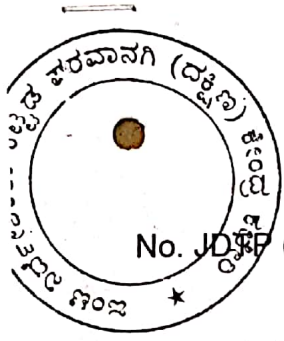




# BRUHAT BANGALORE MAHANAGARAPALIKE

Office of the  
Joint Director, Building Licence (South)  
MahanagaraPalike Offices  
Bangalore. Dated: 03-10-2019



## OCCUPANCY CERTIFICATE

**Sub:** Issue of Occupancy Certificate for Residential Apartment Building at BBMP Khata No. 989/41/1, 41/2, 41/3, 41/4, 41/5, 41/6, 41/7, 41/8, 41/9, 41/10, 42/3, 42/4, 42/5, 42/6, 42/8, 42/9, 42/14, 42/15, 42/16, 42/17, 38/2, 38/4, 80/3, 37/1, 38/3, 80/1, 38/1, 35/3, 37/2, 38/5, 35/4, 79, 80/1, 80/2, 40/1, 40/2, 40/3, 40/4, 40/5, 40/6, 40/7, 40/8, 48/6, 48/7, 48/8, Hosakerehalli Village, Uttarahalli Hobli, Bangalore South Taluq, Ward No. 160, Rajarajeshwarinagar Zone, Bangalore measuring an extent of 7A 7G or 29,038 sqm.

- Ref:**
- 1) Application for issue of Occupancy Certificate dt: 16-01-2019.
  - 2) Approval of Commissioner for issue of Occupancy Certificate dt: 30-05-2019.
  - 3) Plan sanctioned No. ಬಿಎಂಐಸಿಎಪಿಎ/68/ಪ್ರಾಪ್ತಪ/1730/2012-13, dt: 09-12-2014.
  - 4) Fire Clearance issued by Fire Force and Emergency Department vide No: GBC (1) 655/2012 dt: 05-03-2019.
  - 5) CFO from KSPCB vide Consent No. AW-314950 PCB ID:41793 dt: 23-09-2019.

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Building plan was sanctioned for construction of Residential apartment building consisting of 2BF+GF+13 UF and Amenities – 2B+G+2 UF vide LP No. ಬಿಎಂಐಸಿಎಪಿಎ/ 68/ ಪ್ರಾಪ್ತಪ/1730/2012-13 dt: 09-12-2014.

The Residential Apartment Building was inspected on dated: 25-03-2019 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, which was approved by the Commissioner dated: 30-05-2019. Payment of Compounding Fees, Scrutiny Fees, Lake Improvement Charges works out to Rs. 68,96,541/- (Rs. Sixty Eight Lakhs Ninety Six Thousand Five Hundred Fourty One only), excluding Ground Rent Fees as per the Hon'ble High Court Interim Order vide W.P No. 25459-25461/2019 (LB-BMP) dated: 24-06-2019 has been paid by the applicant in the form of RE-ifms624-TP /000092 dated 03-10-2019. The deviations effected in the building are condoned and regularized. Accordingly, this Occupancy Certificate issued.

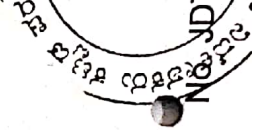
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No. JDTP (S)/ ADTP/OC/ 37/19-20

Permission is hereby granted to occupy the Residential Apartment Building consisting of 2BF+GF+13 UF and Amenities – 2B+G+2 UF Comprising of 312 Dwelling Units Residential purpose constructed at a portion of Property bearing Khatha No. 989/41/1, 41/2, 41/3, 41/4, 41/5, 41/6, 41/7, 41/8, 41/9, 41/10, 42/3, 42/4, 42/5, 42/6, 42/8, 42/9, 42/14, 42/15, 42/16, 42/17, 38/2, 38/4, 80/3, 37/1, 38/3, 80/1, 38/1, 35/3, 37/2, 38/5, 35/4, 79, 80/1, 80/2, 40/1, 40/2, 40/3, 40/4, 40/5, 40/6, 40/7, 40/8, 48/6, 48/7, 48/8, Hosakerehalli Village, Uttarahalli Hobli, Bangalore South Taluq, Ward No. 160, Rajarajeshwarinagar Zone, Bangalore measuring an extent of 7A 7G or 29,038 sqm with the following details;

