



BRUHAT BENGALURU MAHANAGARA PALIKE

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

No. BBMP/Addl.Dir/JD North/0009/2018-19

Date: 13/03/24

OCCUPANCY CERTIFICATE (Partial)

Sub: Issue of Occupancy Certificate for Residential Apartment Building at Property Khatha No.04, Sy No.50,51 & 54, Bellahalli Village, Byatarayanapura Sub-division, Ward No.05, Yelahanka Zone, Bengaluru.

- Ref: 1) Your application for issue of Occupancy Certificate dated: 04-10-2023 & 18-10-2023.
 2) Building Plan sanctioned by this office vide LP No. BBMP/Addl.Dir/JD North/0009/2018-19 dated: 01-10-2018.
 3) Approval of Chief Commissioner for issue of Occupancy Certificate Date:09-11-2023, 20-01-2024 & 19-02-2024
 4) Fire Clearance for the Occupancy Certificate vide No: KSFES/GBC(1)/436, Docket No. KSFES/CC/174/2023, dated: 02-06-2023 & KSFES/GBC(1)/436 Docket No:KSFES/CC/594/2023 Date:24-11-2023.

The Plan was sanctioned for the Construction of Residential Apartment comprising Wing 1 & 2 in Building-1, Wing 3 & 4 in Building-2, Wing 5 in Building-3, Wing 6 & 7 in Building-4, Wing 8 & 9 in Building-5 Consisting of BF+ GF + 23UF and Wing 10 in Building-6 Consisting of 2BF+ GF + 17UF at Property Khatha No.04, Sy No.50,51 & 54, Bellahalli Village, Byatarayanapura Sub-division, Ward No.05, Yelahanka Zone, Bengaluru by this office vide reference (2). The Commencement Certificate (Partial) for Building-3, 4 & 5 was issued on 29-03-2019. The Fire and Emergency Services Department has issued Clearance Certificate to Occupy Building vide Ref. No. (4). Now Applicant has applied for issue of Occupancy Certificate for Wing 5 in Building-3 and Wing 6 & 7 in Building-4 Consisting of BF+ GF + 23UF.

The Proposal was submitted by the applicant vide ref (1) for the issue of Occupancy Certificate, the Residential Apartment was inspected by the Officers of Town Planning Section on 26-10-2023. During the inspection it is observed that, the construction has been completed in accordance with the Sanctioned Plan. Since only 3 Wing is being considered now for issue of Partial Occupancy Certificate out of 10 Wings, the deviation & percentage of violation will be calculated at the time of issue of Final Occupancy Certificate for remaining Wings. The proposal for the issuance of Occupancy Certificate (Partial) was approved by the Chief Commissioner vide Ref (3). Subsequent to the Approval accorded by Chief Commissioner the applicant was endorsed on dated:15-11-2023 to remit Rs. 1,47,93,000/- (Rupees One Crore Fourty Seven Lakhs Ninety Three Thousand only) towards Sucrutiny Fee, License Fee, Ground Rent with GST, Penalty for occupying without obtaining occupancy certificate. The applicant has paid of Rs. 71,54,225/- (Rupees Seventy one Lakhs Fifty Four Thousand Two Hundred and Twenty Five Only) as per the Hon'ble High Court Interim order vide W.P. No. 26070/2023 (LB-BMP), dated: 08-12-2023 in the form of DD No.000781 dated:31-01-2024 drawn on Axis Bank, Garvebhavipalya Branch., The same has been taken into BBMP account vide receipt No. RE-ifms 331-TP/000120 dated:03-02-2024.

Hence, Permission is hereby granted to occupy the Residential Apartment Building comprising of Wing-5 in Building 3 and Wing 6 & 7 in Building-4 Consisting of BF+ GF + 23UF at Khatha No.04, Sy No.50,51 & 54, Bellahalli Village, Byatarayanapura Sub-division, Ward No.05, Yelahanka Zone, Bengaluru. This Occupancy Certificate is accorded with the following details.

