

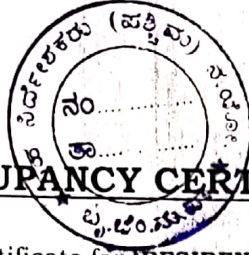


BRUHAT BANGALORE MAHANAGARA PALIKE

OC.No: ADTP(W)/OC/04 /2021-22

Office of the Assistant Director,
Town Planning,(West), Sampige Road,
Sheshadripuram, Bangalore,

Date: 23/5/22



OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for 'RESIDENTIAL BUILDING' at BBMP
Khatha No: 02 (old No 7), 12th Cross, Rajamahal Vilas Aramane Nagar, Bangalore in ward No: 35, (PID No.99-43-2) belonging to **Shobha R Kalro Master Krish Kalro and Master Tanish Kalro both rep. by their Father and N/G R.Sunil Kalro and Kanchan Kalro**

Ref: 1) Your application dated : 05-02-2022
2) Sanctioned Plan vide L.P No: **Ad.Com./WST/0353/18-19, Dated 29-11-2019**
3) Commencement Certificate, **Dated 14-10-2020**

A Plan was sanctioned for Construction of 'RESIDENTIAL BUILDING' consisting of Ground, 1st floor, 2nd floor, 3rd Floor and Terrace floors Vide **Ad.Com./WST/0353/18-19, Dated 29-11-2019**

The Building was inspected on **09-02-2022**, 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 with a levy of compounding fee. The penalty works out to **RS. 2,65,000.00** (Rupees Two Lakh Sixty Five Thousand only). Accordingly, the applicant has paid the penalty amounting to **Rs. 2,65,000.00/-** by DD (**D.D.No: 806347, Dt: 11-05-2022, Karur Vysya Bank Ltd., Malleswaram (Kma), Bangalore for Rs. 2,65,000.00**) and the same is taken into account vide **receipt No: RE-ifms210-TP/000016, dated: 23-05-2022**

The permission is granted to occupy the building for 'RESIDENTIAL BUILDING' purpose at BBMP Khatha (PID NO 99-42-4) New No: **02 (old No 7), 12th Cross, Rajamahal Vilas Aramane Nagar, Bangalore** in ward No: 35,

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

Sl no	Floor descriptions	Built up area (in Sqm)	Remarks
1.	Ground Floor	885.88	12Nos car Parking, Servant Room, lobby, lift & Staircase and 01 Units Service Area, Transformer DG Set
2.	First Floor	576.93	lobby, lift & Staircase,
3.	Second Floor	611.60	lobby, lift & Staircase,
4.	Third Floor	611.60	lobby, lift & Staircase,
5.	Terrace Floor	50.20	Stair Case, Head Room, Lift Room and Open Terrace
6.	Total	2736.21	Total No. of Units = 01 Units
7.	FAR	1.47 < 1.75	Within Compoundable limit of 5 %
8.	Coverage in %	59.99%	OK
9.	Height of building	12.00 Mtr.	Within Compoundable limit of 5 %

P.T.O

Received for...

Conditions:

1. The car parking in Basement/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, BBMP has the right to demolish the deviated/altered/added portion without any prior notice & revoke the O.C.
4. Basement/Stil 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-2 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 for organic convertor should be installed & maintained by the owner himself to transport & dispose 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 water harvesting pits and used for landscaping.
10. Facilities for physically handicapped persons prescribed in schedule XI (Bye-laws-3 building bye-laws 2003 shall be ensured.
11. The owner/developers should abide to the final orders of the Hon'ble supreme court/Hon'ble 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 Tribunal/authorities -etc., as applicable, should be strictly followed.
13. In case of any false information, misrepresentation of facts, or pending court cases, Occupancy certificate is deemed to be cancelled.
14. Consent for operation (CFO) for STP should be obtained from KSPCB, before occupying 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)

[Signature]
Asst. Director Town planning,
(West Zone),
Bruhat Bengaluru Mahanagara Palike.

To,
Shobha R Kalro Master Krish Kalro and
Master Tanish Kalro both rep. by their Father and
N/G R.Sunil Kalro and Kanchan Kalro,
No: 02, 12th Cross, Rajamahal Vilas
Aramane Nagar, Bangalore,
ward No 35