



## BRUHAT BENGALURU MAHANAGARA PALIKE

Office of the Joint Director (Town Planning – North) N.R. Square, Bengaluru – 02.

No. BBMP/Addl.Dir/JD NORTH/LP/0243/2015-16

Date: 18/11/2022

### **OCCUPANCY CERTIFICATE (PARTIAL)**

Sub: Issue of Occupancy Certificate for Residential Apartment Building at Property Katha No. 1088, Sy No. 184, 185/1, Hoodi Village, K.R.Puram Hobli, Bangalore East Taluk, Ward No. 82, Mahadevapura Zone, Bengaluru

- Ref: 1) Your application for issue of Occupancy Certificate dated: 03-02-2021  
2) Plan sanctioned by this office vide No. BBMP/Addl.Dir/JD North/0243/2015-16 Dated: 16-03-2017  
3) Approval of Chief Commissioner for issue of Occupancy Certificate dated: 20-08-2022  
4) CFO issued by KSPCB vide No. W-330897 PCB ID: 130626 date: 13-04-2022

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The Plan was sanctioned for the construction of Building 1 to 9 Residential Apartment Building Consisting of BF+GF+4 UF and Club House consisting of BF+GF+2 UF totally Comprising of 430 Units including 43 EWS Units. at Property Katha No. 1088, Sy No. 184, 185/1, Hoodi Village, K.R.Puram Hobli, Bangalore East Taluk, Ward No. 82, Mahadevapura Zone, Bengaluru. by this office vide reference (2). The Commencement Certificate has been issued for Block – 5 to 9 on 23-10-2018 and Block – 1 to 4 and Club House on 01-10-2021. Now the Applicant has applied for issue of Occupancy Certificate for Block –5 to 9 consisting of GF+4 UF with Common Basement Floor Comprising of 220 Units including 10 EWS Units vide Ref (1). Consent for Operation from KSPCB has been issued vide Ref (4).

The Residential Block – 5 to 9 were inspected by the Officers of Town Planning Section on 30-03-2022 for the issue of Occupancy Certificate. During inspection, it is observed that, there is deviation in construction with reference to the Sanctioned plan which is within the limits of regularization as per Building Bye-laws - 2003. The proposal for the issuance of Occupancy Certificate for the Residential Apartment Building was approved by the Commissioner vide ref (3). Subsequent to the Approval accorded by Chief Commissioner the applicant was endorsed on dated: 22-08-2022 remit Compounding fine for the deviated portion, Ground Rent Arrears, GST and Scrutiny fee of Rs. 34,75,000/- (Rupees Thirty Four Lakhs Seventy Five Thousand only). As per the Hon'ble High Court Interim order vide W.P. No. 17600/2022 (LB-BMP) dated: 15-09-2022 the applicant has paid of Rs. 5,11,000/- (Rupees Five Lakhs Eleven Thousand only) in the form of DD No.226981 dated: 20-10-2022 drawn on HDFC Bank Ltd., The same has been taken into BBMP account vide receipt No. RE-ifms 331-TP/000089 dated: 07-11-2022

Hence, Permission is hereby granted to occupy Residential Apartment Building Block –5 to 9 consisting of GF+4 UF with Common Basement Floor Comprising of 220 Units including 10 EWS Units at Property Katha No. 1088, Sy No. 184, 185/1, Hoodi Village, K.R.Puram Hobli, Bangalore East Taluk, Ward No. 82, Mahadevapura Zone, Bengaluru. Occupancy Certificate is accorded with the following details.

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## Residential Apartment Building Block – 5 to 9

Sl. No.	Floor Description	Built Up Area (in Sqm.)	Uses and other details.
1	Basement Floor	8424.42	242 No.s of Car Parking, Lobby, Pump Room Lifts and Staircases
2	Ground Floor	5358.03	44 No.s of Residential units, Corridor, Lobby, Lifts and Staircases
3	First Floor	5311.06	44 No.s of Residential units, Corridor, Lobby, Lifts and Staircases
4	Second Floor	5311.06	44 No.s of Residential units, Corridor, Lobby, Lifts and Staircases
5	Third Floor	5311.06	44 No.s of Residential units, Corridor, Lobby, Lifts and Staircases
6	Fourth Floor	5311.06	44 No.s of Residential units, Corridor, Lobby, Lifts and Staircases
7	Terrace Floor	200.26	Lift Machine Room and Staircase Head Room, Solar Panel, OHT
	Total	<b>35226.95</b>	<b>210 Units + 10 EWS = 220 Units</b>
	FAR		1.04 < 2.00
	Coverage		20.99% < 60%

### **This Occupancy Certificate is issued subject to the following 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 the owner. 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.
3. Owner shall not add or alter materially, the structure or a part of the structure there off without specific permission from BBMP. In the event of the applicant violating, the BBMP has the right to demolish the deviated / altered / additional portion without any prior notice.
4. Basement Floor area should be used for car parking purpose only and the additional area if any available in Basement Floor area shall be used exclusively for car parking purpose only.
5. Footpath and road side drain 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 and shall be used 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 here with forfeited.
8. Owner shall make his own arrangements to dispose off the debris/garbage after segregating it into 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.

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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. Garbage originating from building shall be segregated into organic and inorganic waste and should be processed Scientifically in the recycling processing unit of suitable capacity i.e. organic waste convertor to be installed at site for its re – use / disposal.
11. This Occupancy Certificate is subject to conditions laid out in the CFO from KSPCB vide No. W-330897 PCB ID: 130626 date: 13-04-2022 and Compliance of submissions made in the affidavits filed to this office.
12. The Applicant / Developer should abide by the condition imposed during Occupancy Certificate.
13. The Demand for payment of fees in interim stay as per the order of the Hon'ble High Court vide W.P. No. 17600/2022 dated:15-09-2022 is subject to condition for remittance of such cost in future, based on the outcome of the final order of the Hon'ble High Court as per the Court Order and Indemnity Bond submitted to this office.
14. The Remaining Residential Blocks 1 to 4 and Club House should be completed as per the Sanctioned Plan & Occupancy Certificate should be obtained after Completion.
15. In case of any false information, misrepresentation of facts, or pending court cases, the Occupancy Certificate shall deemed to be cancelled.

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

Sd/-

**Joint Director (Town Planning – North)  
Bruhat Bengaluru Mahanagara Palike**

To,

*Received original  
16/11/22*

M/s Raja Housing Ltd., GPA Holder for  
Sri. K.Purushottama Reddy, Khata Holder  
Raja Mahalakshmi, F-2,  
# 12, Basappa Road, Shanthinagar, Bengaluru – 560 027.

Copy to

1. JC ( Mahadevapura Zone) / EE (Mahadevapura Division) / AEE/ ARO (Hudi Sub-division) for information and necessary action.
2. Senior Environmental Officer, KSPCB, # 49, Church Street, Bengaluru - 01 for information
3. Superintendent Engineer (West), BESCOM, Kalyananagar, Banasawadi, Bengaluru - 560043.
4. Office copy.

*16/11/22*  
*18/11/22*  
*17/11/22*  
Joint Director (Town Planning – North)  
Bruhat Bengaluru Mahanagara Palike