



BRUHAT BENGALURU MAHANAGARA PALIKE

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

No. BBMP/Addl.Dir/JDNORTH/LP/0009/2018-19

Dated: 28-10-24

OCCUPANCY CERTIFICATE

Sub : Issue of Occupancy Certificate for Residential Apartment Building at Property Katha 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: 18-05-2024.
 2. Plan sanctioned by this office Vide No. BBMP/Addl.Dir/JDNORTH/0009/2018-19, Dated:01-10-2018.
 3. Commencement Certificate issued by this office Vide No. BBMP/Addl.Dir/JDNORTH/0009/2018-19, Dated:29-07-2019.
 4. Approval of The Chief Commissioner, BBMP for issue of Occupancy Certificate Dated:09-07-2024 & 13-09-2024.
 5. Fire Clearance vide No. KSFES/CC/313/2024, Dated: 27-05-2024.
 6. CFO issued by KSPCB Vide No. W-343129, PCB ID:80210, INW ID : 190451, Date: 24-04-2024.

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 Katha 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-5, 8 & 9 was issued on 29-07-2019. The Fire and Emergency Services Department has issued Clearance Certificate to Occupy Building vide Ref. No. (5). Now Applicant has applied for issue of Occupancy Certificate for Wing 8 & 9 in Building-5 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 10-06-2024. During the inspection it is observed that, the construction has been completed in accordance with the Sanctioned Plan. Since only 2 Wing (Wing-8 & 9) 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 (4). Subsequent to the Approval accorded by Chief Commissioner the applicant was endorsed on dated:12-07-2024 to remit Rs. 87,59,000/- (Rupees Eighty Seven Lakhs Fifty Nine Thousand only) towards Scrutiny Fee & License Fee, Ground rent with GST, applicant has paid of Rs. 41,24,000/- (Rupees Forty one Lakhs Twenty Four Thousand Only) as per the Hon'ble High Court Interim order vide W.P. No. 21909/2024 (LB- BMP), dated: 29-08-2024 in the form of DD No.398559 dated:24-09-2024 drawn on Axis Bank, Bangalore Main Branch., The same has been taken into BBMP account vide receipt No. RE-ifms 331-TP/000075 dated:24-09-2024.

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Hence, Permission is hereby granted to occupy the Residential Apartment Building Wing 8 & 9 in Building-5 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.

Residential Apartment Building

Sl. No.	Floor Description	Built Up Area (in Sqm.)	Uses and other details.
1.	Lower Basement Floor	2847.34	98 No's of Car Parking, WTP, UG sump, Fire pump room, Fire control room, DG room, Electrical room, Lifts & Staircases.
2.	Ground Floor	6854.78	211 No's of Car Parking in Ground floor and 93 No's of Cars Surface Parking, Telecom room, driver's and Maid's toilets, Association room Lifts & Staircases.
3.	First Floor	1498.94	12 No. of Residential Units, Entrance lobbies, Electrical rooms, Corridor, Lifts & Staircases.
4.	Second Floor	1364.58	16 No. of Residential Units, Corridor, Lifts & Staircases.
5.	Third Floor	1451.58	16 No. of Residential Units, Corridor, Lifts & Staircases.
6.	Fourth Floor	1498.12	16 No. of Residential Units, Corridor, Lifts & Staircases.
7.	Fifth Floor	1451.58	16 No. of Residential Units, Corridor, Lifts & Staircases.
8.	Sixth Floor	1451.58	16 No. of Residential Units, Corridor, Lifts & Staircases.
9.	Seventh Floor	1498.12	16 No. of Residential Units, Corridor, Lifts & Staircases.
10.	Eight Floor	1451.58	16 No. of Residential Units, Corridor, Lifts & Staircases.
11.	Ninth Floor	1451.58	16 No. of Residential Units, Corridor, Lifts & Staircases.
12.	Tenth Floor	1498.12	16 No. of Residential Units, Corridor, Lifts & Staircases.
13.	Eleventh Floor	1451.58	16 No. of Residential Units, Corridor, Lifts & Staircases.
14.	Twelfth Floor	1451.58	16 No. of Residential Units, Corridor, Lifts & Staircases.
15.	Thirteenth Floor	1498.12	16 No. of Residential Units, Corridor, Lifts & Staircases.
16.	Fourteenth Floor	1451.58	16 No. of Residential Units, Corridor, Lifts & Staircases.
17.	Fifteenth Floor	1451.58	16 No. of Residential Units, Corridor, Lifts & Staircases.

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18.	Sixteenth Floor	1498.12	16 No. of Residential Units, Corridor, Lifts & Staircases.
19.	Seventeenth Floor	1451.58	16 No. of Residential Units, Corridor, Lifts & Staircases.
20.	Eighteenth Floor	1451.58	16 No. of Residential Units, Corridor, Lifts & Staircases.
21.	Nineteenth Floor	1594.28	16 No. of Residential Units, Corridor, Lifts & Staircases.
22.	Twentieth Floor	1451.58	16 No. of Residential Units, Corridor, Lifts & Staircases.
23.	Twenty-first Floor	1451.58	16 No. of Residential Units, Corridor, Lifts & Staircases.
24.	Twenty-Second Floor	1498.12	16 No. of Residential Units, Corridor, Lifts & Staircases.
25.	Twenty-Third Floor	1451.58	16 No. of Residential Units, Corridor, Lifts & Staircases.
26.	Terrace Floor	138.48	Lift head room, Staircase Head room, OHT,
Total		43639.22	Total 364 residential units
27.	FAR (wing- 8 & 9)	0.482 < 2.50	
28.	Coverage (wing- 8 & 9)	9.73 % < 55 %	

This Occupancy Certificate is issued subject to the following conditions:

1. The car parking at Basement Floor 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. 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 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. 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.


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9. All the rain water and waste water generated from the usage shall be pumped into the rain water harvesting pits and used for landscaping.
10. 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.
11. This Occupancy Certificate is subject to conditions laid out in the Clearance Certificate issued from Fire Force Department vide No. KSFES/CC/313/2024, Dated: 27-05-2024 and CFO issued by KSPCB Vide No. W-343129, PCB ID:80210, INW ID : 190451, Date: 24-04-2024.
12. The Applicant / Developer should abide by the condition imposed during Occupancy Certificate.
13. 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 Ltd.,
Corporate office, Sarjapur – Marathalli
Outer Ring road, Devarabeesanahalli,
Bellanduru Post, Bengaluru -560103.

Copy to

1. JC (Yelahanka Zone) / EE (Byatarayanapura Division) / AEE/ ARO (Jakkur Sub-division) for information and necessary action.
2. State Fire and emergency Service, No.1, Annaswamy Modaliar Road, Bangalore-560042 for information
3. Senior Environmental Officer, KSPCB, # 49, Church Street, Bengaluru - 01 for information.
4. Chief Engineer, BWSSB ,Kaveri Bhavan ,K.G Road, Bengaluru for information.
5. Superintendent Engineer (East), BESCO, Kalyananagar, Banasawadi, Bengaluru – 560043 for information.
6. Office copy.

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