

BRUHAT BANGALORE MAHANAGARA PALIKE

Office of the
Joint Director Building Licence (South)
Mahanagara Palike Offices
Bangalore. Dated: 18-08-2020

No. JDBL (S)/ ADTP/OC/14/20-21

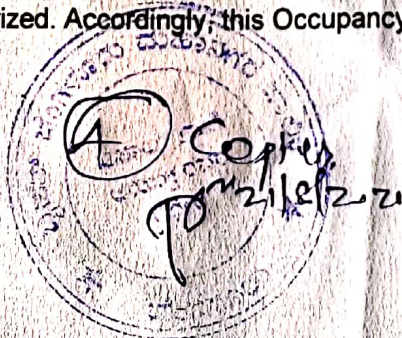
FINAL OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for Block -1 Wing 7 to 12 Residential Apartment Building at BBMP Khata No. 30/21/27, 15/1,15/2, 16/1, A, B, C & 16/2, Beratena Agrahara Village, Begur Hobli, Ward No - 192, Bangalore.

- Ref:** 1) Application for issue of Occupancy Certificate dtd: 28-01-2020.
2) Approval of Commissioner for issue of Occupancy Certificate dt: 20-03-2020.
3) Plan sanctioned No. BBMP/Addl.Dir/JD SOUTH/LP/0617/13-14, dt: 29-05-2014.
4) Fire Clearance issued by Fire Force and Emergency Department vide No. GBC (1) 566/2013, Dt: 04-12-2019.
5) CFO from KSPCB for vide No. A - 315822 PCB ID : 78437 dt: 13-11-2019.

A Plan was sanctioned for construction of Block -1 Residential apartment Building consisting of GF+20UF in Wing-1, 2, 3, 4 & 6, GF+19 UF in Wing- 5 with 3 common Basement Floors and GF+21UF in Wing 7, 9, 10 & 11, GF+20 UF in Wing-8 with 2 common Basement Floors and GF+2UF Club House in Wing-12, Block-2 consisting of GF+1UF (9 Row Houses) and Block-3 consisting of GF+1UF (8 Row Houses) vide BBMP/ Addl.Dir/JD South /00617/13-14 dt: 29-05-2014. The Commencement Certificate for Wing-1 to Wing-6 in Block-1 and Wing-7 to 12 in Block 1, Block 2 and Block 3 Row Houses was issued on 11-08-2015 and 30-08-2017 respectively. Occupancy Certificate for Block 1 - Wing 1 to 6, Block - 2 and Block - 3 issued on 31-07-2019.

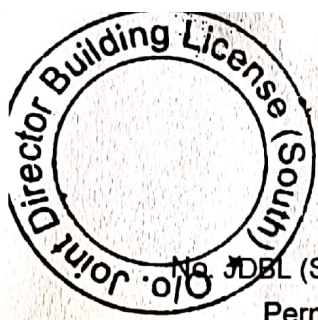
The Residential Apartment Building for Block -1 Wing 7 to 12 was inspected on dated: 02-03-2020 by the Officers of Town Planning Section for issue of Occupancy Certificate. During inspection, it is observed that, there is deviation in construction with reference to the sanctioned plan which is within the limits of regularization as per Bye-laws. The proposal for the issuance of Occupancy Certificate for the Residential Apartment Building for Block -1 Wing 7 to 12 was approved by the Commissioner on dated: 20-03-2020. Payment of Compounding Fees, Scrutiny Fees works out to Rs. 16,85,224/- (Rs. Sixteen Lakhs Eighty Five Thousand Two Hundred & Twenty Four only), excluding Ground Rent Fees as per the Hon'ble High Court Order vide 7454/2020 (LB-BBMP) on dt: 03-06-2020 has been paid by the applicant in the form of RE- ifms624-TP /000027 dated 07-08-2020. The deviations effected in the building are condoned and regularized. Accordingly, this Occupancy Certificate issued.



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Permission is hereby granted to occupy the Residential Apartment Building for Block 1 - Wing 7 to 12 - Wing 7, 9, 10 & 11 - 2B+G+ 21 UF, Wing - 8 - 2B+G+20 UF, Wing 12 Club House - G+ 2UF comprising of 418 Dwelling Units for Residential purpose constructed at Property Khata No. 30/21/27, 15/1, 15/2, 16/1, A, B, C & 16/2, Beratena Agrahara Village, Begur Hobli, Ward No - 192, Bangalore, with the following details:

