

BRUHAT BENGALURU MAHANAGARA PALIKE

Office of the Joint Director (Town Planning-North) N.R. Square, Bengaluru – 560002.

No. BBMP/Addl.Dir/JD North/0455/2014-15

Date: 07.03.2024

OCCUPANCY CERTIFICATE (PARTIAL)

Sub: Issue of Occupancy Certificate for Residential Apartment Buildings Wing- 25, 26, 29, 30, 32, 33 & 34 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, Varthur Hobli, Bangalore East Taluk, Ward No. 149, Mahadevapura Zone, Bengaluru.

- Ref: 1) Your application for issue of Occupancy Certificate dated: 30-08-2023.
2) Building Plan sanctioned by this office vide LP No. BBMP/Addl.Dir/JD North/0455/2014-15 dated: 20-07-2015.
3) Approval of Chief Commissioner for issue of Occupancy Certificate Date: 04-12-2023 & 28-02-2024.
4) Fire Clearance for the Occupancy Certificate Vide No:
1). KSFES/GBC (1)/58/2014, Docket No. KSFES/CC/759/2022 dt: 20.12.2022
2). KSFES/GBC (1)/58/2014, Docket No. KSFES/CC/270/2023 dt: 19.07.2023
3). KSFES/GBC (1)/58/2014, Docket No: KSFES/CC/499/2023 dt: 29.09.2023.

The Plan was sanctioned for the Construction of Residential Apartment comprising Building Wing- 25, 26, 29, 30, 32, 33 & 34 Consisting of 2BF+ GF + 14UF at 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, Varthur Hobli, Bangalore East Taluk, Ward No. 149, Mahadevapura Zone, Bengaluru by this office vide reference (2). The Commencement Certificate was issued on 23-10-2019, 07-03-2022 & 02-02-2023. The Fire and Emergency Services Department has issued Clearance Certificates to Occupy Building vide Ref. No. (4)

The Proposal was submitted by the applicant vide ref (1) for the issue of Occupancy Certificate, The Residential Apartments were inspected by the officers of Town Planning Section on 10-10-2023. During the inspection it is observed that, the construction has been completed in accordance with the Sanctioned Plan which is within the limits of Regularization as per Building Bye-laws - 2003. The proposal for the issuance of Occupancy Certificate was approved by the Chief Commissioner Vide Ref (3). Subsequent to the Approval accorded by Chief Commissioner the applicant was endorsed on dated:06-12-2023 to remit Rupees 3,66,13,500/- (Rupees Three Crore Sixty six Lakhs Thirteen Thousand & Five Hundred only) towards Ground Rent arrears, License Fee, Compounding Fees, Scrutiny Fees. The applicant has paid of Rs.1,20,39,800/- (Rupees one Crore Twenty Lakhs Thirty Nine Thousand Eight Hundred only) as per the Hon'ble High Court Interim order vide W.P. No. 27924/2023 (LB-BMP), dated: 11-01-2024 in the form of DD No.395524 dated:19-02-

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2024 drawn on Axis Bank, Bengaluru Main(Mgr) Branch, The same has been taken into BBMP account vide receipt No. RE-ifms 331-TP/0000127 dated: 20-02-2024.

Hence, Permission is hereby granted to occupy the Residential Apartment Buildings Wing- 25, 26, 29, 30, 32, 33 & 34 Consisting of 2BF+ GF + 14UF at 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, Varthur Hobli, Bangalore East Taluk, Ward No. 149, Mahadevapura Zone, Bengaluru. This Occupancy Certificate is accorded with the following details.

Residential Apartment Buildings Wing- 25, 26, 29, 30, 32, 33 & 34

Sl. No.	Floor Descriptions	Built up Area (in Sqm)	Uses and other details.
1	Second Basement Floor	12600.89	414 Nos. Car parking, Lobbies, Lifts and Staircase,
2	First Basement Floor	12600.89	414 Nos. Car parking, Fire shaft, UG sump Room, Fire Pump Room, Lobbies, Lifts and Staircase,
3	Ground Floor	5404.78	44 No. of Dwelling units, 83 Surface car Parking, Corridors, Electric Panel Rooms, Lifts and Staircases
4	First Floor	5392.18	56 No. of dwelling units, corridor, lobbies, lifts and staircases.
5	Second Floor	5392.18	56 No. of dwelling units, corridor, lobbies, lifts and staircases.
6	Third Floor	5392.18	56 No. of dwelling units, corridor, lobbies, lifts and staircases.
7	Fourth Floor	5392.18	56 No. of dwelling units, corridor, lobbies, lifts and staircases.
8	Fifth Floor	5392.18	56 No. of dwelling units, corridor, lobbies, lifts and staircases.
9	Sixth Floor	5392.18	56 No. of dwelling units, corridor, lobbies, lifts and staircases.
10	Seventh Floor	5392.18	56 No. of dwelling units, corridor, lobbies, lifts and staircases.
11	Eighth Floor	5392.18	56 No. of dwelling units, corridor, lobbies, lifts and staircases.
12	Ninth Floor	5392.18	56 No. of dwelling units, corridor, lobbies, lifts and staircases.
13	Tenth Floor	5392.18	56 No. of dwelling units, corridor, lobbies, lifts and staircases.
14	Eleventh Floor	5392.18	56 No. of dwelling units, corridor, lobby, lifts and staircases.
15	Twelfth Floor	5392.18	56 No. of dwelling units, corridor, lobbies, lifts and staircases.
16	Thirteenth Floor	5392.18	56 No. of dwelling units, corridor, lobbies, lifts and staircases.
17	Fourteenth Floor	5392.18	56 No. of dwelling units, corridor, lobbies, lifts and staircases

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18	Terrace Floor	73.77	Lift machine rooms, staircase Head rooms, OHT and solar panels
	Total	106170.85	828 Units
	FAR	1.648 < 2.25	
	Coverage	12.039% < 55%	

This Occupancy Certificate is issued subject to the following conditions:

1. The car parking at Two Basement Floors and Surface Parking 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.
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 Surface Parking area should be used for car parking purpose only and the additional area if any available in at Ground Level 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 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.
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 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.
11. The Owner / Association of the building shall conduct two mock-drills in the building, one before the onset of summer and another during the summer and ensure complete safety in respect of fire hazards.
12. All the rain water and waste water generated from the usage shall be pumped into the rain water harvesting pits and used for landscaping.
13. 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.

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14. The Applicant should submit Consent for Operation obtained from Karnataka State Pollution Control Board within 6 months or when Karnataka State Pollution Control Board start issuing Consent for Operation whichever is earlier from the date of issue of this Occupancy Certificate as per the Indemnity Bond Dated: 20-11-2023 submitted to this office.
15. The Applicant should abide to the final Order of Hon'ble High Court Vide W.P. No. 27924/2023 (LB-BMP) towards the payment of fees, as per the submitted under taking to the office dated: 20-02-2024.
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,


M/s Sobha Limited
'SOBHA' Sarjapura - Marathahalli Outer Ring Road,
Bellanduru Post,
Bangalore-560103

Copy to :

1. Director General of Police, Fire and Emergency Services, # 1, Annaswamy Modaliar Road, Bengaluru – 560 042 for information.
2. JC/EE (Mahadevapura Zone) / AEE/ARO (Varthur Sub- Division division) for information and necessary action.
3. Senior Environmental Officer, KSPCB, # 49, Church Street, Bengaluru - 01 for information.
4. Office Copy.


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