



BRUHAT BENGALURU MAHANAGARA PALIKE

Office of the
Joint Director, Town Planning (South)
BBMP Head Office, N R Square,
Annex-3 Building, Bangalore-02
Dated: 24-04-2024

No. JDTP (S)/ ADTP/ OC/05 /2024-25


OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for Residential Apartment Building At PID No.67-87-11, Property No.11, Adugodi, South Zone, Ward No 147, Bangalore.

Ref: 1) Application for issue of Occupancy Certificate Dated: 21-02-2024.
2) Approval of Chief Commissioner for issue of Occupancy Certificate Dt: 19-04-2024.
3) Plan Sanctioned No. BBMP/Addl.Dir/JD(S)/LP/0007/18-19, Dt:26-09-2019.
4) CFO from KSPCB vide Consent No. AW-124327, PCB ID: 166630, INW ID: 206985, Dt: 03-08-2023.

The Plan was sanctioned for construction of Residential Building consisting of GF+4UF 39 Dwelling units, and The Commencement Certificate has been issued on Dt: 15-02-2022.

The Residential Building was inspected on dt: 19-03-2024 by the Officers of Town Planning Section for issue of Occupancy Certificate. During inspection, it is observed that there is a deviation in construction with reference to the Sanctioned Plan which is within the limits of regularization as per Bye-laws. The proposal for the issuance of Occupancy Certificate for the Residential Building was approved by the Chief Commissioner on dated: 19-04-2024. Demand note for payment of Compounding fees and Scrutiny Fees of Rs.12,29,000/- (Rs. Twelve Lakhs Twenty-Nine Thousand only) has been paid by the applicant in the form of D.D vide Receipt No. RE-ifms624-TP/000004, Dated: 23-04-2024. The deviations effected in the building are condoned and regularized. Accordingly, this Occupancy Certificate issued.


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Hence, permission is hereby granted to occupy the Residential Building consisting of GF+4UF 39 Dwelling units, for Residential purpose constructed At PID No.67-87-11, Property No.11, Adugodu, South Zone, Ward No.147, Bangalore. with the following details:

Sl. No.	Floor Descriptions	Built up Area (in Sqm)	Remarks
1.	Ground Floor	901.90	44 Nos of Car Parking, Pump Room, STP, Electrical Room, Lift & Staircase
2.	First Floor	941.73	10 Residential Units, Lift Lobby, Corridor & Staircase
3.	Second Floor	949.27	10 Residential Units, Lift Lobby, Corridor & Staircase
4.	Third Floor	949.27	10 Residential Units, Lift Lobby, Corridor & Staircase
5.	Fourth Floor	869.66	09 Residential Units, Lift Lobby, Corridor & Staircase
6.	Terrace	75.19	--
	Total	4687.02	Total No. of Units = 39 Residential Units
7.	FAR	1.770	
8.	Coverage	45.60%<60%	

This Occupancy Certificate is issued subject to the following conditions:

- 1 The car parking at Ground floor area shall have adequate safety measures. It shall be done entirely at the risk and cost of 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 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.
- 4 Ground Floor area should be used for car parking purpose only and the additional area if any available 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 herewith forfeited.
- 8 Owner shall make his own arrangements to dispose of 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 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 Clearance Certificate issued from CFO from KSPCB vide Consent No. AW-124327, PCB ID: 166630, INW ID: 206985, Dt: 03-08-2023
- 12 The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
- 13 The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-law 2016.
- 14 If in case Audit objection arises, the applicant should abide to pay the difference fee amount.
- 15 The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
- 16 In case of any false information, misrepresentation of facts, or any complaints with regard to violation, any deviation carried out after issue of Occupancy Certificate, the Occupancy Certificate shall deem 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 (South)
Bruhat Bangalore Mahanagara Palike

To,

M/s. Raja Housing Ltd.,
Managing Director Sri. Raja Data. (GPA Holder)
Sri. Devaraju, Sri. Nagarathna, Sri. D. Suman,
Sri. D. Naveen Kumar, Sri. D. Chethan Yadav, (Khatha Holders)
Prestige Blue Chip Software Pak, Block-2 Mezzanine Floor, Opp. Christ Collage,
Next to Bangalore Dairy, Koramangala, Hosur Road, Bangalore - 560029.

Copy to:

1. JC (South) / EE-(BTM Layout Division) / AEE/ ARO (BTM Layout Sub-division) for information and necessary action.
2. Senior Environmental Officer, KSPCB, # 49, Church Street, Bengaluru - 01 for information.
3. Director General of Police, Fire and Emergency Services, # 1, Annaswamy Modaliar Road, Bengaluru - 560 042 for information.
4. Superintendent Engineer, (Electrical), BESCO, North Division, No. 8, Benson Town, Nandi Durga Road, Bengaluru - 560046.
5. Office copy.

Joint Director, Town Planning (South)
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