



BRUHAT BANGALORE MAHANAGARA PALIKE

Office of the
Joint Director of Town Planning (South)
Mahanagara Palike Offices
Bangalore. Dated: 31-07-2019



No. JDTP (S)/ADTP/OC/25 /19-20

PARTIAL OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for Block 1 - Wing 1 to Wing 6 Residential apartment, Block - 2 and Block - 3 Row House buildings at BBMP Khata No. 30/21/27, 15/1, 16/1, A, B, C & 16/2, Beratena Agrahara Village, Begur Hobli, Ward No - 192, Bangalore.

- Ref:** 1) Application for issue of Occupancy Certificate dtd: 15-03-2019 & 08-05-2019.
2) Approval of Commissioner for issue of Occupancy Certificate dtd: 30-05-2019.
3) Plan sanctioned No. BBMP/ Addl.Dir/ JD SOUTH/ LP/0617/13-14, dated: 29-05-2014.
4) Fire Clearance issued by Fire Force and Emergency Department vide No. GBC(1)566/2013, Dated. 02-03-2019.
5) CFO from KSPCB for vide No. W - 313142 PCB ID: 78437 dt: 12-06-2019.

A Plan was sanctioned for construction of Block -1 Residential apartment Building consisting of GF+20UF in Wing-1, 2, 3, 4 & 6, GF+19 UF in Wing- 5 with 3 common Basement Floors and GF+21UF in Wing 7, 9, 10 & 11, GF+20 UF in Wing-8 with 2 common Basement Floors and GF+2UF Club House in Wing-12, Block-2 consisting of GF+1UF (Row Houses) and Block-3 consisting of GF+1UF (Row Houses) vide **BBMP/ Addl.Dir/JD South /00617/13-14** dt: 29-05-2014. The Commencement Certificate for Wing-1 to Wing-6 in Block-1 and Wing-7 to 12 in Block 1, Block 2 and Block 3 was issued on 11-08-2015 and 30-08-2017 respectively.

The Residential Apartment Building for Block 1 - Wing 1 to 6, Block - 2 and Block - 3 was inspected on dated: 18-04-2019 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 1 for Block 1 - Wing 1 to 6, Block - 2 and Block - 3 was approved by the Commissioner on dated: 30-05-2019. Payment of Compounding Fees, Scrutiny Fees and Lake

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

31/7/19

31/7/19

31/7/19



-2-

No. JDTP (S)/ADTP/OC/35 /19-20

Improvement Charges works out to Rs. 10,57,050/- (Rs. Ten Lakhs Fifty Seven Thousand Fifty only), excluding Ground Rent Fees as per the Hon'ble High Court Order vide 25462/2019 (LB-BMP) on dt: 24-06-2019 has been paid by the applicant in the form of RE-ifms624-TP /000054 dated 23-07-2019. The deviations effected in the building are condoned and regularized. Accordingly, this Occupancy Certificate issued.

Permission is hereby granted to occupy the Residential Apartment Building for GF+20UF in Wing-1, 2, 3, 4 & 6, GF+19 UF in Wing- 5 with 3 common Basement Floors and GF+21UF in Wing 7, 9, 10 & 11, GF+20 UF in Wing-8 with 2 common Basement Floors and GF+2UF Club House in Wing-12, Block-2 consisting of GF+1UF (Row Houses) and Block-3 consisting of GF+1UF (Row Houses) totally comprising of 968 Dwelling Units for Residential purpose constructed at Property Khata No. 30/21/27, 15/1, 16/1, A, B, C & 16/2, Beratena Agrahara Village, Begur Hobli, Ward No – 192, Bangalore, with the following details;

Block 1 Wing 1 to 6

Sl. No.	Floor Descriptions	Built Up Area (sqm)	Remarks
	1 st Basement Floor	10600.39	236 Nos of car parking, Fire pumb Room, Ladies & Gents Changing Rooms, Drivers & Maids toilets, Lobbies, Panel Room, Filtration room, Ramp, Lifts & Staircases.
1	2 nd Basement Floor	10996.28	238Nos. of car parking, Drivers & Maids toilets, Panel Room, Lobbies, Ramps, WTP Pumb Room, Lifts & Staircases.
2	3 rd Basement Floor	10996.28	243Nos. of car parking, Lobbies, Ramps, Panel Room, Lifts & Staircases.
3	Ground Floor	3078.71	21 Nos. of Residential Units, Lobbies, Corridors, Lifts & Staircases, Ramps and electrical rooms..
4	First Floor	3063.70	24 Nos. of Residential Units, Lobbies, Corridors, Lifts & Staircases.
5	Second Floor	3055.10	24 Nos. of Residential Units, Lobbies, Corridors, Lifts & Staircases.
6	Third Floor	3063.70	24 Nos. of Residential Units, Lobbies, Corridors, Lifts & Staircases.
7	Fourth Floor	3063.70	24 Nos. of Residential Units, Lobbies, Corridors, Lifts & Staircases.

