



## BRUHAT BENGALURU MAHANAGARA PALIKE

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

No. BBMP/Addl.Dir/JD NORTH/LP/0455/2014-15

Dated: 29-12-2020

### OCCUPANCY CERTIFICATE (PARTIAL)

Sub: Issue of Partial Occupancy Certificate for the Wing - 18, 19, 20, 39, 40, 48, 49, 52, 53 & 54 Residential Apartment Building at Property Katha No. 374, Municipal No. 29, Sy No. 47/2, 47/3, 49/1, 49/2, 49/5, 50/1B, 50/2, 50/3, 50/4, 50/5, 50/6, 51/1, 51/2B1, 51/2B2, 51/2C1, 51/2C2, 51/3, 51/4, 53/1, 53/2, 58/1, 58/2, 59/1, 59/2, 59/3, 59/4, 59/5, 60/1, 60/3, 61/1, 61/2A, 61/2B, 61/3, 61/4, 62/4A, 62/4B, 63/1, 63/2, 63/3, 63/4, 63/5, 66/1, 66/2, 67/1, 67/2, 75/1, 76/1, 76/2, 76/3, 77/3, 77/4, 77/5, 77/7, 77/8, 77/9, 77/10, Balagere Village, VarthurHobli, Bangalore East Taluk, Ward No. 149, Mahadevapura Zone, Bengaluru.

- Ref: 1) Your application for issue of Occupancy Certificate for the Wing - 18, 19, 20, 39, 40, 48, 49, 52, 53 & 54 Residential Apartment Building dated: 23-09-2020.
- 2) Building Plan sanctioned No: BBMP/Addl.Dir/JD NORTH/LP/0455/2014-15 dated: 20-07-2015 for construction of Residential Apartment Building and clubhouse totally comprising of Wings 1 to 71
- 3) Fire Clearance for the Occupancy Certificate vide No: GBC(1)58/2014, Docket No. KSFES/CC/492/2019 Date. 17-07-2020 and No: GBC(1)58/2014, Docket No. KSFES/CC/305/2019 Date. 31-01-2020
- 4) CFO issued by KSPCB vide Consent Order No. AW-315150, PCB ID 41525, Date. 04-10-2019 and W-322102 PCB ID: 41525 dated: 09-12-2020
- 5) Approval of Commissioner for issue of Occupancy Certificate dated: 21-10-2020

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The Building Plan was sanctioned for the construction of Residential Apartment Buildings comprising Wings 1 to 71 (Excluding Wings 15, 31, 51 & 59) consisting of 2BF+GF+14UF (Maximum) totally of 6945 Residential units (Including EWS units) and Wing 15, 31, 51 and 59 Club House Buildings consisting of 2BF+GF+03UF at Property Katha No. 374, Municipal No. 29, Sy No. 47/2, 47/3, 49/1, 49/2, 49/5, 50/1B, 50/2, 50/3, 50/4, 50/5, 50/6, 51/1, 51/2B1, 51/2B2, 51/2C1, 51/2C2, 51/3, 51/4, 53/1, 53/2, 58/1, 58/2, 59/1, 59/2, 59/3, 59/4, 59/5, 60/1, 60/3, 61/1, 61/2A, 61/2B, 61/3, 61/4, 62/4A, 62/4B, 63/1, 63/2, 63/3, 63/4, 63/5, 66/1, 66/2, 67/1, 67/2, 75/1, 76/1, 76/2, 76/3, 77/3, 77/4, 77/5, 77/7, 77/8, 77/9, 77/10, Balagere Village, VarthurHobli, Bangalore East Taluk, Ward No. 149, Mahadevapura Zone, Bengaluru by this office vide reference (2).

Now the Applicant has requested for the issue of Occupancy Certificate for Residential Apartment Buildings comprising of Wing - 18, 19, 20, 39, 40, 48, 49, 52, 53 & 54 vide ref (1). The Commencement Certificate for Wing - 39 & 40, Wing - 48, 49 & 52 and Wing - 53 & 54 was issued on 11-10-2018, 23-02-2018 and 14-08-2018 respectively. The Fire and Emergency Services department vide Ref No. (3) has issued Clearance Certificate to Occupy the Building. KSPCB vide Ref (4) has issued consent for Operation of STP.

The Residential Apartment building Wing - 18, 19, 20, 39, 40, 48, 49, 52, 53 & 54 was inspected by the Officers of Town Planning Section on 30-09-2020 for the issue of Occupancy certificate.

