



BRUHAT BENGALURU MAHANAGARA PALIKE

Office of the Joint Director of Town Planning (North), N.R. Square, Bengaluru - 560 002.
No. BBMP/Ad Dir/JD North/LP/0455/2014-15

Date: 20-07-2019.

OCCUPANCY CERTIFICATE (Partial)

Sub Issue of Occupancy Certificate for the Wing - 1, 2, 3, 4, 5, 6, 9, 10, 11, 12, 13, 14, 15, 16 & 17 Residential Apartment Building at Property Khata No. 374, Municipal No. 29, Sy No. 47/2, 47/3, 49/1, 49/2, 49/5, 50/1B, 50/2, 50/3, 50/4, 50/5, 50/6, 51/1, 51/2B1, 51/2B2, 51/2C1, 51/2C2, 51/3, 51/4, 53/1, 53/2, 58/1, 58/2, 59/1, 59/2, 59/3, 59/4, 59/5, 60/1, 60/3, 61/1, 61/2A, 61/2B, 61/3, 61/4, 62/4A, 62/4B, 63/1, 63/2, 63/3, 63/4, 63/5, 66/1, 66/2, 67/1, 67/2, 75/1, 76/1, 76/2, 76/3, 77/3, 77/4, 77/5, 77/7, 77/8, 77/9, 77/10, Balagere Village, Varthur Hobli, Bangalore East Taluk, Ward No. 149, Mahadevapura Zone, Bengaluru.

- Ref: 1) Your application for issue of Occupancy Certificate dated: 26-07-2018.
 2) Building Plan Sanctioned No. JDTP(N)/LP/150/2010-11, Dated: 20-07-2015.
 3) Fire Clearance for the Occupancy Certificate vide No. GBC(1)/58/2014, Date: 15-07-2017. No. GBC(1)/58/2014, dated: 24-07-2018 and No. GBC(1)/58/2014, dated: 19-12-2017 & GBC(1)/58/2019, Date: 18-07-2019.
 4) CFO issued by KSPCB vide No. PCB/231/CNP/14/H-693, Date: 09-11-2017, Consent No. AW-312023, Dated: 08-04-2019.
 5) Approval of Commissioner for issue of Occupancy Certificate dated: 30-05-2019.

The Plans for the construction of Wing - 1, 2, 3, 4, 5, 6 Consisting of 2BF+GF+14 UF, Wing - 15, Consisting of 2BF+GF+2 UF (Club House) Wing - 16 & 17 Consisting of 2BF+GF+13 UF and Wing - 9, 10, 11, 12, 13 & 14 Consisting of 2BF+GF+13 UF having 1371+552 EWS Units at Property Khata No. 374, Municipal No. 29, Sy No. 47/2, 47/3, 49/1, 49/2, 49/5, 50/1B, 50/2, 50/3, 50/4, 50/5, 50/6, 51/1, 51/2B1, 51/2B2, 51/2C1, 51/2C2, 51/3, 51/4, 53/1, 53/2, 58/1, 58/2, 59/1, 59/2, 59/3, 59/4, 59/5, 60/1, 60/3, 61/1, 61/2A, 61/2B, 61/3, 61/4, 62/4A, 62/4B, 63/1, 63/2, 63/3, 63/4, 63/5, 66/1, 66/2, 67/1, 67/2, 75/1, 76/1, 76/2, 76/3, 77/3, 77/4, 77/5, 77/7, 77/8, 77/9, 77/10, Balagere Village, Varthur Hobli, Bangalore East Taluk, Ward No. 149, Mahadevapura Zone, Bengaluru. was sanctioned by this office vide reference (2). The Commencement Certificate was issued Wing - 12, 13 dated: 31-03-2016, Wing 16, 09, 10, 14 - dated: 13-10-2016, Wing 1, 2, 15, 17 - dated: 02-01-2017, Wing - 3, 11 - dated: 27-02-2017 and Wing - 5 - 23-02-2017 and The Compounding fee for the Commencement Certificate of Wing 4 & 6 is collected and regularised. The Fire and Emergency Services department vide Ref No. (3) has issued Clearance Certificate to Occupy the Building. KSPCB vide Ref (4) has issued consent for Operation of Sewage Treatment Plant (STP). Occupancy Certificate (Partial) is requested to Residential Apartment Building of Wing - 1, 2, 3, 4, 5, 6, 9, 10, 11, 12, 13, 14, 15, 16 & 17 Residential Apartment building vide ref (1).

