



## 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

Dated: 06-06-2024

### OCCUPANCY CERTIFICATE (FINAL)

- Sub: Issue of Occupancy Certificate for the Residential Apartment Building with Club House Constructed at Property Khata No. 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: 13-04-2023  
2) Plan Sanctioned by this Office Vide LP No: BBMP/Addl.Dir/JD North/0243/2015-16, Dated: 16-03-2017  
3) Approval of Chief Commissioner for issue of Occupancy Certificate, Dated 28-05-2024  
4) CFO issued by KSPCB vide No. W-330897, PCB ID: 130626, Dated: 13-04-2022.

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The Plan was sanctioned for the construction of Residential Apartment Building, Block 1 to 9 Consisting of BF+GF+4UF and Club House Consisting of BF+GF+2UF at Property Khata No. 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 was issued on 01-10-2021. The Partial Occupancy Certificate for Block 5 to 9 with Common Basement Floor has been issued on 18-11-2022. Now the Applicant has applied for issue of Occupancy Certificate (Final) for Residential Apartment Building, Block 1 to 4 Consisting of GF+4UF and Club House Consisting of GF+2UF with Common Basement Floor. The Karnataka State Pollution Control Board has issued CFO vide ref (4).

The Residential Apartment Building Block 1 to 4 with Club House was inspected by the Officers of Town Planning Section on 12-03-2024 for the issue of Occupancy Certificate. During the course of inspection it is observed that, there is deviation in construction with reference to the Modified Sanctioned Plan which is within the regularization limit as per Building Bye-laws 2003. The proposal for the issuance of Occupancy Certificate for Residential Apartment Building Block 1 to 4 with Club House was approved by the Chief Commissioner vide reference (3). Subsequent to the approval accorded by the Chief Commissioner, the applicant was endorsed on dated: 23-04-2024 to remit Rs. 73,76,000/- towards the issuance of Occupancy Certificate (Final) i.e., Ground rent including GST for additional construction period, Compounding Fee for deviated portion, License Fee & Scrutiny Fee. But the applicant has paid Rs. 5,41,995/- (Rupees Five Lakhs Forty One Thousand Nine Hundred and Ninety Five Only) as per the Honorable High Court interim Order: 12781/2024 (LB-BMP), Dated: 07-05-2024 in the form of DD No. 275231, dated: 04-06-2024 drawn on HDFC Bank, Bengaluru. The same has been taken into BBMP account vide receipt No. RE-ifms 331-TP/000031, dated: 05-06-2024. The deviation effected in the building are condoned and regularized accordingly.

Hence, Permission is hereby granted to occupy Residential Apartment Building, Block 1 to 4 Consisting of GF+4UF and Club House Consisting of GF+2UF with Common Basement Floor Constructed at Property Khata No. 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 (Final) is accorded with the following details.

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## Residential Apartment Building Block 1 to 4

Sl. No.	Floor Description	Built Up Area (in Sqm.)	Uses and other details.
1.	Basement Floor	9115.00	268 no.s of Car Parking, Rain Water Sump, Treated Water Sump, Lobby, Lifts and Staircases.
2.	Ground Floor	4633.47	42 no.s of Residential Units, Entrance Lobby, Lifts and Staircases
3.	First Floor	4588.22	42 no.s of Residential Units, Lobby, Lifts and Staircases
4.	Second Floor	4588.22	42 no.s of Residential Units, Lobby, Lifts and Staircases
5.	Third Floor	4588.22	42 no.s of Residential Units, Lobby, Lifts and Staircases
6.	Fourth Floor	4588.22	42 no.s of Residential Units, Lobby, Lifts and Staircases
7.	Terrace Floor	148.65	Staircase Head Room, Lift Machine Room & OHT
<b>Total (A)</b>		<b>32250.20</b>	<b>177 Units + 33 EWS Units = 210 Units</b>
<b>CLUB HOUSE</b>			
Sl. No.	Floor Description	Built Up Area (in Sqm.)	Uses and other details.
1.	Ground Floor	620.14	Guest Room, Library, Meeting Room, Convenience Room, Reception, Waiting Lounge, Bar Counter, Kitchen, Back Office Space, Toilets, Lifts & Staircases.
2.	First Floor	616.99	Yoga Area, Gymnasium, Multi Purpose Hall, Toilets, Lobby, Lifts and Staircases
3.	Second Floor	521.08	Indoor Games Squash Court, Swimming Pool, Changing Room, Table Tennis, Billiards Area, Lounge, Toilets, Reception, Massage, Steam Sauna, Lobby, Lifts and Staircases
4.	Terrace Floor	42.58	Staircases Head Room, Solar Panels & OHT
<b>Total (B)</b>		<b>1800.64</b>	
<b>TOTAL (A) + (B)</b>		<b>34050.84</b>	
<b>FAR</b>			0.96 < 2.00 (Block – 1 to 4 – 0.96) (Block – 5 to 9 – 1.04) <b>TOTAL = 2.00</b>
<b>Coverage</b>			20.58% < 60.00% (Block – 1 to 4 – 20.58%) (Block – 5 to 9 – 20.99%) <b>TOTAL = 41.58%</b>

**This Occupancy Certificate is issued subject to the following conditions:**

1. The Car parking at Basement Floors & Surface 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.

  
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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. Footpath and road side drain in front of the building should be maintained in good condition.
5. 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).
6. Since, deviations have been done from the Sanction plan while constructing the building; the security deposit is here with forfeited.
7. 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.
8. All the rain water and waste water generated from the usage shall be pumped into the rain water harvesting pits and used for landscaping.
9. 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.
10. This Occupancy Certificate is subject to conditions laid out in the Clearance Certificate issued from CFO issued by KSPCB vide No. W-330897, PCB ID: 130626, Dated: 13-04-2022.
11. The Demand for payment of remaining Occupancy Certificate Fee as per the Interim order of the Hon'ble High Court interim order vide W.P. No. 17600/2022 (LB BMP) & 12781/2024 (LB-BMP) 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.
12. The Applicant / Developer should abide by the condition imposed during Occupancy Certificate.
13. 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 issued will be withdrawn without any prior notice.

Sd/-

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

To,  
**M/s Raja Housing Ltd., (GPA Holder)  
For Sri K.Purushotham Reddy (Khata Holder)  
# 1088, Survey No. 184 & 185/1  
Hoodi Village, K.R Puram  
Bengaluru North, Mahadevapura Zone  
Bengaluru.**

**Joint Director (Town Planning – North)  
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**Copy to**

1. JC ( Mahadevapura Zone) / EE (Mahadevapura Division) / AEE/ ARO (Hoodi) 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.

V. K. T.  
Joint Director (Town Planning – North)  
Bruhat Bengaluru Mahanagara Palike

6/6

8/6/24

