



BRUHAT BENGALURU MAHANAGARA PALIKE

Office of the Joint Director (Town Planning – North) N.R. Square, Bengaluru – 02.

No. JDTP/LP/09/2009-10

Date: 20-4-2021

OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for the Residential Apartment Building at Property Katha No. 54/110/2 -3/2, St. Rocks Church, Challakere Main Road, Challakere Village, Bengaluru.

- Ref: 1) Your application for issue of Occupancy Certificate dated: 13-01-2021
2) Plan sanctioned by this office vide No. JDTP/LP/09/2009-10, dated:04-01-2010
3) Approval of Commissioner for issue of Occupancy Certificate dated: 20-02-2021
4) Fire Clearance for the Occupancy Certificate vide No. GBC(1)324/2008, Docket No. KSFES/CC/500/2019, dated: 06-02-2020
5) CFO issued by KSPCB vide No. W-314355 PCB ID: 79647, Dated: 21-08-2019

The Modified Plan was sanctioned for the construction of Residential Apartment Building comprising BF+GF+11 UF having 90 Units at Property Katha No. 54/110/2 & 110/3, St. Rocks Church, Challakere Main Road, Challakere Village, Bengaluru. by this office vide reference (2). The Commencement Certificate was issued on 24-02-2011. The Fire and Emergency Services Department has issued Clearance Certificate to Occupy Building vide Ref. No. (4).KSPCB vide Ref (5) has issued consent for Operation of Sewage Treatment Plant (STP).

The Residential Apartment Building was inspected by the Officers of Town Planning Section on 19-01-2021 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 vide ref (3). Subsequent to the approval accorded by Commissioner the applicant was endorsed on dated: 24-02-2021 to remit Rs. 1,43,70,000/- towards Compounding Fee, Ground rent arrears, GST, Plan Copies Fee, License Fee, Lake Improvement Charges and Scrutiny Fees. After due correspondence with reference to Hon'ble High Court Interim order dated: 18-03-2021 vide W.P.No. 5467/2021 (LB-BMP), the applicant has paid of Rs. 58,89,000/- in the form of DD No.206612 dated: 15-04-2021 drawn on State Bank of India. The same has been taken into BBMP account vide receipt No. RE-ifms 331-TP/000009 dated: 15-04-2021.

Hence, Permission is hereby granted to occupy Residential Apartment Building comprising of BF+GF+11 UF having 90 Units at Property Katha No. 54/110/2 & 110/3, St. Rocks Church, Challakere Main Road, Challakere Village, Bengaluru. Occupancy Certificate is accorded with the following details.

Sl. No.	Floor Description	Built Up Area (in Sqm.)	Uses and other details.
1	Basement Floor	6698.05	158 No. of Car Parking, STP, U.G Sump Lobbies, Lifts and Staircase

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2	Ground Floor	2537.70	8 No.s of Surface Parking, 25 No. of Surface Car Parking, STP, U.G Sump Lobbies, Lifts and taircase
3	First Floor	1965.97	6 No. of Residential units, Lobbies, Lifts and Staircases
4	Second Floor	1786.19	8No. of Residential units, Lobbies, Lifts and Staircases
5	Third Floor	2282.41	9 No. of Residential units, Lobbies, Lifts and Staircases
6	Fourth Floor	2314.48	11 No. of Residential units, Lobbies, Lifts and Staircases
7	Fifth Floor	2255.95	9 No. of Residential units, Lobbies, Lifts and Staircases
8	Sixth Floor	2143.81	9 No. of Residential units, Lobbies, Lifts and Staircases
9	Seventh Floor	1988.93	7 No. of Residential units, Lobbies, Lifts and Staircases
10	Eight Floor	2026.67	9 No. of Residential units, Lobbies, Lifts and Staircases
11	Ninth Floor	1713.06	6 No. of Residential units, Lobbies, Lifts and Staircases
12	Tenth Floor	946.74	4 No. of Residential units, Lobbies, Lifts and Staircases
13	Eleventh Floor	847.68	4 No. of Residential units, Lobbies, Lifts and Staircases
14	Terrace Floor	125.47	Lift Machine Room and Staircase Head Room, Solar Panel, OHT
Total		29633.11	90 No's of Residential Units
15	FAR		2.325 > 2.25
16	Coverage		26.35% < 50%

This Occupancy Certificate is issued subject to the following conditions:

1. The car parking at 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.

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4. Basement 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.
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. Since, deviations have been done from the sanctioned plan while constructing the building, the security deposit is here with forfeited.
8. 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.
9. 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.
10. 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.
11. 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.
12. 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.
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 Scientifically 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. GBC(1)324/2008, Docket No. KSFES/CC/500/2019, dated: 06-02-2020 and CFO from KSPCB vide No. W-314355 PCB ID: 79647, Dated: 21-08-2019 and Compliance of submissions made in the affidavits filed to this office.
16. If the interim order stayed in W.P.No. 5467/2021 (LB-BMP) gets vacated, the applicant shall abide to the out come of the final order of the Hon'able High Court, if failed to adhere to the Occupancy Certificate will be withdrawn, which is sworn in the Indemnity Bond submitted to this office by the Owner / Developer.

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17. 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.

Sd/-

**Joint Director (Town Planning – North)
Bruhat Bengaluru Mahanagara Palike**

To,
Sri. Sagairaj Cruz & Others
Katha No. 54/110/2 & 110/3, St. Rocks Church,
Challakere Main Road, Challakere Village,
Bengaluru

Copy to

1. JC (Mahadevapura Zone) / EE (K.R.Puram Division) / AEE/ ARO (Horamavu Sub-division) for information and necessary action.
2. Senior Environmental Officer, KSPCB, # 49, Church Street, Bengaluru - 01 for information.
3. Director General of Police, Fire and Emergency Services, # 1, Annaswamy Modaliar Road, Bengaluru – 560 042 for information.
4. Superintendent Engineer, (Electrical), BESCO, North Division, No. 8, Benson Town, Nandi Durga Road, Bengaluru - 560046.
5. Office copy.

**Joint Director (Town Planning – North)
Bruhat Bengaluru Mahanagara Palike**

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