Residential Apartment Building Wing - 1, 2, 3, 4, 5, 6, 9, 10, 11, 12, 13, 14, 15, 16 & 17 were inspected by the Officers of Town Planning Section on 06-05-2019 for the 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 Building Bye-Laws - 2003. The proposal for the issuance of Occupancy Certificate for the Residential Apartment building was approved by the Commissioner on date: 30-05-2019. The compounding fee for the deviated portion, ground rent arrears including GST, Wing 4 & 6 Commencement Certificate Fee and Scrutiny fee worked out to Rs.1,55,82,000/-. (Rs One Crores Fifty Five Lakhs Eighty Two Thousand Only) and Demand notice was issued to remitt this amount to BBMP.

B.R. Mudda 22/7/19
Joint Director of Town Planning (North)
Bruhat Bengaluru Mahanagara Palike

B.R. Mudda

20/7/19

20/7



No. BBMP/AddLDir/JD North/LP/0455/2014-15

The Hon'ble High court vide W.P. No. 25145/2019 & W.P. Nos. 26331-337/2019 date. 24-06-2019 directed that, insofar as it relates to Ground Rent and GST, passed interim stay order. As per the Hon'ble High Court order, Fee of Rs. 28,65,492/- (Twenty Eight Lakhs Sixty Five Thousand Four hundred Ninty two) has been paid by the applicant in the form DD No: 350881, drawn on Axis Bank dated: 06-07-2019 and taken into BBMP account vide receipt No.RE-ifms 331-TP/000163 dated: 08-07-2019. The deviations effected in the building are condoned and regularized accordingly.

Hence, Permission is hereby granted to occupy the Residential Apartment Building Wing - 1, 2, 3, 4, 5, 6 Consisting of 2BF+GF+14 UF, Wing - 15, Consisting of 2BF+GF+2 UF (Club House) Wing - 16 & 17 Consisting of 2BF+GF+13 UF and Wing - 9, 10, 11, 12, 13 & 14 Consisting of 2BF+GF+13 UF having 1371+552 EWS Units at Property Khata No. 374, Municipal No. 29, Sy No. 47/2, 47/3, 49/1, 49/2, 49/5, 50/1B, 50/2, 50/3, 50/4, 50/5, 50/6, 51/1, 51/2B1, 51/2B2, 51/2C1, 51/2C2, 51/3, 51/4, 53/1, 53/2, 58/1, 58/2, 59/1, 59/2, 59/3, 59/4, 59/5, 60/1, 60/3, 61/1, 61/2A, 61/2B, 61/3, 61/4, 62/4A, 62/4B, 63/1, 63/2, 63/3, 63/4, 63/5, 66/1, 66/2, 67/1, 67/2, 75/1, 76/1, 76/2, 76/3, 77/3, 77/4, 77/5, 77/7, 77/8, 77/9, 77/10, Balagere Village, Varthur Hobli, Bangalore East Taluk, Ward No. 149, Mahadevapura Zone, Bengaluru. with the following details.

A. Wing - 1, 2, 3, 4, 5, 6, 9, 10, 11, 12, 13, 14, 15, 16 & 17 Residential Apartment Building

Sl. No.	Floor Descriptions	Built Up Area (In Sqm)	Uses and other details.
1	2	3	4
1	Lower Basement Floor	29541.76	815 NOS car parks ,lobby,lifts and staircases, 2 UG sumps (1 UG sump common for wing 1-6 & 1 UG sump common for wing 7-17)
2	Upper Basement Floor	28783.90	832 NOS car parks ,lobby,lifts and staircases , 2 UG sumps (1 UG sump common for wing 1-6 & 1 UG sump common for wing 7-17)
3	Ground Floor	11495.80	107 nos of dwelling units, 199 Surface Car Parking, corridor , lobby ,lifts and staircases
4	First Floor	11465.14	136 nos of dwelling units,corridor ,lobby ,lifts and staircases
5	Second Floor	11465.16	136 nos of dwelling units,corridor ,lobby ,lifts and staircases
6	Third Floor	11465.16	136 nos of dwelling units,corridor ,lobby ,lifts and staircases
7	Fourth Floor	11465.16	136 nos of dwelling units,corridor ,lobby ,lifts and staircases
8	Fifth Floor	11465.16	136 nos of dwelling units,corridor ,lobby ,lifts and staircases
9	Sixth Floor	11465.16	136 nos of dwelling units,corridor ,lobby ,lifts and staircases
10	Seventh Floor	11465.16	136 nos of dwelling units,corridor ,lobby ,lifts and staircases
11	Eighth Floor	11465.16	136 nos of dwelling units,corridor ,lobby ,lifts and staircases
12	Ninth Floor	11465.16	136 nos of dwelling units,corridor ,lobby ,lifts and staircases
13	Tenth Floor	11465.16	136 nos of dwelling units,corridor ,lobby ,lifts and staircases

