



# BRUHAT BENGALURU MAHANAGARA PALIKE

Office of the Joint Director of Building License Cell (North), N.R. Square, Bengaluru – 02.

No. BBMP/Addl.Dir/JD NORTH/LP/0455/2014-15

Dated: 31-01-2020

03/02/2020

## OCCUPANCY CERTIFICATE (PARTIAL)

Sub: Issue of Partial Occupancy Certificate for the Wing-41, 42, 43, 44, 45, 46 & 47 Residential Apartment Building 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, VarthurHobli, Bangalore East Taluk, Ward No. 149, Mahadevapura Zone, Bengaluru.

- Ref: 1) Your application for issue of Occupancy Certificate dated 19-01-2019 and 23-10-2019  
 2) Building Plan sanctioned NoBBMP/Addl.Dir/JD NORTH/LP/0455/2014-15 dated: 20-07-2015  
 3) Fire Clearance for the Occupancy Certificate vide No: GBC(1)/58/2014 dated 24-07-2018 and No: GBC(1)/58/2014,dated: 24-07-2019 and GBC(1)/58/2014 Docket No. KSFES/CC/103/2019 dated: 18-07-2019  
 4) CFO issued by KSPCB vide Consent Order No. AW-315150, PCB ID: 41525 dated 04-10-2019  
 5) Approval of Commissioner for issue of Occupancy Certificate dated: 18-12-2019

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The plan for construction of Wing – 41, 42, 43, 44, 45, 46 consisting of 2BF+GF+14 UF having 651 units and Wing 47 consisting of BF+GF+14 UF having 59 Units totally 710 units 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, VarthurHobli, Bangalore East Taluk, Ward No. 149, Mahadevapura Zone, Bengaluru was sanctioned by this office vide reference (2). The Commencement Certificate issued for Wing – 41 on 27-02-2017 and Wing – 42, 43, 44, 45, 46 & 47 on 23-02-2018. 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 STP. The Occupancy Certificate is requested to Residential Apartment Building of Wing - 41, 42, 43, 44, 45, 46 & 47 vide ref (1).

The Residential Apartment building Wing – 41, 42, 43, 44, 45, 46 & 47 were inspected by the Officers of Building Licence Cell Section on 22-11-2019 for the issue of Occupancy certificate. During the inspection, it is observed that there is a 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 v Wing – 41, 42, 43, 44, 45, 46 & 47 Residential Apartment building was approved by the Commissioner on dated 18-12-2019. Subsequent to the approval accorded by Commissioner the applicant was endorsed on dated: 30-12-2019 to remit Rs. 99,50,000/- towards compounding fees for deviated portion, ground rent arrears, GST, Scrutiny Fees. After due correspondence with reference, to Hon'ble High Court Interim order dated: 13-01-2020 vide

Joint Director of Building License Cell (North)  
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*Murugesu* 03/02/2020  
*[Signature]* 31/01/2020  
*[Signature]* 03/02/2020



W.P.No. 388/2020 (LB-BMP), the applicant has paid sum of Rs. 19,14,309/- towards Compounding fee and Scrutiny Fee in the form of DD No. 362482 dated: 23-01-2020 drawn on Axis Bank and the same has been taken into BBMP account vide receipt No. RE-ifms 331-TP/000555, dated: 31-01-2020. The owner shall abide to the final judgement to be passed by the Hon'ble High Court pertaining to WP No. 388/20120 (LB-BMP) in respect of payment of Ground Rent Arrears, GST as per the fee endorsement issued by this office dated:30-12-2019.

Hence, Permission is hereby granted to occupy the building for Residential purpose constructed at Property Katha No.374, Municipal No. 29, Sy 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, VarthurHobli, Bangalore East Taluk, Ward No. 149, Mahadevapura Zone, Bengaluru. Wing – 41, 42, 43, 44, 45, 46 consisting of 2BF+GF+14 UF having 651 units and Wing 47 consisting of BF+GF+14 UF having 59 Units totally 710 units with the following details ;

