

BRUHAT BENGALURU MAHANAGARA PALIKE

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

No. BBMP/Addl.Dir/JD NORTH/LP/0423/2011-12

Date: 30-01-2021

OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for the Residential Apartment Building at Property No. 50/10, PID No. 78-118-50/10, Cunningham Road, Vasantha Nagara, Ward No. 93, East Zone, Bengaluru.

- Ref: 1) Your application for issue of Occupancy Certificate dated: 27-07-2020
2) Building Plan Sanctioned No BBMP/ Addl.Dir/ JDNORTH/ LP/ 0423/ 2011-12 dated: 31-08-2012
3) Approval of Commissioner for issue of Occupancy Certificate dated:05-09-2020

The Plan was sanctioned for the construction of Residential Apartment Building Consisting of 2BF+GF+4 UF having 09 Units at Property No. 50/10, PID No. 78-118-50/10, Cunningham Road, Vasantha Nagara, Ward No. 93, East Zone, Bengaluru. by this office vide reference (2). The Commencement Certificate was issued on 21-08-2014.

The Residential Apartment Building was inspected by the Officers of Town Planning Section 04-08-2020 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: 08-09-2020 to remit Rs. 35,65,000/- (Rupees Thirty Five Lakhs Sixty Five Thousand Only), towards Ground rent arrears, GST, Lake Improvement Charges, Licence Fee and Scrutiny Fees. The applicant has paid of Rs. 7.51.000/- (Rupees Seven Lakhs Fifty One Thousand only) as per the Hon'ble High Court Interim order dated: 11-11-2020 vide W.A.No. 12724/2020 (LB-BMP) in the form of DD No.723078 dated: 22-01-2021 drawn on Canara Bank and DD No. 023006, dated: 21-01-2021 drawn on State Bank of India. The same has been taken into BBMP account vide receipt No. RE-ifms 331-TP/000277 dated: 22-01-2021

Hence, Permission is hereby granted to occupy the Residential Apartment Building constructed at Property No. 50/10, PID No. 78-118-50/10, Cunningham Road, Vasantha Nagara, Ward No. 93, East Zone, Bengaluru. Consisting of 2BF+GF+4 UF having 9 Units. Occupancy Certificate is accorded with the following details.

Sl. No.	Floor Descriptions	Built Up Area (in Sqm)	Uses and other details.
1	2	3	4
1	Lower Basement Floor	425.05	08 No.s of Car Parking, Pump Room, Rain Water Sump, Treated Water Sump, Lobbies, Lifts and Staircases,
2	Upper Basement Floor	425.05	06 No.s of Car Parking, DG Yard, Lobbies, Lifts and Staircases,

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3	Ground Floor	350.45	02 No.s of Surface Parking, 1 No.s of Residential Units, Utilities, Corridors, Lobbies, Lifts and Staircases Transformer Yard, Electrical Room,
4	First Floor	433.27	2 Nos of Residential Units, Balconies, Utilities, Corridors, Lobbies, Lifts and Staircases
5	Second Floor	440.01	2 Nos of Residential Units, Balconies, Utilities, Corridors, Lobbies, Lifts and Staircases
6	Third Floor	434.51	2 Nos of Residential Units, Balconies, Utilities, Corridors, Lobbies, Lifts and Staircases
7	Fourth Floor	445.47	2 Nos of Residential Units, Balconies, Utilities, Corridors, Lobbies, Lifts and Staircases
8	Terrace Floor	19.80	Lift Machine Rooms, Staircase Head Rooms, Over Head Tank and Solar Panels
	Total	2973.61	9 Units
9	FAR		$3.085 < 3.60$ (2.25 + 1.35 TDR)
10	Coverage		$53.72\% < 65\%$

This Occupancy Certificate is issued subject to the following conditions:

1. The car parking at Two Basement Floor and Part of Ground Floor 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. Two Basement Floors and Part of Ground Floor area should be used for car parking purpose only and the additional area if any available in, Two Basement Floor and Part of Ground Floor 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.

4 Copies.
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9. All the rain water and waste water generated from the usage shall be pumped into the rain water harvesting pits and used for landscaping.
10. 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
11. This Occupancy Certificate is subject to conditions laid out in the Compliance of submissions made in the affidavits filed to this office.
12. The Demand for payment of Ground rent, GST in interim stay as per the order of the Hon'ble High Court Vide W.A No. 12724/2020 (LB-BMP), Dated. 11-11-2020 is subject to condition for remittance of such cost in future, based on the outcome of the final order of the Hon'ble High Court as per the court order and Indemnity Bond submitted to this office.
13. 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 (Town Planning – North)
Bruhat Bengaluru Mahanagara Palike**

To,
M/s Legacy Global Projects Pvt Ltd.,
333, 2nd Floor, Nova Miller,
Thimmaiah road,
Bengaluru – 560 052.

Copy to

1. JC (East Zone) / EE (Vasanth Nagar Division) / AEE/ ARO (Shivajinagar Sub-division) for information and necessary action.
2. Senior Environmental Officer, KSPCB, # 49, Church Street, Bengaluru - 01 for information.
3. Superintendent Engineer, (Electrical), BESCOM, North Division, No. 8, Benson Town, Nandi Durga Road, Bengaluru - 560046.
4. Office copy


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