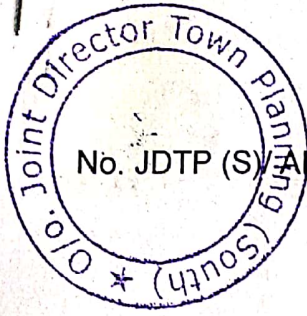




BRUHAT BANGALORE MAHANAGARA PALIKE

Office of the
Joint Director of Town Planning (South)
MahanagaraPalike Offices
Bangalore. Dated: 17-06-2019



PARTIAL OCCUPANCY CERTIFICATE

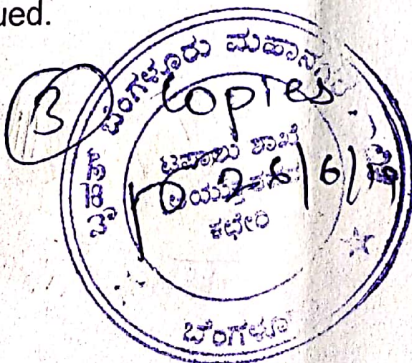
Sub: Issue of Occupancy Certificate for Residential apartment building at BBMP Khata No. 19/2, Ramachandrapura (Gopalapura), Mysore Deviation Road, Ward No. 96, Gandhi Nagar Sub-division, Bangalore.

- Ref:**
- 1) Application for issue of Occupancy Certificate dtd: 26-10-2018.
 - 2) Approval of Commissioner for issue of Occupancy Certificate dtd: 11-12-2018.
 - 3) Plan sanctioned No.BBMP/Addl.Dir/JD South/LP/0467/2012-13, dtd:03-05-2013.
 - 4) Fire Clearance issued by Fire Force and Emergency Department vide No: GBC (1)/ 349/2012, dated: 14-09-2018.
 - 5) CFO from KSPCB vide Concernt No. CFE/CELL-EIA-506/06-07/H-35 dated: 20-05-2019.

A plan was sanctioned for construction of Residential apartment building consisting of 4BF+GF+37 UF vide LP No. **BBMP/Addl.Dir/ JD South/ LP 0467/12-13dt: 03-05-2013** & Commencement Certificate issued on 29-04-2014 & 07-03-2017.

The Residential Apartment Building was inspected on dated: 24-11-2018 by the Officers of Town Planning Section for 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 Bye-laws. The proposal for the issuance of Occupancy Certificate for the Residential Apartment Building was approved by the Commissioner on dated: 11-12-2018. Demand note for payment of Ground Rent, GST, Compounding fees and Scrutiny Fees Fees of Rs. 13,35,301/- (Rs. Thirteen Lakhs thirty five thousand three hundred one only) has been paid by the applicant in the form of RE-ifms624-TP/000214 dated 25-02-2019. The deviations effected in the building are condoned and regularized. Accordingly this Occupancy Certificate issued.

dc



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No. JDTP (S)/ ADTP/OC/ /19-20

JDTP (S)
Fourteen
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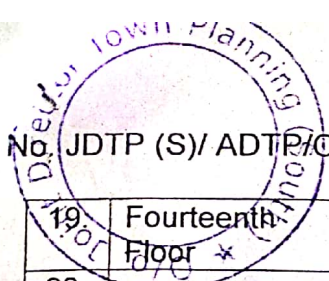
Permission is hereby granted to occupy the Residential Apartment Building Consisting of 4BF+GF+37 UF Comprising of 356 Dwelling Units Residential purpose constructed at Property Khata No. 19/2, Ramchandrapura (Gopalapura), Mysore Deviation Road, Ward No. 96, Gandhi Nagar Sub-division, Bangalore, with the following details;

Sl. No.	Floor Descriptions	Built up Area (in Sqm)	Remarks
1.	4th Basement Floor	46.66	Service tanks (STP tank)
2.	3 rd Basement Floor	8149.49	199 Nos. of Car parking, STP Lift & Staircases.
3.	2 nd Basement Floor	9131.45	219 Nos. of Car parking, Fire Pump room, WTP, Lift & Staircases.
4.	1 st Basement Floor	8358.99	157Nos. of Car parking, 36 nos. of Visitor car parking, Association Room, Pumproom, Maintenance Room, Telecomroom, Maidstoilet, Garbage collection room , Lift & Staircases.
5.	Ground Floor	2187.27	07 Nos. of Residential Units, Electrical panel room, Lift & Staircases. With 8 Nos of Visitors Parking in the Periphery (surface parking).
6.	First Floor	2172.94	05 Nos. of Residential Units, Lobby, Lift & Staircases
7.	Second Floor	2108.76	10 Nos. of Residential Units, Lobby, Lift & Staircases
8.	Third Floor	2228.63	10 Nos. of Residential Units, Lobby, Lift & Staircases
9.	Fourth Floor	2131.86	10 Nos. of Residential Units, Lobby, Lift & Staircases
10.	Fifth Floor	2493.90	10 Nos. of Residential Units, Lobby, Lift & Staircases
11.	Sixth Floor	2108.76	10 Nos. of Residential Units, Lobby, Lift & Staircases
12.	Seventh Floor	2152.61	10 Nos. of Residential Units, Lobby, Lift & Staircases
13.	Eighth Floor	2108.76	10 Nos. of Residential Units, Lobby, Lift & Staircases
14.	Nineth Floor	2129.50	10 Nos. of Residential Units, Lobby, Lift & Staircases
15.	Tenth Floor	2131.86	10 Nos. of Residential Units, Lobby, Lift & Staircases
16.	Eleventh Floor	2129.50	10 Nos. of Residential Units, Lobby, Lift & Staircases
17.	Twelfth Floor	2108.76	10 Nos. of Residential Units, Lobby, Lift & Staircases
18.	Thirteenth, Floor	2152.61	10 Nos. of Residential Units, Lobby, Lift & Staircases