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During the inspection, it is observed that the Wings – 18, 19, 20, 39, 40, 48, 49, 52, 53 & 54 was completed in accordance with the sanctioned plan. The proposal for the issuance of Occupancy Certificate for the Wing – 18, 19, 20, 39, 40, 48, 49, 52, 53 & 54 Residential Apartment building was approved by the Commissioner on dated 21-10-2020. Subsequent to the approval accorded by Commissioner the Applicant was endorsed on dated: 28-10-2020 to remit Rs. 1,40,22,000/- towards License Fee, Scrutiny Fees, Ground Rent Arrears, GST for Additional construction period, Penalty for not obtaining Commencement Certificate and Occupying portion of the wings without the obtaining Occupancy Certificate. The Applicant has paid of Rs. 24,73,000/- (Rupees Twenty Four Lakhs Seventy Three Thousand Only), in the form of DD No. 374661 dated: 10-12-2020 drawn on Axis Bank towards 50% of Scrutiny Fee and Penalty as per the Hon'ble High Court Interim order dated. 26-11-2020 in W.P.No. 13573/2020 (LB-BMP) and the same has been taken into BBMP account vide receipt No. RE-ifms 331-TP/000235, dated: 11-12-2020.

Hence, Permission is hereby granted to occupy the building for Residential purpose constructed at Property Katha No.374, Municipal No. 29, Sy No. 29, Sy No. 47/2, 47/3, 49/1, 49/2, 49/5, 50/1B, 50/2, 50/3, 50/4, 50/5, 50/6, 51/1, 51/2B1, 51/2B2, 51/2C1, 51/2C2, 51/3, 51/4, 53/1, 53/2, 58/1, 58/2, 59/1, 59/2, 59/3, 59/4, 59/5, 60/1, 60/3, 61/1, 61/2A, 61/2B, 61/3, 61/4, 62/4A, 62/4B, 63/1, 63/2, 63/3, 63/4, 63/5, 66/1, 66/2, 67/1, 67/2, 75/1, 76/1, 76/2, 76/3, 77/3, 77/4, 77/5, 77/7, 77/8, 77/9, 77/10, Balagere Village, VarthurHobli, Bangalore East Taluk, Ward No. 149, Mahadevapura Zone, Bengaluru. Wing –18, 19, 20 Consisting of 2BF+GF+13 UF having 331 units and Wing – 39, 40, 48 & 49, 52, 53 & 54 Consisting of 2BF+GF+14 UF having 708 Units totally 1039 units with the following details ;

**Residential Apartment Wings – 18, 19, 20, 39, 40, 48, 49, 52, 53 & 54**

Sl. No.	Floor Descriptions	Built Up Area (in Sqm)	Uses and other details.
1	2		4
1	Lower Basement Floor	21296.18	172 nos. car parks in the common basement for Wings 18, 19 & 20, 87 nos. car parks in the common basement for Wings 39 & 40, 152 nos. car parks in the common basement for Wings 48, 49 & 52, 120 nos. car parks in the common basement for Wings 53 & 54
2	Upper Basement Floor	21296.18	168 nos. car parks in the common basement for Wings 18, 19 & 20, 89 nos. car parks in the common basement for Wings 39 & 40, 150 nos. car parks in the common basement for Wings 48, 49 & 52, 118 nos. car parks in the common basement for Wings 53 & 54
3	Ground Floor	6715.11	104 nos of surface car parking, 55 nos of Dwelling units, corridor, lobby, lifts and staircases
4	First Floor	6697.12	72 nos of Dwelling units, corridor, lobby, lifts and staircases.
5	Second Floor	6697.12	72 nos of Dwelling units, corridor, lobby, lifts and staircases.
6	Third Floor	6697.12	72 nos of Dwelling units, corridor, lobby, lifts and staircases.

