



BRUHAT BENGALURU MAHANAGARA PALIKE

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

No. BBMP/Addl.Dir/JD NORTH/LP/0204/2015-16

Dated: 24-03-2022

OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for Residential Apartment and Club House Building at Property Khatha No. 1738 Sy No.55/3, 55/4 & 55/5, Kogilu Village, Maruthi nagara, Yelahanka, Bangalore.

- Ref: 1) Your application for issue of Occupancy Certificate dated:29-12-2021
2) Plan sanctioned by this office vide No. BBMP/Addl.Dir/JD NORTH/ LP/ 0204/ 2015-16 dated: 05-08-2016
3) Approval of Chief Commissioner for issue of Occupancy Certificate dated: 14-02-2022
4) Fire Clearance for the Occupancy Certificate vide No: GBC(1)/101/2015, Docket No. KSFES/CC/254/2021, dated: 03-09-2021
5) CFO issued by KSPCB vide No. W-329623 PCB ID: 104214 dated: 04-02-2022

The Plan was sanctioned for the Construction of Residential Apartment Building consisting of GF+18 UF in Block-1 (Wing -1 & 2), GF+17 UF in Block-2 (Wing – 3 & 4) totally comprising of 294 Units and along with 2 common basement floors and Clubhouse comprising of GF+1 UF in Block-3 (Wing – 5) at Property Khatha No. 1738 Sy No.55/3, 55/4 & 55/5, Kogilu Village, Maruthi nagara, Yelahanka, Bangalore by this office vide ref (2) . The Commencement Certificate was issued on 10-04-2018. The Fire and Emergency Services Department has issued Clearance Certificate to Occupy Building vide Ref. No. (4).KSPCB vide Ref (5) has issued consent for Operation of Sewage Treatment Plant (STP).

The Proposal submitted by the applicant vide ref (1) for the issue of Occupancy Certificate, Residential Apartment and Club House Building was inspected by the Officers of Town Planning Section on 31-01-2022 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 and Club House Building was approved by the Chief Commissioner vide ref (3). Subsequent to the Approval accorded by Chief Commissioner the applicant was endorsed on dated 17-02-2022 to remit Compounding fees for the deviated portion, Ground Rent Arrears, GST, Scrutiny fee and Licence Fees of Rs. 1,45,02,000/-. (Rupees One Crore Forty Five Lakhs Two Thousand only) and has been paid by the Applicant in the form of DD No 004077 dated: 08-03-2022 drawn on Axis Bank Ltd., and taken into BBMP account vide receipt No.RE-ifms331-TP/000158 dated: 09-03-2022. The Deviations effected in the Building are condoned and Regularized accordingly.

Hence, Permission is hereby granted to occupy Residential Apartment Building Consisting of GF+18 UF in Block-1 (Wing -1 & 2), GF+17 UF in Block-2 (Wing – 3 & 4) totally comprising of 294 Units and along with 2 common basement floors and Clubhouse comprising of GF+1 UF in Block-3 (Wing – 5) at Property Khatha No. 1738 Sy No.55/3, 55/4 & 55/5, Kogilu Village, Maruthi nagara, Yelahanka, Bangalore Occupancy Certificate is accorded with the following details.

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Common Basement Floors for Block – 1 & 2

Sl. No.	Floor Description	Built Up Area (in Sqm.)	Uses and other details.
1	2 nd Basement Floor	9133.83	231 Nos. of Car parking, 7 Nos. of Dependent Car parking, Fire Pump Room, WTP Room, Pool Pump Room, Lobby, Lift & Staircases.
2	1 st Basement Floor	9461.18	218 Nos. of Car parking, 4 Nos. of Dependent Car parking and visitor Car parking, STP, Lobby, Lift & Staircases.
	Total	18595.01	

Block-1 (Wing -1 & 2), Residential Apartment Building

Sl. No.	Floor Description	Built Up Area (in Sqm.)	Uses and other details.
1	Ground Floor	1353.68	7 Nos. of Residential Units, Electrical panel room, Lobby, Lift & Staircases.
2	First Floor	1291.55	8 Nos. of Residential Units, Lobby, Lift & Staircases.
3	Second Floor	1291.35	8 Nos. of Residential Units, Lobby, Lift & Staircases.
4	Third Floor	1337.96	8 Nos. of Residential Units, Lobby, Lift & Staircases.
5	Fourth Floor	1291.35	8 Nos. of Residential Units, Lobby, Lift & Staircases.
6	Fifth Floor	1291.35	8 Nos. of Residential Units, Lobby, Lift & Staircases.
7	Sixth Floor	1337.96	8 Nos. of Residential Units, Lobby, Lift & Staircases.
8	Seventh Floor	1291.35	8 Nos. of Residential Units, Lobby, Lift & Staircases.
9	Eighth Floor	1291.35	8 Nos. of Residential Units, Lobby, Lift & Staircases.
10	Ninth Floor	1337.96	8 Nos. of Residential Units, Lobby, Lift & Staircases.
11	Tenth Floor	1291.35	8 Nos. of Residential Units, Lobby, Lift & Staircases.
12	Eleventh Floor	1291.35	8 Nos. of Residential Units, Lobby, Lift & Staircases.

