



BRUHAT BENGALURU MAHANAGARA PALIKE

Office of the
Joint Director, Town Planning (South)
BBMP Head Office, N.R. Square,
Annex-3 Building, Bangalore-02.
Dated: 08-07-2024.

No. JDTP (S)/ ADTP/ OC/ 15/2024-25

OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for Residential Apartment Including Club House Building At Khatha No.19/3, PID No.25-69-19/3, Minerva Mill Quarters, Gopalapura Division Road, West Zone, Ward No.96, Bangalore.

- Ref:**
- 1) Application for issue of Occupancy Certificate Dated: 06-04-2024.
 - 2) Approval of Chief Commissioner for issue of Occupancy Certificate Dt: 28-05-2024 & 03-07-2024.
 - 3) Plan Sanctioned No. BBMP/Addl.Dir/JD(S)/LP/0360/15-16, Dt: 10-10-2018.
 - 4) Fire Clearance issued by Fire Force and Emergency Department vide No: Docket No. KSFES/CC/094/2024 Dt: 22-03-2024.
 - 5) The Applicant submitted the Affidavit as per Govt order Date 06-11-2023, condition imposed to submit the CFO when the KSPCB is issued.

The Plan was sanctioned for construction of Residential Apartment Building consisting of BF+GF+25UF 160 Dwelling units and Club House BF+GF+01 UF on Dated: 10-10-2018 and The Commencement Certificate has been issued on Dt: 07-10-2020.

The Residential Building Including Club House was inspected on Dt: 17-05-2024 by the Officers of Town Planning Section for issue of Occupancy Certificate. During 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 Bye-laws. The proposal for the issuance of Occupancy Certificate for the Residential Apartment Including Club House Building was Approved by the Chief Commissioner on Dt: 28-05-2024 & 03-07-2024. Payment of Compounding Fees, Scrutiny Fees, Ground rent with GST 18%, and others Penalty fees works out to Rs.1,85,53,500/- out of which Rs.15,20,000/- (Rs. Fifteen Lakhs Twenty Thousand only), which has been paid by the applicant vide Receipt No. RE-ifms624-TP/000020, dt: 05-07-2024 as per the Hon'ble High Court Interim Order W.P. No.15593/2024 (LB-BMP) Dt:18-06-2024. The deviations effected in the building are condoned and regularized by imposing penalty. Accordingly, this Occupancy Certificate is issued.

Handwritten signature and date:
8/6/2024

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

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Hence, permission is hereby granted to occupy the Residential Apartment including Club House Building At Khatha No.19/3, PID No.25-69-19/3, Minerva Mill Quarters, Gopalapura Division Road, West Zone, Ward No.96. with the following details;