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

15
31/7/19

31/7/19

31/7/19



-3-

No. JDTP (S)/ ADT/POC/ 25 /19-20

8	Fifth Floor	3063.70	24 Nos. of Residential Units, Lobbies, Corridors, Lifts& Staircases.
9	Sixth Floor	3063.70	24 Nos. of Residential Units, Lobbies, Corridors, Lifts& Staircases.
10	Seventh Floor	3063.70	24 Nos. of Residential Units, Lobbies, Corridors, Lifts& Staircases.
11	Eighth Floor	3063.70	24 Nos. of Residential Units, Lobbies, Corridors, Lifts& Staircases.
12	Ninth Floor	3063.70	24 Nos. of Residential Units, Lobbies, Corridors, Lifts& Staircases.
13	Tenth Floor	3063.70	24 Nos. of Residential Units, Lobbies, Corridors, Lifts& Staircases.
14	Eleventh Floor	3063.70	24 Nos. of Residential Units, Lobbies, Corridors, Lifts& Staircases.
15	Twelfth Floor	3063.70	24 Nos. of Residential Units, Lobbies, Corridors, Lifts& Staircases.
16	Thirteenth Floor	3063.70	24 Nos. of Residential Units, Lobbies, Corridors, Lifts& Staircases.
17	Fourteenth Floor	3063.70	24 Nos. of Residential Units, Lobbies, Corridors, Lifts& Staircases.
18	Fifteenth Floor	3063.70	24 Nos. of Residential Units, Lobbies, Corridors, Lifts& Staircases.
19	Sixteenth Floor	3063.70	24 Nos. of Residential Units, Lobbies, Corridors, Lifts& Staircases.
20	Seventeenth Floor	3063.70	24 Nos. of Residential Units, Lobbies, Corridors, Lifts& Staircases.
21	Eighteenth Floor	3063.70	24 Nos. of Residential Units, Lobbies, Corridors, Lifts& Staircases.
22	Nineteenth Floor	3063.70	24 Nos. of Residential Units, Lobbies, Corridors, Lifts& Staircases.
23	Twentieth Floor	1923.39	14 Nos. of Residential Units, Lobbies, Corridors, Lifts& Staircases.
24	Terrace Floor	137.92	Lifts Machine Rooms, Staircases Head Rooms, Open Terraces & Solar Water Heaters.
	Total	95934.61	Total No. of Units = 491

Block 2 (Row Houses)

Sl. No.	Floor Descriptions	Built Up Area (sqm)	Remarks
	Ground Floor	1027.17	9 Nos. of Residential Row Houses
1	First Floor	1104.82	
	Total	2131.99	

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

15
31/7/19

31/7/19

31/7/19



-4-

No. JDTP (S) ADTP/OC/ 25 /19-20

Block 3 (Row Houses)

Sl. No.	Floor Descriptions	Built Up Area (sqm)	Remarks
1	Ground Floor	913.04	08 Nos. of Residential Row Houses
2	First Floor	982.06	
	Total	1895.10	

1	TOTAL BUILT UP	99961.70 SMT
1	FAR	1.15
2	Coverage	8.58%

This Occupancy Certificate is issued subject to the following conditions:

1. The car parking at 3Basement Floors, Part of 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. 3Basement Floors, part of 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).
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.

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

15
31/7/19

31/7/19

31/7/19



-5-

No. JDTP (S)/ ADTP/OC/ 25 /19-20

10. The Owner's 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 and Emergency Department for vide No. GBC(1)566/2013, Dated. 02-03-2019, CFO from KSPCB for vide No. W – 313142 PCB ID: 78437 dt: 12-06-2019 Compliance of submissions made in the affidavits and undertaking filed to this office.
16. The owner should abide to the Final orders of the Hon'ble High Court W.P. No. 25462/2019 (LB-BMP) towards the payment of Ground Rent as per the undertaking submitted on 30-07-2019.
17. In case of any false information, misrepresentation of facts, or pending court cases, this Occupancy Certificate for Residential Apartment Building shall deemed to be cancelled.

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

To,
M/s Sobha Developers Ltd.,
Corporate Office, Sarjapur-Marathahalli
Outer Ring Road, Devarabeesanahalli,
Bellandur, Bangalore-560 103.

Joint Director of Town Planning (South)
Bruhat Bangalore MahanagaraPalike

T5
31/7/19

31/7/19

31/7/19