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
13	Twelveth Floor	1337.96	8 Nos. of Residential Units, Lobby, Lift & Staircases.
14	Thirteenth Floor	1291.35	8 Nos. of Residential Units, Lobby, Lift & Staircases.
15	Fourteenth Floor	1291.35	8 Nos. of Residential Units, Lobby, Lift & Staircases.
16	Fifteenth Floor	1337.96	8 Nos. of Residential Units, Lobby, Lift & Staircases.
17	Sixteenth Floor	1291.35	8 Nos. of Residential Units, Lobby, Lift & Staircases.
18	Seventeenth Floor	1291.35	8 Nos. of Residential Units, Lobby, Lift & Staircases.
19	Eighteenth Floor	1337.96	8 Nos. of Residential Units, Lobby, Lift & Staircases.
20	Terrace Floor	49.51	Lift head Rooms, Staircase Head Rooms, OHT and Solar Panels.
	TOTAL - I	24927.39	151 Residential Units


Block-2 (Wing -3 & 4), Residential Apartment Building

Sl. No.	Floor Description	Built Up Area (in Sqm.)	Uses and other details.
1	Ground Floor	1353.68	7 Nos. of Residential Units, Electrical panel room, Lobby, Lift & Staircases. and 29 Nos of Visitors Parking in the Periphery.
2	First Floor	1291.55	8 Nos. of Residential Units, Lobby, Lift & Staircases.
3	Second Floor	1291.35	8 Nos. of Residential Units, Lobby, Lift & Staircases.
4	Third Floor	1337.96	8 Nos. of Residential Units, Lobby, Lift & Staircases.
5	Fourth Floor	1291.35	8 Nos. of Residential Units, Lobby, Lift & Staircases.
6	Fifth Floor	1291.35	8 Nos. of Residential Units, Lobby, Lift & Staircases.
7	Sixth Floor	1337.96	8 Nos. of Residential Units, Lobby, Lift & Staircases.
8	Seventh Floor	1291.35	8 Nos. of Residential Units, Lobby, Lift & Staircases.
9	Eighth Floor	1291.35	8 Nos. of Residential Units, Lobby, Lift & Staircases.
10	Ninth Floor	1337.96	8 Nos. of Residential Units, Lobby, Lift & Staircases.

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11	Tenth Floor	1291.35	8 Nos. of Residential Units, Lobby, Lift & Staircases.
12	Eleventh Floor	1291.35	8 Nos. of Residential Units, Lobby, Lift & Staircases.
13	Twelveth Floor	1337.96	8 Nos. of Residential Units, Lobby, Lift & Staircases.
14	Thirteenth Floor	1291.35	8 Nos. of Residential Units, Lobby, Lift & Staircases.
15	Fourteenth Floor	1291.35	8 Nos. of Residential Units, Lobby, Lift & Staircases.
16	Fifteenth Floor	1337.96	8 Nos. of Residential Units, Lobby, Lift & Staircases.
17	Sixteenth Floor	1291.35	8 Nos. of Residential Units, Lobby, Lift & Staircases.
18	Seventeenth Floor	1291.35	8 Nos. of Residential Units, Lobby, Lift & Staircases.
19	Terrace Floor	49.51	Lift head Rooms, Staircase Head Rooms, OHT and Solar Panels.
	TOTAL - II	23589.43	143 Residential Units

Club House Building

Sl. No.	Floor Description	Built Up Area (in Sqm.)	Uses and other details.
1	Ground Floor	714.14	Reception, Multipurpose Room, Pantry, Rest Rooms, change rooms
2	First Floor	340.25	Gym, Library, Indoor Game Rooms, Spa, Table tennis room, and Staircase
	Total - III	1054.39	
	GRAND TOTAL - I, II & III	68166.22	
	FAR		2.460 < 2.50
	Coverage		18.58% < 50%

This Occupancy Certificate is issued subject to the following conditions:

1. The car parking at 2Basement Floor, Part of Ground Floor 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.

**Joint Director of Town Planning (North)
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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. 2Basement Floor, and Surface area should be used for car parking purpose only and the additional area if any available in Basement Floor, and Surface 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 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.
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 Scientifically in the recycling processing unit of suitable capacity i.e. organic waste convertor to be installed at site for its re – use / disposal.

M. S. B. 24/03/2022
Joint Director of Town Planning (North)
Bruhat Bengaluru MahanagaraPalike

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15. This Occupancy Certificate is subject to conditions laid out in the Clearance Certificate issued from Fire Force Department vide No. GBC(1)/101/2015, Docket No. KSFES/CC/254/2021, dated: 03-09-2021 and CFO from KSPCB vide No W-329623 PCB ID: 104214 dated: 04-02-2022 and Compliance of submissions made in the affidavits filed to this office
16. 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,

Sobha Limited.,GPA Holder for
Smt. Latha K and Y.A. Mohan (Katha Holders),
Sarjapur-Marathahalli outer ring road, Bellandur Post,
Devarabisanahalli, Bangalore-560103.

Copy to :

1. JC (Yelahanka Zone) / EE (Yelahanka Division) / AEE/ ARO (Yelahanka 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), BESCOM, North Division, No. 8, Benson Town, Nandi Durga Road, Bengaluru - 560046.
5. Office copy.

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

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