



BRUHAT BENGALURU MAHANAGARA PALIKE

Office of the Joint Director (Town Planning – North) N.R. Square, Bengaluru – 02
No. BBMP/Addl.DIR/JD NORTH/LP/262/15-16

Dated: 22/04/24

OCCUPANCY CERTIFICATE (Partial)

Sub: Issue of Occupancy Certificate for the Residential Apartment Building constructed at Property Khata No. 164-116, Survey No. 51/1 & 51/2, Seegehalli Village, K.R Puram Hobli, Bengaluru East Taluk, Ward No. 53, Bengaluru.

- Ref: 1) Your application for issue of Occupancy Certificate, Dated: 30-08-2023
2) Plan Sanctioned by this Office Vide LP No: BBMP/Addl.Dir/JD North /LP /262/2015-16, Dated: 10-03-2016
3) Modified Plan Sanctioned by this Office Vide LP No: BBMP/Addl.Dir/JD North /LP /262/2015-16, Dated: 28-03-2018.
4) Commencement Certificate issued by this office Dated: 13-10-2020 & 14-12-2022
5) Approval of Chief Commissioner for issue of Occupancy Certificate, Dated: 19-02-2024.
6) Fire Clearance for the Occupancy Certificate vide No. KSFES/GBC(1)/214/2015, Docket No. KSFES/CC/375/2023, Dated: 13-07-2023 and KSFES/GBC(1)/214/2015, Docket No. KSFES/CC/844/2022, Dated: 31-12-2022.
7) CFO issued by KSPCB Vide No. AW-337122 PCB ID 137955 INW ID 176312, Date: 28-03-2023.

The Modified Plan was sanctioned for the construction of Residential Apartment Building of Tower-1A consisting of 2BF + GF + 3 UF, Tower -1 B consisting of 2BF+GF+13 UF, Tower – 2, 3, 4, 5, 6 consisting of 2BF+GF+18 UF, Tower – 7 & 8 consisting BF+GF+18 UF, GF+2UF for Club House at Property Khata No. 164-116, Survey No. 51/1 & 51/2, Seegehalli Village, K.R Puram Hobli, Bengaluru East Taluk, Ward No. 53, Bengaluru by this office vide reference (2 & 3). The Commencement Certificate was issued on 13-10-2020 for Tower 6, 7 & 8 and 14-12-2022 for Tower 2, 3, 4 & 5. Now the Applicant has applied for issue of Partial Occupancy Certificate for the Residential Apartment Building Tower – 5 & 6, Consisting of 2BF + GF + 18 UF & Tower – 7 & 8 Consisting of BF + GF + 18 UF vide ref (1). The Fire and Emergency Services Department has issued Fire Clearance Certificate to Occupy Building vide reference (6) and CFO issued by KSPCB Vide No. AW-337122 PCB ID 137955 INW ID 176312, Date: 28-03-2023 Vide ref. (7)

The Residential Apartment Building was inspected by the Officers of Town Planning Section on 14-12-2023 for the issue of Occupancy Certificate. During the course of inspection it is observed that, there is deviation in construction with reference to the Sanctioned Plan which is within the regularization limits as per the Building Bye-laws 2003. The proposal for the issuance of Occupancy Certificate for Residential Apartment Building was approved by the Chief Commissioner vide reference (5). Subsequent to the approval accorded by the Chief Commissioner, the applicant was endorsed on dated: 15-04-2024 to remit Rs. 4,23,749/- (Rupees Four Lakhs Twenty Three Thousand Seven Hundred and Forty Nine Only) towards deviated portion, and Scrutiny Fees for the issuance of Occupancy Certificate. Accordingly, Rs. 4,23,749/- has been paid by the applicant as per High Court Interim Order 6206/2024, Dated: 01-03-2024 in the form of DD No. 396232, dated: 16-04-2024 drawn on Axis Bank Ltd, Bengaluru. The same has been taken into BBMP account vide receipt No. RE-ifms 331-TP/000006 dated: 17-04-2024

Hence, Permission is hereby granted to Occupy Residential Apartment Building Tower – 5 & 6, Consisting of 2BF + GF + 18 UF & Tower – 7 & 8 Consisting of BF + GF + 18 UF at Property Khata No. 164-116, Survey No. 51/1 & 51/2, Seegehalli Village, K.R Puram Hobli, Bengaluru East Taluk, Ward No. 53, Bengaluru., Occupancy Certificate is accorded with the following details.