V. H. B. T. M.
 Joint Director of Town Planning (North)
 Bruhat Bengaluru Mahanagara Palike
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Wing-5 in Building-3 & Wing-6 & 7 in Building-4 Residential Apartment Building:

| Sl. No. | Floor Descriptions | Net Built up Area (in Sqm) | Uses and other details. |
|---------|------------------------|----------------------------|--|
| 1. | Partial Basement Floor | 13399.25 | 390 No's of Car Parking, WTP, Fire pump room, Fire control room, DG room, Electrical room, Lobby, Lifts, & Staircases. |
| 2 | Ground Floor | 9182.07 | 262 No's of Car Parking, Telecom room, Drivers and Servant Toilets, Association room, Lobby, Lifts & Staircases. |
| 3 | First Floor | 2218.71 | 18 No. of Residential Units, Entrance Electrical rooms, Lobby, Corridor, Lifts & Staircases. |
| 4 | Second Floor | 1992.47 | 24 No. of Residential Units, Lobby, Corridor, Lifts & Staircases. |
| 5 | Third Floor | 2110.90 | 24 No. of Residential Units, Lobby, Corridor, Lifts & Staircases. |
| 6 | Fourth Floor | 2176.38 | 24 No. of Residential Units, Lobby, Corridor, Lifts & Staircases. |
| 8 | Fifth Floor | 2110.90 | 24 No. of Residential Units, Lobby, Corridor, Lifts & Staircases. |
| 9 | Sixth Floor | 2110.90 | 24 No. of Residential Units, Lobby, Corridor, Lifts & Staircases. |
| 10 | Seventh Floor | 2176.38 | 24 No. of Residential Units, Lobby, Corridor, Lifts & Staircases. |
| 11 | Eighth Floor | 2110.90 | 24 No. of Residential Units, Lobby, Corridor, Lifts & Staircases. |
| 12 | Ninth Floor | 2110.90 | 24 No. of Residential Units, Lobby, Corridor, Lifts & Staircases. |
| 13 | Tenth Floor | 2176.38 | 24 No. of Residential Units, Lobby, Corridor, Lifts & Staircases. |
| 14 | Eleventh Floor | 2110.90 | 24 No. of Residential Units, Lobby, Corridor, Lifts & Staircases. |
| 15 | Twelveth Floor | 2110.90 | 24 No. of Residential Units, Lobby, Corridor, Lifts & Staircases. |
| 16 | Thirteenth Floor | 2176.38 | 24 No. of Residential Units, Lobby, Corridor, Lifts & Staircases. |
| 17 | Fourteenth Floor | 2110.90 | 24 No. of Residential Units, Lobby, Corridor, Lifts & Staircases. |
| 18 | Fifteen Floor | 2110.90 | 24 No. of Residential Units, Lobby, Corridor, Lifts & Staircases. |
| 19 | Sixteen Floor | 2176.38 | 24 No. of Residential Units, Lobby, Corridor, Lifts & Staircases. |
| 20 | Seventeen Floor | 2110.90 | 24 No. of Residential Units, Lobby, Corridor, Lifts & Staircases. |
| 21 | Eighteen Floor | 2110.90 | 24 No. of Residential Units, Lobby, Corridor, Lifts & Staircases. |
| 22 | Nineteen Floor | 2325.28 | 24 No. of Residential Units, Lobby, Corridor, Lifts & Staircases. |
| 23 | Twenty Floor | 2110.90 | 24 No. of Residential Units, Lobby, Corridor, Lifts & Staircases. |
| 24 | Twenty First Floor | 2110.90 | 24 No. of Residential Units, Lobby, Corridor, Lifts & Staircases. |
| 25 | Twenty Second Floor | 2176.38 | 24 No. of Residential Units, Lobby, Corridor, Lifts & Staircases. |

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|----|--------------------|-------------------------|---|
| 26 | Twenty Third Floor | 2110.90 | 24 No. of Residential Units, Lobby, Corridor, Lifts & Staircases. |
| 27 | Terrace Floor | 194.37 | Lift head room, Staircase Head room, OHT, |
| | Total | 71923.01 | Total No. of Units = 546 Units |
| | FAR | 0.708 < 2.50 | |
| | Coverage | 13.249% < 55% | |

This Occupancy Certificate is issued subject to the following conditions:

1. The car parking at Partial Basement 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. 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. Partial Basement Floor and Surface 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 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, Presently Occupancy Certificate (Partial) for only 3 wings out of 10 wings is been considered now, the Setback, Coverage and FAR deviations has to be calculated at the time of issuance of Final OC for remaining wings.
9. Further, the remaining Wings of Residential Apartment Building should be completed as per the sanctioned plan and Occupancy Certificate should be obtain accordingly.
10. 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.
11. 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.
12. The Owner / Association of the 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. 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: 07-02-2023 submitted to this office.

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Bruhat Bengaluru Mahanagara Palike



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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
Sarjapura-Marathahalli Outer Ring Road,
Bellanduru Post,
Bangalore-560103

Copy to :

1. JC (Yelahanka Zone) / EE (Byatarayanapura Division) / AEE/ ARO (Byatarayanapura-division) for information and necessary action.
2. Senior Environmental Officer, KSPCB, # 49, Church Street, Bengaluru - 01 for information.
3. Office copy.

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

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