



BRUHAT BANGALORE MAHANAGARA PALIKE

Office of the
Joint Director, Town Planning (South)
BBMP Head Office, N.R. Square
Annex-3 Building,
Bangalore-02. Dated: 08-09-2023

No. JDTP (S)/ ADTP/ OC/ 06 /2023-24

OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for Residential Apartment Building at Khatha No. 02, Sy. No. 20/1, 21/2, Hosahalli, Kengeri Sub-division, Ward No. 198, Rajajeshwarinagar Zone, Bangalore.

- Ref:**
- 1) Application for issue of Occupancy Certificate dt: 28-12-2022.
 - 2) Approval of Chief Commissioner for issue of Occupancy Certificate dt: 10-03-2023.
 - 3) Plan sanctioned No. BBMP/Addl.Dir/JD South/0099/14-15 dt: 04-10-2017.
 - 4) Fire Clearance issued by Fire Force and Emergency Department vide No: GBC (1) 196/2014 Docket No. KSFES/CC/497/2022 dt: 10-10-2022.
 - 5) CFO from KSPCB vide Consent No. W-334537 PCB ID : 134332 dt: 23-11-2022.

A plan was sanctioned for construction of Residential apartment building consisting 3BF+GF+24 UF with 217 dwelling units vide BBMP/Addl.Dir/JD South/0099/14-15 dt: 04-10-2017. The Commencement Certificate has been issued on 01-02-2019.

The Residential Building was inspected on dated: 16-02-2023 by the Officers of Town Planning Section for issue of Occupancy Certificate. During inspection, it was 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 Chief Commissioner on dt: 10-03-2023. Payment of Compounding Fees, Scrutiny Fees works out to Rs. 1,20,55,000/- (Rs. One Crore Twenty Lakhs Fifty-Five Thousand only), out of which Rs. 50,09,000/- (Rs. Fifty Lakhs Nine Thousand only), which has been paid by the applicant vide Receipt No. RE- ifms624-TP/000012 dt: 31-05-2023 as per the Hon'ble High Court Interim Order W.P. No. 7917/2023 (LB-BMP) dt: 13-04-2023. The deviations effected in the building are condoned and regularized by imposing penalty. Accordingly, this Occupancy Certificate is issued.

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Joint Director, Town Planning (South)
Bruhat Bangalore Mahanagara Palike
08/09/23



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Permission is hereby granted to occupy the Residential Building Consisting of 3BF+GF+24 UF with 217 dwelling units for Residential purpose constructed at Property Khatha No. 02, Sy. No. 20/1, 21/2, Hosahalli, Kengeri Sub-division, Ward No. 198, Rajajeshwarinagar Zone, Bangalore with the following details;

Sl. No.	Floor Descriptions	Net Built up Area (in Sqm)	Remarks
1.	1 st Basement Floor	4616.34	103 No. of Car Parking, Fire pump room, STP, Lift lobby, Lifts & Staircases
2.	2 nd Basement Floor	4616.34	109 No. of Car Parking, Lift lobby, Lifts & Staircases
3.	3 rd Basement Floor	4616.61	120 No. of Car Parking, Lift lobby, Lifts & Staircases
4.	Ground Floor	1676.15	22 No. of Car Parking in Surface area, 05 No. of Residential Units, Lift lobby & Ramp, Electrical room, DG room, DG Yard, Transformer Yard, Club house and Swimming Pool, Lifts & Staircases
5.	First Floor	1698.63	07 No. of Residential Units, Corridor, Lift & Staircases.
6.	Second Floor	1672.63	09 No. of Residential Units, Corridor, Lift & Staircases.
7.	Third Floor	1672.63	09 No. of Residential Units, Corridor, Lift & Staircases.
8.	Fourth Floor	1672.63	09 No. of Residential Units, Corridor, Lift & Staircases.
9.	Fifth Floor	1672.63	09 No. of Residential Units, Corridor, Lift & Staircases.
10.	Sixth Floor	1672.63	09 No. of Residential Units, Corridor, Lift & Staircases.
11.	Seventh Floor	1672.63	09 No. of Residential Units, Corridor, Lift & Staircases.
12.	Eighth Floor	1672.63	09 No. of Residential Units, Corridor, Lift & Staircases.
13.	Ninth Floor	1672.63	09 No. of Residential Units, Corridor, Lift & Staircases.
14.	Tenth Floor	1672.63	09 No. of Residential Units, Corridor, Lift & Staircases.
15.	Eleventh Floor	1672.63	09 No. of Residential Units, Corridor, Lift & Staircases.
16.	Twelfth Floor	1672.63	09 No. of Residential Units, Corridor, Lift & Staircases.
17.	Thirteenth Floor	1672.63	09 No. of Residential Units, Corridor, Lift & Staircases.
18.	Fourteenth Floor	1672.63	09 No. of Residential Units, Corridor, Lift & Staircases.
19.	Fifteenth Floor	1672.63	09 No. of Residential Units, Corridor, Lift & Staircases.
20.	Sixteenth Floor	1672.63	09 No. of Residential Units, Corridor, Lift & Staircases.
21.	Seventeenth Floor	1672.63	09 No. of Residential Units, Corridor, Lift & Staircases.
22.	Eighteenth Floor	1672.63	09 No. of Residential Units, Corridor, Lift & Staircases.
23.	Nineteenth Floor	1672.63	09 No. of Residential Units, Corridor, Lift & Staircases.
24.	Twentieth Floor	1672.63	09 No. of Residential Units, Corridor, Lift & Staircases.

