



# BRUHAT BANGALORE MAHANAGARA PALIKE

Office of the  
Joint Director, Building Licence (South)  
MahanagaraPalike Offices  
Bangalore. Dated: 24-12-2019

No. JDBL (S)/ ADTP/ OC/ 54 /19-20

## OCCUPANCY CERTIFICATE



O/C

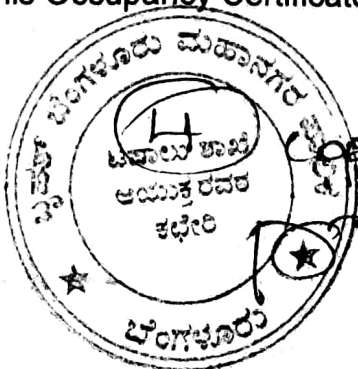
**Sub:** Issue of Occupancy Certificate for Residential Apartment Building at Khatha No. 114, PID No. 55-140-114, Kadirenahalli Village, Uttarahalli Hobli, Ward No. 182, South Zone, Bangalore.

- Ref:**
- 1) Application for issue of Occupancy Certificate dtd: 19-10-2019.
  - 2) Approval of Commissioner for issue of Occupancy Certificate dtd: 06-11-2019.
  - 3) Plan sanctioned No. **BBMP/Addl.Dir/JD South/0440/14-15**, dtd: 13-07-2015.
  - 4) Fire Clearance issued by Fire Force and Emergency Department vide No: GBC (1) / 477/2014 Docket No. KSFES / CC / 316/2019 dt: 22-11-2019.
  - 5) CFO from KSPCB vide Consent No. W-314517 PCB ID:81637 dt: 29-08-2019.

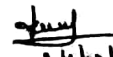
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The plan was sanctioned for construction of Residential Apartment Building consisting Wing 1 - 2B+G+22 UF, Wing 2 - 2B+G+18 UF and Club House - G+5UF vide LP No. BBMP/Addl.Dir/JD South/0440/14-15 Dated: 13-07-2015 & Commencement Certificate issued on 29-07-2016.

The Residential Apartment Building was inspected on dated: 30-10-2019 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 was approved by the Commissioner on dated: 06-11-2019 vide mentioned at ref. (2). Payment of Compounding Fees, Scrutiny Fees works out to Rs. 8,12,709/- (Rs. Eight Lakhs Twelve Thousand Seven Hundred and nine only), excluding Ground Rent Fees as per the Hon'ble High Court Interim Order vide W.P No. 51603/2019 (LB-BMP) dated: 04-12-2019 has been paid by the applicant in the form of RE-ifms624-TP /000147 dated 23-12-2019. The deviations effected in the building are condoned and regularized. Accordingly, this Occupancy Certificate issued.



  
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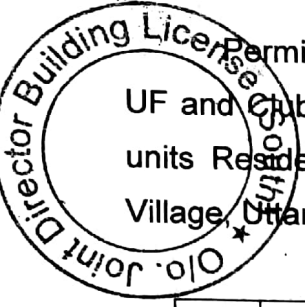
  
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Permission is hereby granted to occupy the Wing 1 - 2B+G+22 UF, Wing 2 - 2B+G+18 UF and Club House - G+5UF for Residential Apartment Building comprising of 137 Dwelling units Residential purpose constructed at Property 114, PID No. 55-140-114, Kadirenahalli Village, Uttarahalli Hobli, Ward No. 182, South Zone, Bangalore, with the following details;

Sl. No.	Floor Descriptions	Built up Area (in Sqm)	Remarks
1.	Lower Basement Floor	5617.66	126 Nos. of Car parking, STP, HVAC room, Lobby, Lift & Staircases.
2.	Upper Basement Floor	6126.72	114 Nos. of Car parking, WTP, Pump Room, STP, Fire water tank, Treated Water Tank, Raw Water Tank, Roof Water Tank, D.G. room, Rain Water collection tank, Communication room, Lift & Staircases.
3.	Ground Floor	2056.75	57 Nos. of Car parking in Surface area (Including 15 Nos of Visitors Car Park), ClubHouse-lobby, multipurpose hall, pantry, toilets, Lift & Staircases.
4.	First Floor	1242.34	5 No. of Residential Units, Club House-games room, Lobby, Lifts & Staircases
5.	Second Floor	1882.41	7 No. of Residential Units, Club House-Swimming pool, Badminton court, Changing rooms, Terrace, Lobby, Lifts & Staircases
6.	Third Floor	1399.38	7 No. of Residential Units, Club House-double height sapce, Lobby, Lifts & Staircases
7.	Fourth Floor	1588.7	7 No. of Residential Units, Club House-Gym, Changing rooms, Lobby, Lifts & Staircases
8.	Fifth Floor	1548.6	7 No. of Residential Units, Club House-Yoga, TTRoom, Terrace, Lobby, Lifts & Staircases
9.	Sixth Floor	1473.9	8 No. of Residential Units, Lobby, Lifts & Staircases
10.	Seventh Floor	1486.43	8 No. of Residential Units, Lobby, Lifts & Staircases
11.	Eighth Floor	1452.67	8 No. of Residential Units, Lobby, Lifts & Staircases
12.	Ninth Floor	1473.9	8 No. of Residential Units, Lobby, Lifts & Staircases
13.	Tenth Floor	1481.69	8 No. of Residential Units, Lobby, Lifts & Staircases
14.	Eleventh Floor	1481.69	8 No. of Residential Units, Lobby, Lifts & Staircases

