



BRUHAT BENGALURU MAHANAGARA PALIKE

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

No. BBMP/Addl.Dir/JD North/0081/2017-18

Date: 26/05/2023

OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for Residential Apartment Building and Row Houses constructed at Property Khata No. 31/87/2,3,89 & 111, Jakkuru Village, Yelahanka Hobli, Bengaluru East Taluk, Ward No. 05, Yelahanka Zone, Bengaluru.

- Ref: 1) Your application for issue of Occupancy Certificate dated: 21-11-2022
2) Building Plan sanctioned No. BBMP/Addl.Dir/JD North/0081/2017-18 dated: 06-10-2017
3) Approval of Commissioner for issue of Occupancy Certificate dated: 07-03-2023 & 05-05-2023
4) Fire Clearance for the Occupancy Certificate vide No. KSFES/CC/330/2022, dated: 25-07-2022
5) CFO issued by KSPCB vide No. W-333288, PCB ID. 131298 dated: 16-09-2022

The Plan was sanctioned for the construction of Residential Apartment Building comprising of Wing – 1, 2, 3 & 4 Consisting of GF+19UF in Block – 1 & 2, GF+18UF in Block – 3 with Two Common Basement floor, GF+2UF Row Houses in Block – 4 and GF+1UF Row Houses in Block – 5 at Property Katha No. 31/87/2,3,89 & 111, Jakkuru Village, Yelahanka Hobli, Bengaluru East Taluk, Ward No. 05, Yelahanka Zone, Bengaluru by this office vide reference (2). The Commencement Certificate was issued on 05-12-2018 and 13-05-2019. 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 and Row Houses was inspected by the Officers of Town Planning Section on 03-02-2023 for the issue of Occupancy Certificate. During inspection, it is observed that there is additional 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 and Row Houses was approved by the Chief Commissioner vide ref (3). Subsequent to the Approval accorded by Chief Commissioner the applicant was endorsed on dated:16-03-2023 to remit Rs. 2,11,77,000/- (Rupees Two Crore Eleven Lakhs Seventy Seven Thousand only) towards penalty for the additional construction portion, Ground rent arrears, GST, Scrutiny Fees. The applicant has paid of Rs. 85,03,720/- (Rupees Eighty Five Lakhs Three Thousand Seven Hundred and Twenty only) as per the Hon'ble High Court Interim order vide W.P. No. 7205/2023 (LB-BMP), dated: 13-04-2023 in the form of DD No. 010529 dated: 23-05-2023 drawn on Axis Bank and the same has been taken into BBMP account vide receipt No. RE-ifms 331-TP/000020 dated: 24-05-2023.

Hence, Permission is hereby granted to Occupy Residential Apartment Building comprising of Wing – 1, 2, 3 & 4 Consisting of GF+19UF in Block – 1 & 2, GF+18UF in Block – 3 with Two Common Basement floor, GF+2UF Row Houses in Block – 4 and GF+1UF Row Houses in Block – 5 at Property Katha No. 31/87/2,3,89 & 111,, Jakkuru Village, Yelahanka Hobli, Bengaluru East Taluk, Ward No. 05, Yelahanka Zone, Bengaluru. Occupancy Certificate is accorded with the following details.

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Residential Apartment Building Block – 1, 2 & 3