B.R. Muralidhar B. 22/7/19
Joint Director of Town Planning (North)
Bruhat Bengaluru Mahanagara Palike



No. BBMP/AddL Dir/JD North/L.P/0455/2014-15

14	Eleventh Floor	11465.16	136 nos of dwelling units,corridor ,lobby ,lifts and staircases
15	Twelveth Floor	11465.16	136 nos of dwelling units,corridor ,lobby ,lifts and staircases
16	Thirteenth Floor	11465.16	136 nos of dwelling units,corridor ,lobby ,lifts and staircases
17	Fourteenth Floor	4304.22	48 nos of dwelling units,corridor ,lobby ,lifts and staircases
18	Terrace Floor	261.36	Lift machine room ,staircase head room,OHT and solar panels
A	Total	223434.10	1923 Units (1371 Units + 552 EWS)

B. WING 15 -CLUB HOUSE 01

Sl. No.	Floor Descriptions	Built Up Area (in Sqm)	Uses and other details.
1	2	3	4
1	Lower Basement Floor	2678.90	lobby,lifts and staircases
2	Upper Basement Floor	2678.90	lobby,lifts and staircases
3	Ground Floor	1452.28	Coffee shop, Convenience store,cards,caroms, chess, Exhibition room,Party hall 1, Party hall 2,Clinic,Yoga & Aerobics,change rooms
4	First Floor	1252.22	Crèche,Table tennis,library,dance and music, squash court,guest rooms
5	Second Floor	1366.84	Badminton court, billiards, pool table, association room, saloon, gym
6	Terrace Floor	21.45	Lift machine room ,staircase head room,OHT
B	Total	9450.59	
	Total (A+B)	232884.29	
	FAR		0.54 < 2.25
	Coverage		4.22% < 55%

This Occupancy Certificate is issued subject to the following conditions:

1. The car parking at Two Basement Floor and Surface area shall have adequate safety measures. It shall be done entirely at the risk and cost of the 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 from BBMP. In the event of the applicant violating, the BBMP has the right to demolish the deviated / altered / additional portion without any prior notice.
4. STP for Wing 1 to 17 is located adjacent to the basement floor.
5. Two Basement Floor and Surface area should be used for car parking purpose only and the additional area if any available in Two Basement Floor and Surface area shall be used exclusively for car parking purpose only.

B.R. Mudda 22/7/19
Joint Director of Town Planning (North)
Bryhat Bengaluru Mahanagara Palike



No. BBMP/Addl.Dir/JD North/LP/0455/2014-15

6. Footpath and road side drain in front of the building should be maintained in good condition.
7. 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).
8. Since, deviations have been done from the sanctioned plan while constructing the building, the security deposit is here with forfeited.
9. 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.
10. 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.
11. 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.
12. 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.
13. 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.
14. All the rain water and waste water generated from the usage shall be pumped into the rain water harvesting pits and used for landscaping.
15. Garbage originating from building shall be segregated into organic and inorganic waste and should be processed Scientifically in the recycling processing unit of suitable capacity i.e. organic waste convertor to be installed at site for its re - use / disposal
16. This Occupancy Certificate is subject to conditions laid out in the Clearance Certificate issued from Fire Force Department vide No. GBC(1)/58/2014, Date. 15-07-2017. No.GBC(1)/58/2014, dated: 24-07-2018 and No.GBC(1)/58/2014, dated: 19-12-2017 & GBC(1)/58/2019, Date. 18-07-2019 & CFO issued by KSPCB vide Consent No. PCB/231/CNP/14/H-693, Date. 09-11-2017, Consent No. AW-312023, Dated: 08-04-2019 and Compliance of submissions made in the affidavits filed to this office.
17. In the Event of the demand of Ground Rent is sustained in the Hon'ble Court the Developer / Association shall pay the Ground Rent arrears and GST within 3 months from the date of the orders of the Hon'ble Court.

B.R. Mudda R. 22/7/17
Joint Director of Town Planning (North)
Bruhat Bengaluru Mahanagara Palike



No. BBMP/Addl.Dir/JD North/LP/0455/2014-15

18. In case of any false information, misrepresentation of facts, or pending court cases, the Occupancy Certificate shall be deemed to be cancelled.

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

B.R. Mudda 22/7/19
Joint Director of Town Planning (North)
Bruhat Bengaluru Mahanagara Palike
[Signature] 20/7/19 *[Signature]* 20/7

To,

M/s Sobha Ltd.,
Regd & Corporate Office : 'SOBHA'
Sarjapura - Marathahalli Outer Ring Road (ORR),
Devarabeesanahalli, Bellanduru Post,
Bengaluru - 560103.

