



**BRUHAT BANGALORE MAHANAGARA PALIKE
MAHADEVAPURA ZONE**

Office of the Assistant Director of Town Planning, Mahadevapura Zone, ITPL Main road,
Bangalore-560048

No.BBMP/ADTP/MDP/O.C/L.P/557/2018-19

Date: 06.05.2022

OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for the Residential Apartment at Sy No.68/1, Khatha No. 230,Municiple No 17, Sorahunase village, Ward No - 149, Bangalore.

- Ref:
1. Plan Sanction issued by this Office Vide LP No.BBMP/Ad.com/MDP/557/2018-19 Dated:29.03.2019.
 2. Commencement Certificate Issued by this Office Vide No.ಬಿಜಿಎಂಪಿ/ನಯೋ/ಮವ/81/2019-20 ದಿನಾಂಕ:23.03.2020
 3. Application by Shri Bela YezdiKatrak.
 4. Approval of Joint Commissioner, Mahadevapura Zone, BBMP Dated:08.04.2022
 5. Letter by M/s ISR Constructions Pvt Ltd Dtd.04.05.2022

The Plan was sanctioned by this office vide L.P No. BBMP/Ad.com/MDP/557/2018-19 Dated:29.03.2019.for construction of Residential Apartment at **Sy No.68/1**, Khatha No. 230.Municiple No 17, Sorahunase village, Ward No -149, Bangalore. Consisting of S+G+3 & Terrace Floor.

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.12.04,000/- (Twelve Lakhs Four Thousand Rupees Only) The applicant has paid the same through RTGS UTRno. SBINR52022043081269283 to the Account of "Commissioner BBMP" Acc no 8401132000014, Canara bank, BBMP Branch, Bengaluru, IFSC Code- CNRB0008401, from applicant bank account no 39005077797, SBI Bank, Mysuru Bank Circle Avenue road, Bengaluru, on date:30.04.2022 and taken to BBMP account on date:30.04.2022. The deviations effected by the applicant are regularized.

Permission is hereby granted to occupy the above said residential apartment building with the following details

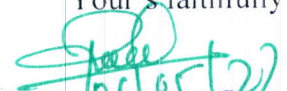
No	Floors Descriptions	Built Up Area (in Sqm)	Remarks
1	Stilt floor	4530.04	Reserved for 268 No.of car parking, 5 Staircase & 5 Lift.
2	Ground floor	4173.00	48 Residential Units, with 5 Staircase & 5 Lift.
3	1 st Floor	4173.00	48 Residential Units, with 5 Staircase & 5 Lift.
4	2 nd floor	4173.00	48 Residential Units, with 5 Staircase & 5 Lift.
5	3 rd floor	4173.00	48 Residential Units, with 5 Staircase & 5 Lift.
6	Terrace Floor	54.23	Lift Machine room , Stair Case Head room, Solar And OHT.
7	FAR	1.76	> 1.75 But within Permissible limit of 5%..
8	Coverage	49.75%	< 50% within Permissible limit

Subject to the following conditions:-

1. The car parking at Stilt floor 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.
12. It is instructed to make own provision for treatment of waste generated (Including Solid waste, wet waste and Liquid waste) within premises as per Karnataka State Pollution Control Board Norms.
13. It is instructed to take all necessary NOCs / Permissions from all required Govt./ Semi Govt/ Boards / Local bodies as per the latest Govt orders in force. (Like KSPCB, BWSSB, BESCOM, BDA ... Etc)

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

Your's faithfully


Assis. Director of town Planning
Bruhat Bangalore Mahanagara Palike
Mahadevapura Zone.
Bangalore

To,

Sri K. Indrasena reddy

M/s ISR Constructions Pvt Ltd (GPA holder for Sri Harish Kumar.N).

Sy No.68/1, Khatha No. 230.Municiple No 17. Sorahunase village.

Ward No -149. Bangalore