Sl. No.	Floor Description	Built Up Area (in Sqm.)	Uses and other details.
1	2 nd Basement Floor	12971.23	372 Nos of Car parking, Electrical room, Lobbies, Lifts and staircases and Two-wheeler parking.
2	1 st Basement Floor	12902.04	347 Nos of Car parking, Electrical room, Lobbies, Lifts and staircases and Two-wheeler parking.
3	Ground Floor	3558.44	17 Nos of Residential Units, Corridors, Lobbies, Lifts and Staircases.
4	First Floor	3479.76	20 Nos Residential units, Corridors, Lobbies, Lifts and Staircases.
5	Second Floor	3565.42	20 Nos Residential units, Corridors, Lobbies, Lifts and Staircases.
6	Third Floor	3626.09	20 Nos Residential units, Corridors, Lobbies, Lifts and Staircases
7	Fourth Floor	3568.41	20 Nos Residential units, Corridors, Lobbies, Lifts and Staircases
8	Fifth Floor	3568.41	20 Nos Residential units, Corridors, Lobbies, Lifts and Staircases
9	Sixth Floor	3626.09	20 Nos Residential units, Corridors, Lobbies, Lifts and Staircases
10	Seventh Floor	3568.41	20 Nos Residential units, Corridors, Lobbies, Lifts and Staircases
11	Eighth Floor	3568.41	20 Nos Residential units, Corridors, Lobbies, Lifts and Staircases
12	Ninth Floor	3626.09	20 Nos Residential units, Corridors, Lobbies, Lifts and Staircases
13	Tenth Floor	3568.41	20 Nos Residential units, Corridors, Lobbies, Lifts and Staircases
14	Eleventh Floor	3568.41	20 Nos Residential units, Corridors, Lobbies, Lifts and Staircases
15	Twelfth Floor	3626.09	20 Nos Residential units, Corridors, Lobbies, Lifts and Staircases
16	Thirteenth Floor	3568.41	20 Nos Residential units, Corridors, Lobbies, Lifts and Staircases
17	Fourteenth Floor	3568.41	20 Nos Residential units, Corridors, Lobbies, Lifts and Staircases
18	Fifteenth Floor	3626.09	20 Nos Residential units, Corridors, Lobbies, Lifts and Staircases
19	Sixteenth Floor	3568.41	20 Nos Residential units, Corridors, Lobbies, Lifts and Staircases

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20	Seventeenth	3551.11	16 Nos Residential units, 04 Nos Residential Duplex units Corridors, Lobbies, Lifts and Staircases
22	Eighteenth	3378.06	8 Nos Residential units, 8 Nos Residential Duplex units Corridors, Lobbies, Lifts and Staircases
24	Nineteenth Floor	2512.44	8 Nos Residential units Corridors, Lobbies, Lifts and Staircases
	Terrace Floors	212.35	Lift Machine Rooms, Staircase Head Rooms, OHT & Solar Panels
	Total -I	96376.99	381 No's Residential Units.

Block – 4 Row House

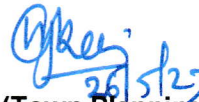
Sl. No.	Floor Description	Built Up Area (in Sqm.)	Uses and other details.
1	Ground Floor	776.70	6 No.s of Row Houses and 12 No.s of Car Parking.
2	First Floor	654.06	
3	Second Floor	276.98	
	Total -II	1707.74	

Block – 5 Row House

Sl. No.	Floor Description	Built Up Area (in Sqm.)	Uses and other details.
1	Ground Floor	905.86	8 No.s of Row Houses and 16 No.s of Car Parking.
2	First Floor	872.34	
	Total -III	1778.20	
Grand Total – I, II & III		99862.93	381 Residential Units and 14 Row Houses
	FAR	2.251 > 2.25	
	Coverage	16.09% < 55%	

This Occupancy Certificate is issued subject to the following conditions:

1. The car parking at Two Basement Floors and Ground Floor 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. BBMP will not be responsible for structural safety.


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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. Two Basement Floors and Ground Floor Area should be used for car parking purpose only and the additional area if any available in at Two Basement Floors and Ground Floor Area shall be used exclusively for car parking purpose only.
5. Foot path 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. 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.
8. Since, deviations have been done from the sanctioned plan while constructing the building, the security deposit is here with forfeited.
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.
15. This Occupancy Certificate is subject to conditions laid out in the Clearance Certificate issued from Fire Force Department vide No Docket No KSFES/CC/330/2022, dated: 25-07-2022 and CFO from KSPCB vide No W-333288, PCB ID. 131298 dated: 16-09-2022 and Compliance of submissions made in the affidavits filed to this office

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16. The Demand for payment of fees as per the Interim order of the Hon'ble High Court vide W.P. No. 7205/2023 (LB-BMP) 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.
17. 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.

Y. K. Srinivas
26/5/23
Joint Director (Town Planning – North)
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To,

Sri. H R Chandrashekar (Katha Holder) Rep by
GPA Holder M/s Sobha Ltd.,
Sarjapura – Marathahalli Outer Ring Road,
Devarabeesanahalli – Bellanduru Post,
Bangalore – 560 103

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