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Tower 5,6,7 & 8 Residential Apartment Building

Sl. No.	Floor Descriptions	Built Up Area (in Sqm)	Uses and other details.
1	2	3	4
1	Lower Basement Floor	5052.09	145 nos. car parking, Ramps, Lobbies, Lifts & Staircases.
2	Upper Basement Floor	7340.15	193 nos. car parking, 60 nos. bicycle parking, Fire pump Room, Telecom Room, Association room, Drivers & Toilets, Water treatment plant, Filtration Room, Electrical panel Rooms, Store room, Letter box room, Garbage collection room, Ramps, Lobbies, Lifts & Staircases.
3	Ground Floor	2069.66	13 nos of dwelling units, electrical room, corridor, lifts and staircases
4	First Floor	2014.53	16 nos of dwelling units, corridor, lobby, lifts and staircases.
5	Second Floor	2014.53	16 nos of dwelling units, corridor, lobby, lifts and staircases.
6	Third Floor	2014.53	16 nos of dwelling units, corridor, lobby, lifts and staircases.
7	Fourth Floor	2030.71	16 nos of dwelling units, corridor, lobby, lifts and staircases.
8	Fifth Floor	2030.71	16 nos of dwelling units, corridor, lobby, lifts and staircases.
9	Sixth Floor	2030.71	16 nos of dwelling units, corridor, lobby, lifts and staircases.
10	Seventh Floor	2030.71	16 nos of dwelling units, corridor, lobby, lifts and staircases.
11	Eighth Floor	2030.71	16 nos of dwelling units, corridor, lobby, lifts and staircases.
12	Ninth Floor	2030.71	16 nos of dwelling units, corridor, lobby, lifts and staircases.
13	Tenth Floor	2030.71	16 nos of dwelling units, corridor, lobby, lifts and staircases.
14	Eleventh Floor	2030.71	16 nos of dwelling units, corridor, lobby, lifts and staircases.
15	Twelveth Floor	2030.71	16 nos of dwelling units, corridor, lobby, lifts and staircases.
16	Thirteenth Floor	2030.71	16 nos of dwelling units, corridor, lobby, lifts and staircases.
17	Fourteenth Floor	2030.71	16 nos of dwelling units, corridor, lobby, lifts and staircases
18	Fifteenth Floor	2030.71	16 nos of dwelling units, corridor, lobby, lifts and staircases
19	Sixteenth Floor	2030.71	16 nos of dwelling units, corridor, lobby, lifts and staircases
20	Seventeenth Floor	2030.71	16 nos of dwelling units, corridor, lobby, lifts and staircases
21	Eighteenth Floor	2030.71	16 nos of dwelling units, corridor, lobby, lifts and staircases
22	Terrace Floor	241.60	Lift machine room, staircase head room, OHT and solar panels
	Total	51207.68	301 Units
23	FAR		1.133 < 2.25
24	Coverage		6.31% < 50%

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This Occupancy Certificate is issued subject to the following conditions:

1. The car parking area in the Two Basement Floor area 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 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. The Basement Floor area should be used for car parking purpose only and the additional area if any available in Basement Floor Area shall be used exclusively for Car parking, Two wheeler 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. The Applicant / 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. The Applicant / owner 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.
9. The Applicant / owner 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.
10. The Applicant / owner 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.
11. The Applicant / owner 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.
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.\
14. This Occupancy Certificate is subject to conditions laid out in the Clearance Certificate issued from Fire Force Department vide No. KSFES/GBC(1)/214/2015, Docket No. KSFES/CC/375/2023, Dated: 13-07-2023 and KSFES/GBC(1)/214/2015, Docket No. KSFES/CC/844/2022, Dated: 31-12-2022 and CFO issued by KSPCB Vide No. AW-337122 PCB ID 137955 INW ID 176312, Date: 28-03-2023.
15. The Demand for payment of fees as per the Interim order of the Hon'ble High Court interim order vide W.P. No. 6206/2024 (LB-BMP) Dated: 01-03-2024 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.

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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 Fortius Infra Developers LLP.,
GPA Holder M/s Sobha Limited
55, 'SOBHA' Sarjapura Marathahalli
Outer Ring Road, Bellandur
Bengaluru-560103.

Copy to,

1. JC (Mahadevapura) / EE (Mahadevapura) / AEE/ ARO (K.R Puram 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.

V. - 22/4/20
**Joint Director (Town Planning – North)
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