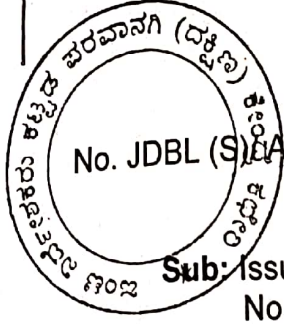


BRUHAT BANGALORE MAHANAGARA PALIKE

Office of the
Joint Director of Town Planning (South)
MahanagaraPalike Offices
Bangalore. Dated: 15-10-2019



No. JDBL (S)ADTP/Final OC/40/19-20

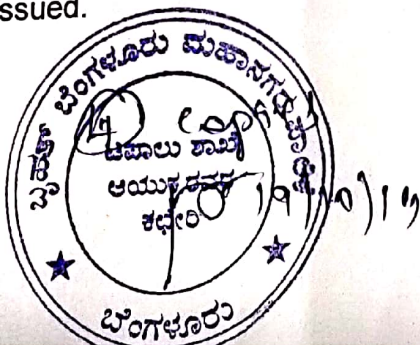
FINAL OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for Commercial / Multiplex 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 Modified Plan cum Occupancy Certificate dtd: 04-05-19.
 - 2) Approval of Commissioner for issue of Modified Plan cum Occupancy Certificate dtd: 27-08-2019.
 - 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: KSFES / CC/134/2019 dt: 16-05-2019.
 - 5) CFO from KSPCB vide Concent No. AW-314784 PCB ID:78320 dt: 13-09-2019.

A plan was sanctioned for construction of Residential Apartment Building consisting of 4BF+GF+37 UF and Commercial / Multiplex Building consisting of 4BF+GF+5 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. Partial Occupancy Certificate issued on 17-06-2019.

The Commercial / Multiplex Building was inspected on dated: 14-08-2019 by the Officers of Town Planning Section for issue of Modified Plan cum Final 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 Modified Plan cum Final Occupancy Certificate for the Commercial / Multiplex Building was approved by the Commissioner on dated: 27-08-2019. Payment of Compounding Fees, Scrutiny Fees works out to Rs. 78,82,173/- (Rs. Seventy Eight Lakhs Eighty Two Thousand One Hundred Seventy Three only), excluding Ground Rent Fees as per the Hon'ble High Court Interim Order vide W.P No. 42396/2019 (LB-BMP) dated: 18-09-2019 has been paid by the applicant in the form of RE-ifms624-TP /000095 dated 10-10-2019. The deviations effected in the building are condoned and regularized. Accordingly, this Final Occupancy Certificate issued.

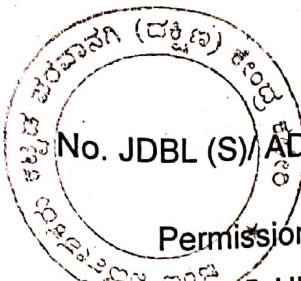


Joint Director, Building Licence (South)
Bruhat Bangalore Mahanagara Palike

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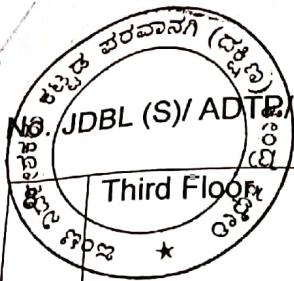


No. JDBL (S)/ADTP/Final OC/40 /19-20

Permission is hereby granted to occupy the Commercial / Multiplex Building Consisting of 4BF+GF+5 UF Commercial / Multiplex purpose constructed at Property Khata No. 19/2 Ramachandrapura (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	1 ST Basement	16156.23	578 No.s of car parking, Security control room, Mall management room, Fire IVC, Training room, Helmet & Baggage room, EPBAX room, BMS room, Tenant panel room, Electrical room, PCS room, Ramps, Lobbies, Lifts & Staircases and Travellators
2	2 ND Basement	16728.11	724 No.s of car parking, Tenant storage, Housekeeping, , Ramps, Lobbies, Lifts & Staircases and Travellators
3	3 RD Basement	20336.40	705 No.s of car parking, Truck parking bay, Laundry room, Event management, Centralized control room, Cold storage, Dry garbage room, Wet garbage room, OWC, Garbage segregation room, Chiller plant, STP, Ramps, Lobbies, Lifts & Staircases and Travellators
4	4 TH Basement	1207.01	U.G.Sump, Fire pump room staircase -
5	Ground Floor	13670.05	F&B and Anchor shops, Vanilla shops, Hypermarket, Control room, Electrical rooms, HVAC rooms, Ladies & Gents Toilet, Janitor's room & Differently abled toilet, Corridors, Lobbies, Lifts & Staircases, Travellators & Escalators
6	First Floor	12189.20	Anchor shops, Mini Anchor shops, Vanilla shops, Electrical rooms, HVAC rooms, Ladies & Gents Toilet, Janitor's room & Differently abled toilet, Corridors, Atriums, Lobbies, Lifts, Staircases & Escalators
7	Second Floor	12408.55	Anchor shops, Mini Anchor shops, Vanilla shops, Electrical rooms, HVAC rooms, Ladies & Gents Toilet, Janitor's room & Differently abled toilet, Corridors, Atriums, Lobbies, Lifts, Staircases & Escalators

