



BRUHAT BENGALURU MAHANAGARA PALIKE

Office of the Joint Director of Building License Cell (North), N.R. Square, Bengaluru – 560 002.
No. JDTP(N)/LP/150/2010-11 Date: 22-01-2020

OCCUPANCY CERTIFICATE

- Sub: Issue of Final Occupancy Certificate for the Block - 16 &17 Residential Apartment Building at Property Khata No. 40, 7/1, 9/1, 9/2, 62/2, 62/3 of N.Nagenahalli and Chokkanahalli Village, Bengaluru.
- Ref: 1.Your application for issue of Occupancy Certificate dated: 02-11-2019
 2.Building Plan Sanctioned No.JDTP(N)/LP/150/2010-11 Dated: 24-08-2011 & 04-06-2013.
 3.Fire Clearance for the Occupancy Certificate vide No. GBC(1)/147/2010 dated: 01-10-2018.
 4.CFO issued by KSPCB vide Consent No. AW-314902, PCB ID. 79660, Date. 21-09-2019.
 5.Approval of Commissioner for issue of Occupancy Certificate dated: 22-11-2019.

The plan was sanctioned for construction of Residential Apartment building consisting of Block-2, 3, 4, 5, 6, 7, 8, 9, 10, 12, 13, 14, 15, 16 & 17 vide ref (2) referred above. The Occupancy certificate for Block-14 & 15 was issued on 15.04.2016, Block - 2, 3, 4, 5, 6, 7, 8 & 13 was issued on 21.12.2016 and for Block-9, 10 & 12 was issued on 29.06.2019.

The Plans for the construction of Block - 16 &17 Residential Apartment Building consisting of BF+GF+23UF having 360 Units at Property Khata No. 40, 7/1, 9/1, 9/2, 62/2, 62/3 of N.Nagenahalli and Chokkanahalli Village, Bengaluru was sanctioned by this office vide reference (2). The Commencement Certificate was issued on 31-12-2013. The Fire and Emergency Services department vide Ref No. (3) has issued Clearance Certificate to Occupy the Building. KSPCB vide Ref (4) has issued consent for Operation of Sewage Treatment Plant (STP). Occupancy Certificate is requested to Residential Apartment Building of Block 16 & 17 vide ref (1).

Residential Apartment Building Block - 16 &17 were inspected by the Officers of Town Planning Section on 07-11-2019 for the issue of Occupancy Certificate. During inspection, it is observed that, there is deviation in 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 was approved by the Commissioner on date: 22-11-2019. The compounding fee for the deviated portion, ground rent arrears including GST and Scrutiny fee worked out to Rs.1,75,11,000/-. (Rs One Crores Seventy Five Lakhs Eleven Thousand Only) and Demand notice was issued to remitt this amount to BBMP.

The Hon'ble High court vide W.P. No. 52682/2019 (LB-BMP) dated 20.12.2019 directed that, insofar as it relates to Ground Rent and GST, passed interim stay order. As per the Hon'ble High Court order, Fee of Rs. 46,48,342/- (Rupees Forty six lakhs forty eight thousand three hundred and forty two only) has been paid by the applicant in the form DD No: 361298 drawn on Axis Bank dated: 02.01.2020 and taken into BBMP account vide receipt No.RE-ifms 331-TP/000528 dated: 10-01-2020. The deviations effected in the building are condoned and regularized accordingly.

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Joint Director of Building License Cell (North)
Bruhat Bengaluru Mahanagara Palike
1 of 4
22/01/2020
22/01/2020
22/01/2020



Hence, Permission is hereby granted to occupy the Residential Apartment Building Block - 16 & 17 consisting of BF+GF+23UF having 360 Units at Property Katha No. 40, 7/1, 9/1, 9/2, 62/2, 62/3 of N.Nagenahalli and Chokkanahalli Village, Bengaluru. with the following details.