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25.	Twenty First Floor	1672.63	09 No. of Residential Units, Corridor, Lift & Staircases.
26.	Twenty Second Floor	1672.63	09 No. of Residential Units, Corridor, Lift & Staircases.
27.	Twenty Third Floor	1672.63	09 No. of Residential Units, Corridor, Lift & Staircases.
28.	Twenty Fourth Floor	1319.37	07 No. of Residential Units, Corridor, Lift & Staircases.
29.	Terrace	176.93	Lift machine room & Staircase Head room, OHT,
	Total	55518.23	Total No. of Units = 217 Units
30.	FAR	2.99 < 3.0	
31.	Coverage	12.80% < 50%	

This Occupancy Certificate is issued subject to the following conditions:

1. The car parking at 3Basement Floors, and Surface 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 Floors, and Surface area should be used for car parking purpose only and the additional area if any available in 3Basement Floors, Ground 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.

V. 8/9/23
Joint Director, Town Planning (South)
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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. As per the sanctioned building Plan FAR is 2.99 as per the As Built Plan and as observed during inspection the constructed building has a deviation of 0.04% in FAR and NIL in setback against the sanctioned plan. Hence, as per provision of section 3.13 (ii) of Zonal Regulations of RMP- 2015 and clause 4.1.5 (2) of Building Bye-law-2003, the security deposit of Rs. 55,86,200/- paid on 16-08-2017 during approval of building plan is hereby forfeited.
12. Owner / Builder / GPA Holder / Developer shall take all precautionary measure to ensure the safety of personnels involved in the construction activities.
13. Due to non-compliance of safety precautionary measures or due to any other reason if loss of life or injury or permanent disability occurred to personnels or damages caused to public or Private property. BBMP is not responsible for such loss, Owner / Builder / GPA Holder / Developer shall hold the responsibility for such damages or loss of life or injury or permanent disability.
14. Since, deviations have been done from the sanctioned plan while constructing the building, the security deposit is herewith forfeited.
15. 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 SWM Department.
16. All the rain water and waste water generated from the usage shall be pumped into the rain water harvesting pits and used for landscaping.
17. 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.
18. This Occupancy Certificate is subject to conditions laid out in the Clearance Certificate issued from Fire Force Department vide No. GBC (1) 196/2014 Docket No. KSFES/CC/497/2022 dt: 10-10-2022, and CFO from W-334537 PCB ID: 134332 dt: 23-11-2022.
19. The Applicant should abide by the undertaking submitted dt: 26-05-2023 to follow the Final orders of the Hon'ble High Court in W.P No. 7917/2023 (LB-BMP) dt: 13-04-2023 for the Balance Amount of Rs.70,46,074/-
20. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
21. The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-law 2016.
22. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.

V. N. 8/1/23
Joint Director, Town Planning (South)
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23. The Applicant / Owner / Developer shall plant one tree for every 240 Sq.m of FAR area as part thereof in case of Apartment / group housing / multi dwelling unit/development plan.

24. In case of any false information, misrepresentation of facts, or any complaints with regard to violation, any deviation carried out after issue of Occupancy Certificate, 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 (South)
Bruhat Bangalore MahanagaraPalike

To
M/s. Sobha Ltd.,
'Sobha', Sarjapur – Marathahalli Outer Ring Road,
Bellandur Post, Bangalore–560 103.

Copy to:

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

V. N. 8/9/23
Joint Director, Town Planning (South)
Bruhat Bangalore MahanagaraPalike
A/g 15/08/23 19/23

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