compoundable Limits
9.	Height of building in Mtrs	11.80	2.61% extra compared to ZR & <5.00% Compoundable Limits
10.	No. of Units	8	Same as Sanctioned. Hence OK

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Conditions:

1. The car parking in Stilt 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, and 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.
3. The owner/Applicant shall not add or alter materially, the structure or a part of the structure there of, 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 & revoke the O.C.
4. Stilt floor area reserved for parking should be used for parking purpose 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, 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 debris /garbage after segregating it into organic & in -organic waste generated from the building. Suitable arrangements & organic convertor should be installed & maintained by the owner himself to transport & dump the segregated wastes in consultation with the BBMP Zonal Health Officer.
9. All the rain water and waste water generated from the usage shall be pumped into the rain water harvesting pits and used for landscaping.
10. Facilities for physically handicapped persons prescribed in schedule XI (Bye-laws-31)of building bye-laws 2003 shall be ensured.
11. 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 spaces in the plot developed. (if applicable).
12. Other conditions/Rules/regulations/notifications/govt. orders /court orders/orders of any Tribunal/authorities -etc., as applicable, should be strictly followed.
13. In case of any false information, misrepresentation of facts, or pending court cases, the Occupancy certificate is deemed to be cancelled.
14. Consent for operation (CFO) for STP should be obtained from KSPCB, before occupying the building,(if it is applicable).

On default of any one or all the above conditions, the Occupancy certificate issued will be withdrawn without notice.

**Approved by
Joint Commissioner (West)**

Arunima 03/08/2020.
**Asst. Director Town planning,
(West Zone),**

Bruhat Bengaluru Mahanagara Palike.

To,

**Sri. C N Kumar, Smt. C K Padma, Sri. Nikhil Kumar &
M/s. Patawardhan Properties Pvt. Ltd.,
No. 59(Old No.379), PID No: 14-39-59,
19th Main, 1st Block, Rajajinagara,
Ward No. 67, Bengaluru**