



## BRUHAT BENGALURU MAHANAGARA PALIKE

Office of the Joint Director of Building License Cell (North), N.R. Square, Bengaluru - 02.

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

Dated: 30-03-2023

### OCCUPANCY CERTIFICATE (PARTIAL)

Sub: Issue of Partial Occupancy Certificate for the Wing- 27 ,28 , 35, 36, 37, 38 & 50 Residential Apartment Building and Wing - 51 Club House 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 dated 10-08-2022  
2) Building Plan sanctioned No: BBMP/ Addl.Dir/ JD NORTH/ LP/ 0455/ 2014-15 dated: 20-07-2015  
3) Approval of Commissioner for issue of Occupancy Certificate dated: 05-12-2022  
4) Fire Clearance for the Occupancy Certificate vide No: GBC(1)58/2014, Docket No.KSFES / CC/093/2021 Date: 16-04-2021, GBC(1)58/2014, Docket No. KSFES/ CC/ 030/ 2022 Date. 22-02-2022 and GBC(1)58/2014, Docket No. KSFES/CC/385/2022 Date:16-08-2022  
5) CFO issued by KSPCB vide Consent Order No. W-322102 PCB ID: 41525 Dated: 09-12-2020, W-332067 PCB ID: 41525 Dated: 05-07-2022

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The Plan was sanctioned for the construction of Residential Apartment Building comprising of Wing -27 ,28 , 35, 36, 37, & 38 Consisting of 2BF+GF+14 UF & Wing - 50 consisting of BF+GF+14 UF having 712 Units and Wing - 51 for Club House consisting of GF+3 UF 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). The Commencement Certificate issued for Wing - 27, 28, 35, 36, 37, 38, 50 & 51 CC issued on 23-10-2019. 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 for Residential Apartment Building was inspected by the Officers of Town Planning Section on 26-08-2022 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 Building was approved by the Chief Commissioner vide ref (3). Subsequent to the Approval accorded by Chief Commissioner the applicant was endorsed on dated: 13-12-2022 to remit Rs. 2,72,75,000 (Rupees Two Crores Seventy Two Lakhs Seventy Five Thousand only) towards Compounding fee for the deviated portion Ground rent arrears, GST, Scrutiny Fees and Arrears of Plan Sanction fee of Rs. 3,23,01,118/- (Rupees Three Crores Twenty Three Lakhs One Thousand and One Hundred and Eighteen only). As per the Hon'ble High Court Interim order vide W.P. No. 2220/2023 (LB-BMP) dated: 03-02-2023 the applicant has paid of Rs. 1,75,65,000/- (Rupees One Crore Seventy Five

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Lakhs Sixty Five Thousand only) in the form of DD No. 000465 dated: 17-03-2023 drawn on Axis Bank Ltd.,. The same has been taken into BBMP account vide receipt No. RE-ifms 331-TP/000156 dated: 18-03-2023

Hence, Permission is hereby granted to occupy the building for Residential Apartment Building Comprising of Wing -27 ,28 , 35, 36, 37, & 38 Consisting of 2BF+GF+14 UF & Wing - 50 consisting of BF+GF+14 UF having 712 Units and Wing - 51 for Club House consisting of GF+3 UF 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 with the following details :

**Residential Apartment Building - Wing -27 ,28 , 35, 36, 37, 38, 50 & Wing - 51 for Club House**

Sl. No.	Floor Descriptions	Built Up Area (in Sqm)	Uses and other details.
1	2	3	4
1	2 <sup>nd</sup> Basement Floor	14014.81	327 nos. of Car Parking, Lobbies, Lifts and Staircases
2	1 <sup>st</sup> Basement Floor	15501.08	385 nos. of Car Parking, UG Sump, Fire Pump Room, Lobbies, Lifts and Staircases
3	Ground Floor	5423.14	40 nos of dwelling units, 72 No.s of surface car parking, club house multipurpose hall, activity room 01, locker rooms, association office, pantry, corridors, Lobbies, lifts and staircases
4	First Floor	5401.12	48 nos of dwelling units, corridors, carroms room, activity room 2, table tennis,lobbies, lifts and staircases.
5	Second Floor	5404.30	48 nos of dwelling units, corridors, gym, badminton court, lobbies, lifts and staircases.
6	Third Floor	5202.15	48 nos of dwelling units, corridors, yoga room, party hall, activity room, lobbies, lifts and staircases.
7	Fourth Floor	4793.60	48 nos of dwelling units, corridors, lobbies, lifts and staircases.
8	Fifth Floor	4793.60	48 nos of dwelling units, corridors, lobbies, lifts and staircases.
9	Sixth Floor	4793.60	48 nos of dwelling units, corridors, lobbies, lifts and staircases.
10	Seventh Floor	4793.60	48 nos of dwelling units, corridors, lobbies, lifts and staircases.
11	Eighth Floor	4793.60	48 nos of dwelling units, corridors, lobbies, lifts and staircases.
12	Ninth Floor	4793.60	48 nos of dwelling units, corridors, lobbies, lifts and staircases.
13	Tenth Floor	4793.60	48 nos of dwelling units, corridors, lobbies, lifts and staircases.
14	Eleventh Floor	4793.60	48 nos of dwelling units, corridors, lobbies, lifts and staircases.

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15	Twelveth Floor	4793.60	48 nos of dwelling units, corridors, lobbies, lifts and staircases.
16	Thirteenth Floor	4793.60	48 nos of dwelling units, corridors, lobbies, lifts and staircases.
17	Fourteenth Floor	4793.60	48 nos of dwelling units, corridors, lobbies, lifts and staircases.
18	Terrace Floor	96.89	Lift machine room, staircase head room, OHT and solar panels
	<b>Total</b>	<b>103773.15</b>	<b>712 Units</b>
19	FAR		1.391 < 2.25
20	Coverage		10.279% < 55%

**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.
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, 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 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.

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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/093/2021 Date: 16-04-2021, GBC(1)58/2014, Docket No. KSFES/ CC/ 030/ 2022 Date. 22-02-2022 and GBC(1)58/2014, Docket No. KSFES/CC/385/2022 Date:16-08-2022 and CFO from KSPCB vide No. W-322102 PCB ID: 41525 Dated: 09-12-2020, W-332067 PCB ID: 41525 Dated: 05-07-2022 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 & others fees in interim stay as per the order of the Hon'ble High Court Vide W.P No. 2220/2023 (LB-BMP) is subject to condition for remittance of such cost in future, based on the outcome of the final orders of the Hon'ble High Court.
18. In case of any false information, misrepresentation of facts, or pending court cases, the Partial Occupancy Certificate shall 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)  
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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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