Joint Director, Building Licence (South)
Bruhat Bangalore Mahanagara Palike
15/10/19
15/10/19



JDBL (S)/ ADTB/Final OC/40/19-20

	Third Floor	12807.26	F&B, Food Court, Dining, Store, Kitchen, Staff Toilet, Staff canteen, Vanilla shops, Family Entertainment Center, Fine Dining Restaurants, Electrical rooms, HVAC rooms, Ladies & Gents Toilet, Janitor's room & Differently abled toilet, Corridors, Atriums, Lobbies, Lifts, Staircases & Escalators
9	Fourth Floor	7376.50	Multiplex Lobby, Multiplex F&B, Multiplex Toilets, Fine dining Restaurants, Open to sky terrace dining, Family Entertainment Center, Electrical rooms, HVAC rooms, Corridors, Atriums, Lobbies, Lifts, Staircases & Escalators
10	Fifth Floor	4999.55	Multiplex Mezzanine, Projector room, Service corridor, Multiplex seating
11	Terrace Floor	126.54	Staircase head rooms, Open terraces, Solar water heaters, HVAC outdoor units, Pump rooms, Mobile booster rooms, Electrical rooms & O.H.T.
	Total	118005.39	
45.	FAR	2.90 < 3.25	
46.	Coverage	39.78% < 45%	

This Occupancy Certificate is issued subject to the following conditions:

1. The car parking at 3Basement Floors 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 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).

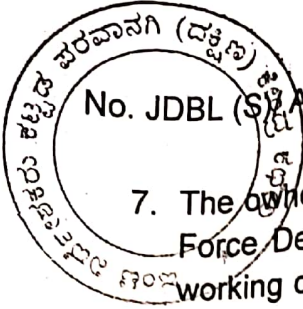
Joint Director, Building Licence (South)
Bruhat Bangalore Mahanagara Palike

15/10/19

15/10/19

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15/10/19



No. JDBL (S) ADTP/Final OC/40/19-20

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.
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. KSFES / CC/134/2019 dt: 16-05-2019, CFO from KSPCB vide Consent No. AW-314784 PCB ID:78320 dt: 13-09-2019 and Compliance of submissions made in the affidavits and undertaking filed to this office.
16. The Applicant should abide by the undertaking submitted on 03-10-2019 to follow the Final orders of the Hon'ble High Court in W.P. No. 42396/2019 (LB-BMP) towards the payment of Ground Rent.


 Joint Director, Building Licence (South)
 Bruhat Bangalore Mahanagara Palike
 15/10/19
 15/10/19

17. The Applicant should abide by the undertaking submitted on 03-10-2019 to follow the Registration of Relinquishment Deed in favour of BBMP in respect of extent of 1938.60 sqm enmarked for Road Widening in the Sanction Plan dated: 03-05-2013.
18. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
19. The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-law 2016.
20. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
21. The Applicant / Owner / Developer shall plant one tree for a) sites measuring 180 Sqm upto 240 Sqm b) minimum of two trees for sites measuring with more than 240 Sqm. c) One tree for every 240 Sq.m of FAR area as part thereof in case of Apartment / group housing / multi dwelling unit/development plan.
22. 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
Davanam Constructions Pvt. Ltd.,
and Sri. D.K. Shivakumar
Rep by its GPA Holder M/s. Sobha Ltd.,
"SOBHA" SarjapuraMarthalli
Outer Ring Road Bellanduru Post
Bangalore -560 103.

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

[Signature]
Joint Director, Building Licence (South)
Bruhat Bangalore Mahanagara Palike
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