Sl. No.	Floor Descriptions	Built up Area (in Sqm)	Remarks
1.	Lower Basement Floor	5514.07	116 Nos. of Car parking, STP, Lift & Staircases.
2.	Upper Basement Floor	8911.57	190 Nos. of Car parking, Lift & Staircases.
3.	Ground Floor	6743.34	91 Nos. of Car parking, 31 Nos. of Car parking in surface area (Visitors Car Park), Transformer Yard, Lobby, Lift & Staircases & Club House (Club House double height Lobby)
4.	First Floor	4023.31	24 Nos. of Residential Units, Lobby, Lift & Staircases & Club House, Game room, Multipurpose room, office, Gymnesia, Store, Pantry & Toilets.
5.	Second Floor	4050.85	24 Nos. of Residential Units, Lobby, Lift & Staircases & Club House, Sports Hall Triple height, Store, Toilets.
6.	Third Floor	3407.13	24 Nos. of Residential Units, Lobby, Lift & Staircases & Club House (Lounge).
7.	Fourth Floor	3169.28	24 Nos. of Residential Units, Lobby, Lift & Staircases
8.	Fifth Floor	3169.28	24 Nos. of Residential Units, Lobby, Lift & Staircases
9.	Sixth Floor	3169.28	24 Nos. of Residential Units, Lobby, Lift & Staircases
10.	Seventh Floor	3169.28	24 Nos. of Residential Units, Lobby, Lift & Staircases
11.	Eighth Floor	3169.28	24 Nos. of Residential Units, Lobby, Lift & Staircases

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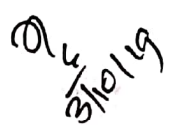


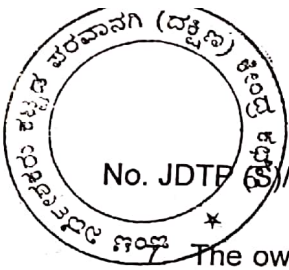
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12.	Nineth Floor	3169.28	24 Nos. of Residential Units, Lobby, Lift & Staircases
13.	Tenth Floor	3169.28	24 Nos. of Residential Units, Lobby, Lift & Staircases
14.	Eleventh Floor	3169.28	24 Nos. of Residential Units, Lobby, Lift & Staircases
15.	Twelfth Floor	3169.28	24 Nos. of Residential Units, Lobby, Lift & Staircases
16.	Thirteenth Floor	3169.28	24 Nos. of Residential Units, Lobby, Lift & Staircases
17.	Terrace	19.25	Solar panel, Staircase Head room, Overhead Tank
	<b>Total</b>	<b>64362.32</b>	<b>Total No. of Units = 312</b>
18.	FAR	<b>1.451</b>	
19.	Coverage	<b>23.628%</b>	

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

1. The car parking at 2Basement Floors, Ground Floor & 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. 2Basement Floors, Ground Floor & surface 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).


  
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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.

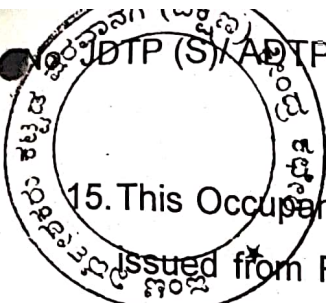
- 8. The Owner / Association of the high-rise building shall get the building inspected by empanelled agencies of the Fire Force Department to ensure that the fire equipments installed are in good and workable condition, and an affidavit to that effect shall be submitted to the corporation and Fire Force 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.
- 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.

  
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JDTP (S)/ADTP/OCI 37/19-20

- 15. This Occupancy Certificate is subject to conditions laid out in the Clearance Certificate issued from Fire Force Department vide No. GBC (1) 655/2012 dt: 05-03-2019, CFO from KSPCB vide Conent No. AW-314950 PCB ID:41793 dt: 23-09-2019 and Compliance of submissions made in the affidavits and undertaking filed to this office.
- 16. The Applicant should abide by the undertaking submitted on 24-09-2019 to follow the Final orders of the Hon'ble High Court in W.P. No. 25459-25461/2019 (LB-BMP) towards the payment of Ground Rent.
- 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, Building Licence (South)  
Bruhat Bangalore MahanagaraPalike

To  
Smt. Gowramma, Sri. D.K. Suresh,  
M/s. Sobha Ltd., Rep by its  
Sri. N.B. Ashok Kumar  
"SOBHA" Sarjapura Marthalli,  
Outer Ring Road Bellanduru Post,  
Bangalore – 560 103.

Copy to:  
1) JC/ EE / ARO / AEE (Rajarajeshwarinagar) for information and n/a.

Joint Director, Building Licence (South)  
Bruhat Bangalore MahanagaraPalike

Handwritten signatures and dates:  
 - Signature: [Handwritten] 31/10/19  
 - Signature: [Handwritten] 31/10/19  
 - Signature: [Handwritten] 31/10/19