



BRUHAT BENGALURU MAHANAGARA PALIKE

Office of the Joint Director (Town Planning – North) N.R. Square, Bengaluru – 02
No.BBMP/Addl.Comm/MDP/0289/2012-13

Dated: 21-09-24

OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for the Residential Apartment Building & Commercial Building including Club House and Property Katha No. 394, Sy No. 192/4, Hoodi Village, K.R.Puram Hobli, Ward No. 54 Bangalore East Taluk, Bengaluru.

- Ref: 1) Your application for issue of Occupancy Certificate, Dated: 06-04-2022 & 15-06-2024
- 2) Modified Plan Sanctioned by this office vide No. BBMP/Addl.Comm/MDP/0289/2012-13, dated: 29-05-2013
- 3) Approval of Chief Commissioner for issue of Occupancy Certificate, Dated: 19-07-2024
- 4) Approval of Chief Commissioner for issue of Revised Demand Note as per High Court Interim Order on 06-09-2024.
- 5) Fire Clearance for the Occupancy Certificate vide No. GBC(1)/619/2012, Docket No. KSFES/CC/052/2022, dated: 02-02-2023
- 6) CFO issued by KSPCB vide No. AW-332398 PCB ID: 119201 Date: 20-07-2022

The Modified Plan was sanctioned for the construction of Residential Apartment Building & Commercial Building including Club House by this office vide reference (2). Commencement Certificate was issued on 03-08-2013 for Residential Blocks. Now the Applicant has applied for issue of Occupancy Certificate for Residential Apartment Building consisting of Block – A, 2BF+GF+10 UF Block – B, 2BF+GF+8 UF & Commercial Building Including Club House consisting of 2BF+GF+3UF vide reference (1). The Fire and Emergency Services Department has issued Fire Clearance Certificate to Occupy Building vide reference (5). The Karnataka State Pollution Control Board has issued CFO vide ref (6).

The Residential Apartment Building & Commercial Building including Club House was inspected by the Officers of Town Planning Section on 04-06-2023 for the issue of Occupancy Certificate. During inspection, it is observed that, there is deviation in construction with reference to the Modified 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 & Commercial Building including Club House was approved by the Chief Commissioner vide ref (3). Subsequent to the approval accorded by the Chief Commissioner the applicant was endorsed on dated: 23-07-2024 to remit Rs. 3,11,17,500/- towards the issuance of Occupancy Certificate i.e., Ground rent including GST for additional construction period, Compounding Fee for deviated portion, Commencement Certificate Fee and Penalty for Construction without obtaining Commencement Certificate for Commercial Building Including Club House, Lake Improvement Charges, Scrutiny Fee and License Fee.

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But the Applicant has paid Rs 77,88,000/- (Rupees Seventy Seven Lakhs Eighty Eight Thousand Only) as per the Hon'ble High Court Inrrim Order No. 21721/2024 Dated:19-08-2024 and same was approved by Chief Commissioner on dated: 06-09-2024 regarding revised fee endorsement vide ref (4), the applicant has paid the amount in the form of DD No.067376, dated: 18-09-2024 drawn on HDFC Bank, Indira Nagar Branch, Bengaluru. The same has been taken into BBMP account vide receipt No. RE-ifms331-TP-000073, Dated: 18-09-2024. The Deviation effected in the Building are condoned and regularized accordingly and Occupancy Certificate is issued.

Hence, Permission is hereby granted to Occupy Residential Apartment Building consisting of Block – A, 2BF+GF+10 UF Block – B, 2BF+GF+8 UF & Commercial Building Including Club House consisting of 2BF+GF+3UF at Property Katha No. 394, Sy No. 192/4, Hoodi Village, K.R.Puram Hobli, Bangalore East Taluk, Ward No. 54, Bengaluru Occupancy Certificate is accorded with the following details:-