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Bruhat Bangalore Mahanagara Palike

Handwritten signatures and dates: 17/6/19, 17/6/19, 17/6/19

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19.	Fourteenth Floor *	2108.76	10 Nos. of Residential Units, Lobby, Lift & Staircases
20.	Fifteenth Floor	2129.50	10 Nos. of Residential Units, Lobby, Lift & Staircases
21.	Sixteenth Floor	2131.86	10 Nos. of Residential Units, Lobby, Lift & Staircases
22.	Seventeenth Floor	2129.50	10 Nos. of Residential Units, Lobby, Lift & Staircases
23.	Eighteenth Floor	2108.76	10 Nos. of Residential Units, Lobby, Lift & Staircases
24.	Nineteenth Floor	2152.61	10 Nos. of Residential Units, Lobby, Lift & Staircases
25.	Twentieth Floor	2108.76	10 Nos. of Residential Units, Lobby, Lift & Staircases
26.	Twenty First Floor	2129.50	10 Nos. of Residential Units, Lobby, Lift & Staircases
27.	Twenty Second Floor	2131.86	10 Nos. of Residential Units, Lobby, Lift & Staircases
28.	Twenty Third Floor	2129.50	10 Nos. of Residential Units, Lobby, Lift & Staircases
29.	Twenty Fourth Floor	2108.76	10 Nos. of Residential Units, Lobby, Lift & Staircases
30.	Twenty Fifth Floor	2152.61	10 Nos. of Residential Units, Lobby, Lift & Staircases
31.	Twenty Sixth Floor	2108.76	10 Nos. of Residential Units, Lobby, Lift & Staircases
32.	Twenty Seventh Floor	2129.50	10 Nos. of Residential Units, Lobby, Lift & Staircases
33.	Twenty Eighth Floor	2131.86	10 Nos. of Residential Units, Lobby, Lift & Staircases
34.	Twenty Nineth Floor	2129.50	10 Nos. of Residential Units, Lobby, Lift & Staircases
35.	ThirthFloor	2108.76	10 Nos. of Residential Units, Lobby, Lift & Staircases
36.	Thirty First Floor	2152.61	10 Nos. of Residential Units, Lobby, Lift & Staircases
37.	Thirty SecondFloor	2108.76	10 Nos. of Residential Units, Lobby, Lift & Staircases
38.	Thirty Third Floor	2129.50	10 Nos. of Residential Units, Lobby, Lift & Staircases
39.	Thirty Fourth Floor	2131.86	10 Nos. of Residential Units, Lobby, Lift & Staircases
40.	Thirty Fifth Floor	2129.50	10 Nos. of Residential Units, Lobby, Lift & Staircases

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JDTP (S) / ADTP / OC / 12 / 19-20
10. The Owner building

41.	Thirty Sixth Floor	2012.04	04 Nos. of Residential Units, Lobby, Lift & Staircases
42.	*Service Floor	1463.13	Lobby, Lift & Staircases,
43.	Thirty Seventh Floor	1092.94	TT, Reading Lounge, Pooltable, Spa, Gym, Squash court, Skylounge, Badminton court, Swimming pool, Lobby, Lift & Staircases
44.	Terrace	10.88	Solar panel, Staircase Head room, Lift Machine room, Overhead Tank and Helipad
	Total	107393.89	Total No. of Units = 356
45.	FAR	1.58	
46.	Coverage	5.48%	

This Occupancy Certificate is issued subject to the following conditions:

1. The car parking at 3Basement Floor area shall have adequate safety measures. It shall be done entirely at the risk and cost of 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 of BBMP. In the event of the applicant violating, the BBMP has the right to demolish the deviated / altered / added portion without any prior notice.
4. 3Basement 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. 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.
8. 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.
9. 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.

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10. 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.
11. Since, deviations have been done from the sanctioned plan while constructing the building, the security deposit is herewith forfeited.
12. 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.
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 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)/349/2012, dated: 14-09-2018, CFO from KSPCB vide Consent No. CFE/CELL-EIA-506/06-07/H-35 dt: 20-05-2019 and Compliance of submissions made in the affidavits and undertaking filed to this office.
16. The owner should abide to the outcome result of the Hon'ble High Court W.P. No. W.P. No. 57548/2018 (LB-BMP) towards Ground Rent and GST.
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 Town Planning (South)
Bruhat Bangalore MahanagaraPalike

To
Davanam Constructions Pvt. Ltd.,
and Sri. D.K. Shivakumar Rep by its GPA Holder
M/s. Sobha Ltd.,
"SOBHA" Sarjapura Marthalli
Outer ring road bellanduru post
Bangalore –560103.

Copy to:

- 1) JC/ EE / ARO / AEE (Gandhinagar) for information and n/a.

Joint Director of Town Planning (South)
Bruhat Bangalore Mahanagara Palike

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