Sl. No.	Floor Descriptions	Built up Area (in Sqm)	Remarks
1.	Basement Floor	226.75	Fire pump room, WTP, STP, Lift pit & Staircases
2.	Ground Floor	2480.77	46 No. of Car Parking, Lift lobby & Ramp, Lifts & Staircases, Electrical room, Telecom room, Maintenance room, Association room, Filtration room, Reception area, Multi-purpose hall & Swimming Pool, Children's Play area
3.	First Floor	2561.68	39 No. Car Parking & 6 No. of Surface Car Parking, DG room, Electrical room, Fire command room, Gym, Table tennis room, Badminton court, Lift lobby, Lift & Staircases.
4.	Second Floor	2241.12	50 No. of Car Parking, Lift lobby, Lift & Staircases.
5.	Third Floor	2241.12	51 No. of Car Parking, Lift lobby, Lift, Staircases, Store/Service room, Drivers & Maids toilet.
6.	Fourth Floor	2241.12	53 No. of Car Parking, Store/Service room, Lift lobby, Lift & Staircases.
7.	Fifth Floor	2241.12	51 No. of Car Parking, Lift lobby, Lift & Staircases.
8.	Sixth Floor	1579.57	08 No. of Residential Units, Corridor, Lift & Staircases.
9.	Seventh Floor	1554.37	08 No. of Residential Units, Corridor, Lift & Staircases.
10.	Eighth Floor	1554.37	08 No. of Residential Units, Corridor, Lift & Staircases.
11.	Ninth Floor	1554.37	08 No. of Residential Units, Corridor, Lift & Staircases.
12.	Tenth Floor	1554.37	08 No. of Residential Units, Corridor, Lift & Staircases.
13.	Eleventh Floor	1554.37	08 No. of Residential Units, Corridor, Lift & Staircases.
14.	Twelfth Floor	1554.37	08 No. of Residential Units, Corridor, Lift & Staircases.
15.	Thirteenth Floor	1554.37	08 No. of Residential Units, Corridor, Lift & Staircases.
16.	Fourteenth Floor	1554.37	08 No. of Residential Units, Corridor, Lift & Staircases.
17.	Fifteenth Floor	1554.37	08 No. of Residential Units, Corridor, Lift & Staircases.
18.	Sixteenth Floor	1554.37	08 No. of Residential Units, Corridor, Lift & Staircases.
19.	Seventeenth Floor	1554.37	08 No. of Residential Units, Corridor, Lift & Staircases.
20.	Eighteenth Floor	1711.77	08 No. of Residential Units, Corridor, Lift & Staircases.
21.	Nineteenth Floor	1554.37	08 No. of Residential Units, Corridor, Lift & Staircases.
22.	Twentieth Floor	1554.37	08 No. of Residential Units, Corridor, Lift & Staircases.
23.	Twenty first Floor	1554.37	08 No. of Residential Units, Corridor, Lift & Staircases.
24.	Twenty-second Floor	1554.37	08 No. of Residential Units, Corridor, Lift & Staircases.

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25.	Twenty third Floor	1554.37	08 No. of Residential Units, Corridor, Lift & Staircases.
26.	Twenty fourth Floor	1554.37	08 No. of Residential Units, Corridor, Lift & Staircases.
27.	Twenty fifth Floor	1554.37	08 No. of Residential Units, Corridor, Lift & Staircases.
28.	Terrace	63.08	Lift machine room & Staircase Head room, OHT,
	Total	45566.75	Total No. of Units = 160 Units
29.	FAR	2.955<3.00	
30.	Coverage	22.77%<50%	

This Occupancy Certificate is issued subject to the following conditions:

- 1 The car parking at Ground, 1st, 2nd, 3rd, 4th & 5th Floor area Parking 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 Ground, 1st, 2nd, 3rd, 4th & 5th Floor area Parking should be used for car parking purpose only and the additional area if any available 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 herewith forfeited.
- 8 Owner shall make his own arrangements to dispose of 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 All the rain water and waste water generated from the usage shall be pumped into the rain water harvesting pits and used for landscaping.

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- 10 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.
- 11 The Applicant should Abide by the Indemnity Bond submitted for Demand for payment of fees as per the Interim Order of the Hon'ble High Court W.P. No.15593/2024 (LB-BMP) Dt:18-06-2024. Subject to condition for remittance of Such cost in future, based on the outcome of the final order of the Hon'ble High Court.
- 12 This Occupancy Certificate is subject to conditions laid out in the Clearance Certificate issued from Fire Clearance issued by Fire Force and Emergency Department vide No: Docket No.KSFES/CC/094/2024 Dt: 22-03-2024.
- 13 The Applicant shall abide by the Affidavit Submitted on Date: 17-05-2024 as per Govt order Dt: 06-11-2023, condition to impose submit the CFO when the KSPCB is issued.
- 14 The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
- 15 The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-law 2016.
- 16 If in case Audit objection arises, the applicant should abide to pay the difference fee amount.
- 17 The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
- 18 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 deem 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 Mahanagara Palike

To,

Sobha Limited
Regd & Corporate Office:- SOBHA
Sarajapura, Marathahalli Outer ring road,
Bellandur post, Bangalore-560103.

Copy to:

1. JC (West Zone) / EE (Gandhinagar) / AEE/ ARO (Gandhinagar Sub-division) for information and necessary action.
2. Senior Environmental Officer, KSPCB, # 49, Church Street, Bengaluru - 01 for information.
3. Superintendent Engineer, (Electrical), BESCO, South Division, No.8, Bengaluru - 560046.
4. Office copy.

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