A. Block 16 & 17 Residential Apartment Building

Sl. No.	Floor Descriptions	Built Up Area (in Sqm)	Uses and other details.
1	2	3	4
1	Basement Floor	11806.57	333 Nos. of Car parking, Fire Pump Room, WTP Room, Pool Pump Room, Lobby, Lift & Staircases.
2	Ground Floor	7764.28	229 Nos. of Car parking, Changing Room, Electrical Rooms, Lobby, Lift & Staircases. With 36 Nos of Visitors Parking in the Periphery.
3	First Floor	2893.33	16 Nos. of Residential Units, Lobby, Lift & Staircases.
4	Second Floor	2612.16	8 Nos. of Residential Units, Lobby, Lift & Staircases.
5	Third Floor	2882.90	16 Nos. of Residential Units, Lobby, Lift & Staircases.
6	Fourth Floor	2882.90	16 Nos. of Residential Units, Lobby, Lift & Staircases.
7	Fifth Floor	2882.90	16 Nos. of Residential Units, Lobby, Lift & Staircases.
8	Sixth Floor	2882.90	16 Nos. of Residential Units, Lobby, Lift & Staircases.
9	Seventh Floor	2882.90	16 Nos. of Residential Units, Lobby, Lift & Staircases.
10	Eighth Floor	2882.90	16 Nos. of Residential Units, Lobby, Lift & Staircases.
11	Ninth Floor	2882.90	16 Nos. of Residential Units, Lobby, Lift & Staircases.
12	Tenth Floor	2882.90	16 Nos. of Residential Units, Lobby, Lift & Staircases.
13	Eleventh Floor	2882.90	16 Nos. of Residential Units, Lobby, Lift & Staircases.
14	Twelveth Floor	2882.90	16 Nos. of Residential Units, Lobby, Lift & Staircases.
15	Thirteenth Floor	2882.90	16 Nos. of Residential Units, Lobby, Lift & Staircases.
16	Fourteenth Floor	2882.90	16 Nos. of Residential Units, Lobby, Lift & Staircases.
17	Fifteenth Floor	2882.90	16 Nos. of Residential Units, Lobby, Lift & Staircases.
18	Sixteenth Floor	2882.90	16 Nos. of Residential Units, Lobby, Lift & Staircases.
19	Seventeenth Floor	2882.90	16 Nos. of Residential Units, Lobby, Lift & Staircases.
20	Eighteenth Floor	2882.90	16 Nos. of Residential Units, Lobby, Lift & Staircases.
21	Ninteenth Floor	2882.90	16 Nos. of Residential Units, Lobby, Lift & Staircases.
22	Twentyth Floor	2882.90	16 Nos. of Residential Units, Lobby, Lift & Staircases.
23	Twenty One Floor	2882.90	16 Nos. of Residential Units, Lobby, Lift & Staircases.
24	Twenty Two Floor	2882.90	16 Nos. of Residential Units, Lobby, Lift & Staircases.

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25	Twenty Three Floor	2882.90	16 Nos. of Residential Units, Lobby, Lift & Staircases.
26	Terrace Floor	527.99	Solar panel, Staircase Head room, Lift Machine room Helipad & Overhead Tank.
	Total	86145.23	Total No. of Units = 360
	FAR		0.465 < 2.50
	Coverage		5.617 % < 50%
	Total Building FAR		2.28% < 2.50%
	Total Building Coverage		45.52% < 50%

This Occupancy Certificate is issued subject to the following conditions:

1. The car parking at 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 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 and Surface area should be used for car parking purpose only and the additional area if any available in Basement Floor and Surface 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.
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.

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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.
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. GBC(1)/147/2010, dated: 01-10-2018 and KSPCB vide Consent No. AW-314902, PCB ID. 79660, Date. 21-09-2019 and Compliance of submissions made in the affidavits filed to this office.
16. In the Event of the demand of Ground Rent is sustained in the Hon'ble Court the Developer / Association shall pay the Ground Rent arrears and GST within 3 months from the date of the orders of the Hon'ble 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.

Sd/-

**Joint Director of Building License Cell (North)
Bruhat Bengaluru Mahanagara Palike**

To,

M/s Sobha Ltd.,
Regd & Corporate Office
'SOBHA' Sarjapura - Marathahalli Outer Ring Road (ORR),
Devarabeesanahalli, Bellanduru Post,
Bengaluru - 560103.

Copy to

1. JC / EE (Yelahanka) / AEE/ ARO (Byatarayanapura Sub-division) for information and necessary action.
2. Director General of Police, Fire and Emergency Services, # 1, Annaswamy Modaliar Road, Bengaluru – 560 042 for information.
3. Senior Environmental Officer, KSPCB, # 49, Church Street, Bengaluru - 01 for information.
4. Superintendent Engineer, (Electrical), BESCOM, North Division, No. 8, Benson Town, Nandi Durga Road, Bengaluru - 560046.
5. Office copy

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4 of 4

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