**Wing-41, 42, 43, 44, 45, 46 & 47**

Sl. No.	Floor Descriptions	Built Up Area (in Sqm)	Uses and other details.
1	2	3	4
1	Lower Basement Floor	11444.17	326 nos. car parks in the common basement for Wings 41 to 46
2	Upper Basement Floor	13806.35	336 nos. car parks in the common basement for Wings 41 to 46, 59 nos. car parks for Wing 47
3	Ground Floor	5047.36	38 nos of dwelling units,71 surface car parks,corridor,lifts and staircases
4	First Floor	5036.65	48 nos of dwelling units,corridor,lobby,lifts and staircases.
5	Second Floor	5036.65	48 nos of dwelling units,corridor,lobby,lifts and staircases.
6	Third Floor	5036.65	48 nos of dwelling units,corridor,lobby,lifts and staircases.
7	Fourth Floor	5036.65	48 nos of dwelling units,corridor,lobby,lifts and staircases.
8	Fifth Floor	5036.65	48 nos of dwelling units,corridor,lobby,lifts and staircases.
9	Sixth Floor	5036.65	48 nos of dwelling units,corridor,lobby,lifts and staircases.
10	Seventh Floor	5036.65	48 nos of dwelling units,corridor,lobby,lifts and staircases.
11	Eighth Floor	5036.65	48 nos of dwelling units,corridor,lobby,lifts and staircases.
12	Ninth Floor	5036.65	48 nos of dwelling units,corridor,lobby,lifts and staircases.
13	Tenth Floor	5036.65	48 nos of dwelling units,corridor,lobby,lifts and staircases.
14	Eleventh Floor	5036.65	48 nos of dwelling units,corridor,lobby,lifts and staircases.
15	Twelveth Floor	5036.65	48 nos of dwelling units,corridor,lobby,lifts and staircases.

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*M. S. Srinivas*  
03/02/2020  
*31/01/2020*  
*31/01/2020*



16	Thirteenth Floor	5036.65	48 nos of dwelling units,corridor,lobby,lifts and staircases.
17	Fourteenth Floor	5036.65	48 nos of dwelling units,corridor,lobby,lifts and staircases
18	Terrace Floor	75.53	Lift machine room,staircase head room,OHT and solar panels
	<b>Total</b>	<b>100886.51</b>	<b>710 Units</b>
19	FAR		0.24 < 2.25
20	Coverage		1.64% < 55%
<b>Wing – 1 to 17 and Wing – 41 to 47</b>			
	Total FAR		1.411 < 2.25
	Total Coverage		6.327% < 55%

**This Occupancy Certificate is issued subject to the following conditions:**

1. The car parking at Two Basement Floors 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 his unit 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. Wings 21 to 46 have a common basement having 2 basement floors. The car parks for wings 41 to 46 are located in this common basement.Wing 47 has a separate basement.
5. Other than the facilities provided in the basement and surface area, the two Basement Floors area and surface area should be used for car parking purpose only and the additional area if any available in Two Basement Floors area and surface area shall be used exclusively for car parking purpose only.
6. Footpath and road side drain in front of the building where provided should be maintained in good condition.
7. 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).
8. Since, deviations have been done from the sanctioned plan while constructing the building, the security deposit is here with forfeited
9. 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.
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

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*[Signature]* 31/01/2020  
*[Signature]* 31/01/2020



11. 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.
12. 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. The certificate should be produced to the corporation and shall get the renewal of the permission issued.
13. 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.
14. All the rain water and waste water generated from the usage shall be pumped into the rain water harvesting pits and used for landscaping.
15. Garbage originating from building shall be segregated into organic and inorganic waste and should be processed in the recycling processing unit of suitable capacity i.e. organic waste convertor to be installed at site for its re – use / disposal
16. This Occupancy Certificate is subject to conditions laid out in the Clearance Certificate issued from Fire Force Department vide No. GBC(1)/58/2014, dated: 24-07-2019 and GBC(1)/58/2014 Docket No. KSFES/CC/103/2019 dated: 18-07-2019 and CFO from KSPCB vide No. PCB/231/CNP/14/H-693, 09-11-2017 and Compliance of submissions made in the affidavits filed to this office.
17. The remaining Wings should be completed as per the sanctioned plan and Final Occupancy Certificate should be obtained from BBMP
18. The Demand for payment of Ground rent and GST in interim stay as per the order of the Hon'ble High Court Vide W.P No. 388/2020 (LB-BMP) is subjected to condition for remittance of such cost in future, based on the outcome of the final orders of the Hon'ble High Court.
19. In case of any false information, misrepresentation of facts, or pending court cases, the Partial Occupancy Certificate shall deemed to be cancelled.

On default of the above conditions the Partial 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 – 560 103.

**Copy to**

1. JC /EE (Mahadevapura Division) / AEE/ ARO (Varthur Sub-Division) for information and necessary action.
2. Director General of Police, Fire and Emergency Services, # 1, Annaswamy Modaliar Road, Bangalore 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

**Joint Director of Building License Cell (North)  
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*M. S. B. 63/02/2020*  
*31/01/2020*  
*31/01/2020*