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7	Fourth Floor	6697.12	72 nos of Dwelling units, corridor, lobby, lifts and staircases.
8	Fifth Floor	6697.12	72 nos of Dwelling units, corridor, lobby, lifts and staircases.
9	Sixth Floor	6697.12	72 nos of Dwelling units, corridor, lobby, lifts and staircases.
10	Seventh Floor	6697.12	72 nos of Dwelling units, corridor, lobby, lifts and staircases.
11	Eighth Floor	6697.12	72 nos of Dwelling units, corridor, lobby, lifts and staircases.
12	Ninth Floor	6697.12	72 nos of Dwelling units, corridor, lobby, lifts and staircases.
13	Tenth Floor	6697.12	72 nos of Dwelling units, corridor, lobby, lifts and staircases.
14	Eleventh Floor	6697.12	72 nos of Dwelling units, corridor, lobby, lifts and staircases.
15	Twelveth Floor	6697.12	72 nos of Dwelling units, corridor, lobby, lifts and staircases.
16	Thirteenth Floor	6697.12	72 nos of Dwelling units, corridor, lobby, lifts and staircases.
17	Fourteenth Floor	4539.43	48 nos of Dwelling units, corridor, lobby, lifts and staircases
18	Terrace Floor	100.73	Lift machine room, staircase head room, OHT and solar panels
	<b>Total</b>	<b>141010.18</b>	<b>1039 Units (1018 Units+ 21 EWS Units)</b>
19	FAR		0.31 < 2.25 ; (Wings -18,19,20, 39,40,48,49,52,53 & 54) (Total 1.153 < 2.25, Including present and earlier partial OC Issued wings)
20	Coverage		2.18% < 55% ; (Wings -18,19,20, 39,40,48,49,52,53 & 54) (Total 8.513 < 55%, Including present and earlier partial OC Issued wings)

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

1. The car parking at Two Basement Floors and 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.
3. Owner shall not add or alter materially, the structure or a part of the structure there off his unit 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. Other than the facilities provided in the basement and surface area, the two Basement Floors area and surface area should be used for car parking purpose only and the additional area if any available in Two Basement Floors area and surface area shall be used exclusively for car parking purpose only.

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5. Footpath and road side drain in front of the building where provided 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, presently, partial O C is being considered for 10 wings only, the percentage deviation and compounding fine will be calculated at the time of issue of Final OC.
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.
9. The owner / Association of high-rise building shall obtain clearance certificate from Fire Force Department every two years with due inspection by the department regarding working condition of Fire Safety Measures installed. The certificate should be produced to the corporation and shall get the renewal of the permission issued once in two years
10. The Owner / Association of the high-rise building shall get the building inspected by empanelled agencies of the Fire Force Department to ensure that the fire equipments installed are in good and workable condition, and an affidavit to that effect shall be submitted to the corporation and Fire Force Department every year.
11. The owner / Association of high-rise building shall obtain clearance certificate from the Electrical Inspectorate every two years with due inspection by the department regarding working condition of Electrical installations / Lifts etc. The certificate should be produced to the corporation and shall get the renewal of the permission issued.
12. The Owner / Association of the high-rise building shall conduct two mock – drill in the building, one before the onset of summer and another during the summer and ensure complete safety in respect of fire hazards.
13. All the rain water and waste water generated from the usage shall be pumped into the rain water harvesting pits and used for landscaping.
14. 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.
15. This Occupancy Certificate is subject to conditions laid out in the Clearance Certificate issued from Fire Force Department vide No. GBC(1)58/2014, Docket No. KSFES/CC/492/2019 Date. 17-07-2020 and No: GBC(1)58/2014, Docket No. KSFES/CC/305/2019 Date. 31-01-2020 and CFO from KSPCB vide No. AW-315150, PCB ID 41525, Date. 04-10-2019 and W-322102 PCB ID: 41525 dated: 09-12-2020 and Compliance of submissions made in the affidavits filed to this office.
16. The Remaining Wings should be completed as per the Sanctioned plan and Final Occupancy Certificate should be obtained from BBMP
17. The Demand for payment of Ground rent and GST and 50% of Scrutiny Fee in interim stay as per the order of the Hon'ble High Court Vide W.P No.13573/2020 (LB-BMP) is subjected to condition for remittance of such cost in future, based on the outcome of the final orders of the Hon'ble High Court.

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18. In case of any false information, misrepresentation of facts, or pending court cases, the Partial Occupancy Certificate shall be deemed to be cancelled.

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

Sd/-

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

To

M/s Sobha Ltd.,  
Regd & Corporate Office 'SOBHA'  
Sarjapura – Marathahalli Outer Ring Road (ORR)  
Devarabeesanahalli, Bellanduru Post, Bengaluru – 560 103.

**Copy to**

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

**Joint Director (Town Planning - North)  
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