Residential Apartment Building

SI. No.	Floor Description	Built Up Area (in Sqm.)	Uses and other details.
1.	Lower Basement Floor	5715.92	107 no.s of Car Parking Residential, 33 no.s of Car Parking for Commercial, Lifts, Straircases, Lobby, Ramps, Pump Room and STP Room.
2.	Upper Basement Floor	5715.43	107 no.s of Car Parking Residential, 34 no.s of Car Parking for Commercial, Lifts, Straircases, Lobby, Ramps and STP Pump Room
3.	Ground Floor	2231.69	14 no.s of Residential Units, Multipurpose Hall, Gym, Spa, Swimming Pool, Transformer Yard, Dry and Wet Organic Converter Yard, DG Yard, Corridors, Toilets, Lobbies, Lifts and Staircases.
4.	First Floor	2492.24	18 no.s of Residential Units, Balcony, Corridors, Lifts and Staircases
5.	Second Floor	2507.78	18 no.s of Residential Units, Balcony, Corridors, Lifts and Staircases
6.	Third Floor	2507.77	18 no.s of Residential Units, Balcony, Corridors, Lifts and Staircases
7.	Fourth Floor	2273.76	18 no.s of Residential Units, Balcony, Corridors, Lifts and Staircases
8.	Fifth Floor	2273.76	18 no.s of Residential Units, Balcony, Corridors, Lifts and Staircases
9.	Sixth Floor	2273.76	18 no.s of Residential Units, Balcony, Corridors, Lifts and Staircases
10.	Seventh Floor	2273.76	18 no.s of Residential Units, Balcony, Corridors, Lifts and Staircases
11.	Eight Floor	2273.76	18 no.s of Residential Units, Balcony, Corridors, Lifts and Staircases
12.	Ninth Floor	1430.98	11 no.s of Residential Units, Balcony, Corridors, Lifts, Staircases (in Block-B) and Open Terrace of 8 th Floor, OST Head Room, Staircase Head Room and Lift Machine Room. (in Block-A)
13.	Tenth Floor	1152.75	9 no.s of Residential Units, Balcony, Corridors, Lifts and Staircases

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14.	Terrace Floor	60.85	Lift Machine Room, Staircase Head Room, Solar Panels and Over Head Tanks.
Total-I		35184.25	Total 178 no.s of Residential Units
Commercial Building Including Club House			
15.	Ground Floor	241.87	Commercial Space, Electrical Panel Room, Lifts and Staircases.
16.	First Floor	241.87	Commercial Space, Club House, Electrical Panel Room, Lifts and Staircases.
17.	Second Floor	241.87	Commercial Space, Club House, Electrical Panel Room, Lifts and Staircases.
18.	Third Floor	241.88	Commercial Space, Club House, Electrical Panel Room, Lifts and Staircases.
19.	Terrace Floor	58.93	Lift Machine Room, Staircase Head Room, Over Head Tank, Lift and Lobbies.
Total-II		1026.42	
Grand Total (I-II)		36210.67	
Residential & Commercial Building including Club House	FAR		2.60 > 2.50
	Coverage		27.76 & < 50.00%

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

1. The Car parking at Two Basement Floors 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/Developers 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/Developers 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. This Occupancy Certificate is subject to conditions laid out in the Clearance Certificate issued from Fire Force Department vide No GBC(1)/619/2012, Docket No. KSFES/CC/052/2022, dated: 02-02-2023 and CFO issued by KSPCB vide No. AW-332398 PCB ID: 119201 Date: 20-07-2022.

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10. The Owner/Developer should abide by the condition imposed during Occupancy Certificate.
11. The Demand for payment of fees as per the Interim order of the Hon'ble High Court vide W.P. No. 21721/2024 (LB-BMP) dated: 19-08-2024 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. 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,

**Smt. Vijayalakshmi and Others (Khata Holder)
Rep by M/s Keerthi Estates Private Limited
& M/s Suryashakti Green Lands Private Limited (GPA Holders)
Address G1, Keerthi Ornatta,
C.V Raman Nagar Main Road, Nagavarapalya,
Bengaluru 560093**

Copy to

1. JC (Mahadevapura Zone) / EE (Mahadevapura Division) / AEE/ ARO (Hoodi Sub Division) for information and necessary action.
2. Senior Environmental Officer, KSPCB, # 49, Church Street, Bengaluru - 01 for information
3. Superintendent Engineer (East), BESCOM, Bengaluru East Circle, Bengaluru - 560051
4. Office copy.

**Joint Director (Town Planning – North)
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