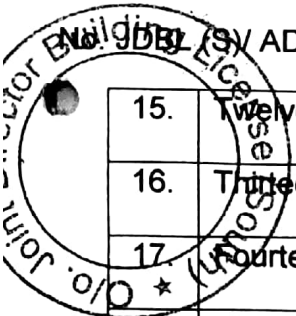
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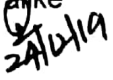


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15.	Twelveth Floor	1495.34	8 No. of Residential Units, Lobby, Lifts & Staircases
16.	Thirteen Floor	1452.6	8 No. of Residential Units, Lobby, Lifts & Staircases
17.	Fourteenth Floor	1489.47	8 No. of Residential Units, Lobby, Lifts & Staircases
18.	Fifteenth Floor	1489.47	8 No. of Residential Units, Lobby, Lifts & Staircases
19.	Sixteenth Floor	834.56	4 No. of Residential Units, Lobby, Lifts, Staircases & Service floor
20.	Seventeenth Floor	1554.11	4 No. of Duplex Units, 4No. of Residential unit Lobby, Lifts & Staircases
21.	Eighteenth Floor	1428.15	4 No. of Residential Units, Lobby, Lifts & Staircases
22.	Nineteenth Floor	797.72	4 No. of Residential Units, Lobby, Lifts & Staircases
23.	Twentieth Floor	91.26	Staircases & Service floor
24.	Twenty first floor	795.61	4 No. of Duplex Residential Units, Lobby, Lifts & Staircases
25.	Twenty second Floor	708.65	
26.	Terrace	51.62	Lift machine room & Staircase Head room, OHT
	<b>Total</b>	<b>42501.40</b>	<b>Total No. of Units = 137 Nos.</b>
27.	<b>FAR</b>	<b>2.223 &lt; 2.25</b>	
28.	<b>Coverage</b>	<b>16.72% &lt; 50%</b>	

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


1. The car parking at 2Basement, Ground Floor 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. 2Basement, Ground Floor and 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.


  
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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.
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. The Applicant should abide by the undertaking submitted on 19-12-2019 to follow the Final orders of the Hon'ble High Court in W.P. No. 51603/2019 (LB-BMP) towards the payment of Ground Rent.

  
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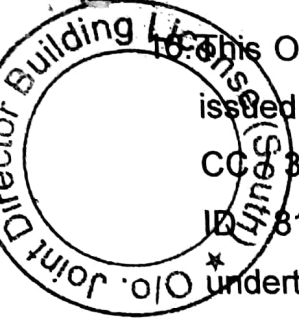
  
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This Occupancy Certificate is subject to conditions laid out in the Clearance Certificate issued from Fire Force Department vide No. GBC (1) / 477/2014 Docket No. KSFES / CC 316/2019 dt: 22-11-2019, CFO from KSPCB vide Consent No. W – 314517 PCB ID 81637 dt: 29-08-2019 and Compliance of submissions made in the affidavits and undertaking filed to this office.

17. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
18. The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-law 2016.
19. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
20. The Applicant / Owner / Developer shall plant one tree for One tree for every 240 Sq.m of FAR area as part thereof in case of Apartment / group housing / multi dwelling unit/development plan.
21. In case of any false information, misrepresentation of facts, or pending court cases, the Occupancy Certificate shall deemed to be cancelled.

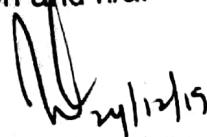
On default of the above conditions the Occupancy Certificate issued will be withdrawn without any prior notice.

Sd/-  
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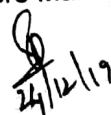
To  
M/s. Rapsri Engineering Industries Ltd.,  
Rep by GPA Holder M/s. Sobha Ltd.,  
"SOBHA" Sarjapur Marthalli Outer Ring Road,  
Bellandur post,  
Bangalore – 560 103.

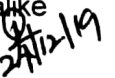
Copy to:

- 1) JC (South)/ EE / ARO / AEE (Padmanabhanagar) for information and n/a.

  
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