Block -1 Wing 7 to 12

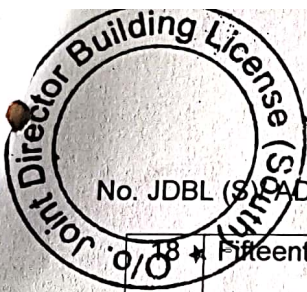
Sl. No.	Floor Descriptions	Built Up Area (sqm)	Remarks
1	1 st Basement Floor	9379.66	200 Nos. of car parking, S.T.P, WTP Pump room, Lifts & Staircases.
2	2 nd Basement Floor	9523.30	230 Nos. of car parking, Fire Pump Room, Lifts & Staircases.
3	Ground Floor	3713.64	14 Nos. of Residential Units, Lobbies, Corridors, Lifts & Staircases, Ramps and Electrical rooms.
4	First Floor	3720.62	18 Nos. of Residential Units, Lobbies, Corridors, Lifts & Staircases.
5	Second Floor	3430.49	18 Nos. of Residential Units, Lobbies, Corridors, Lifts & Staircases.
6	Third Floor	2648.72	18 Nos. of Residential Units, Lobbies, Corridors, Lifts & Staircases.
7	Fourth Floor	2648.72	18 Nos. of Residential Units, Lobbies, Corridors, Lifts & Staircases.
8	Fifth Floor	2884.56	20 Nos. of Residential Units, Lobbies, Corridors, Lifts & Staircases.
9	Sixth Floor	2884.56	20 Nos. of Residential Units, Lobbies, Corridors, Lifts & Staircases.
10	Seventh Floor	2884.56	20 Nos. of Residential Units, Lobbies, Corridors, Lifts & Staircases.
11	Eighth Floor	2884.56	20 Nos. of Residential Units, Lobbies, Corridors, Lifts & Staircases.
12	Ninth Floor	2884.56	20 Nos. of Residential Units, Lobbies, Corridors, Lifts & Staircases.
13	Tenth Floor	2884.56	20 Nos. of Residential Units, Lobbies, Corridors, Lifts & Staircases.
14	Eleventh Floor	2884.56	20 Nos. of Residential Units, Lobbies, Corridors, Lifts & Staircases.
15	Twelfth Floor	2884.56	20 Nos. of Residential Units, Lobbies, Corridors, Lifts & Staircases.
16	Thirteenth Floor	2884.56	20 Nos. of Residential Units, Lobbies, Corridors, Lifts & Staircases.
17	Fourteenth Floor	2884.56	20 Nos. of Residential Units, Lobbies, Corridors, Lifts & Staircases.

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18	Fifteenth Floor	2884.56	20 Nos. of Residential Units, Lobbies, Corridors, Lifts & Staircases.
19	Sixteenth Floor	2884.56	20 Nos. of Residential Units, Lobbies, Corridors, Lifts & Staircases.
20	Seventeenth Floor	2884.56	20 Nos. of Residential Units, Lobbies, Corridors, Lifts & Staircases.
21	Eighteenth Floor	2884.56	20 Nos. of Residential Units, Lobbies, Corridors, Lifts & Staircases.
22	Nineteenth Floor	2884.56	20 Nos. of Residential Units, Lobbies, Corridors, Lifts & Staircases.
23	Twentieth Floor	2884.56	20 Nos. of Residential Units, Lobbies, Corridors, Lifts & Staircases.
24	Twentieth First Floor	1872.02	12 Nos. of Residential Units, Lobbies, Corridors, Lifts & Staircases.
25	Terrace Floor	103.52	Lifts Machine Rooms, Staircases Head Rooms, Open Terraces & Solar Water Heaters.
	Total	83193.57	Total No. of Units = 418 Nos.
FAR		1.0996	
Coverage		6.35%	

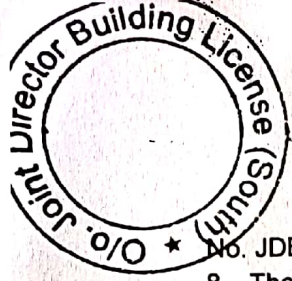
This Occupancy Certificate is issued subject to the following conditions:

1. The car parking at Basement Floors 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. Basement Floors 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.

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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.
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 and Emergency Department for vide No. GBC (1) 566/2013, Dated. 04-12-2019, CFO from KSPCB for vide No. A – 315822 PCB ID : 78437 dt: 13-11-2019 Compliance of submissions made in the affidavits and undertaking filed to this office.
16. The owner should abide to the Final orders of the Hon'ble High Court W.P. No. 7454/2020 (LB-BBMP) towards the payment of Ground Rent as per the undertaking submitted on 05-08-2020.
17. In case of any false information, misrepresentation of facts, or pending court cases, this Occupancy Certificate for Residential Apartment Building 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 Building Licence (South)
Bruhat Bangalore MahanagaraPalike

M/s. Sobha Ltd.,
Corporate Office, Sarjapur-Marathahalli
Outer Ring Road, Devarabeesanahalli,
Bellandur, Bangalore-560 103.

Copy to:

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

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