

BRUHAT BANGALORE MAHANAGARA PALIKE

Office of the
Joint Director, Town Planning (South)
Mahanagara Palike Offices
Bangalore. Dated: 18-03-2021

No. JDTP (S)/ ADTP/ OC/46/20-21

RE-MODIFIED PLAN CUM OCCUPANCY CERTIFICATE

Sub: Issue of Re-Modified Plan cum Occupancy Certificate for Industrial (IT / BT) Building at Khatha No. 8, PID 68-4-8, Koramangala Industrial Layout, Ward No. 151, South Zone, Bangalore.

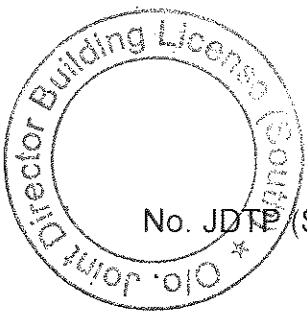
- Ref:**
- 1) Application for issue of Occupancy Certificate dt: 04-12-2020.
 - 2) Approval of Commissioner for issue of Re-Modified Plan cum Occupancy Certificate dt: 17-02-2021.
 - 3) Re-Modified Plan Sanctioned No. **BBMP/Addl.Dir/JD South/0009/18-19**, dt: 10-04-2019.
 - 4) Fire Clearance issued by Fire Force and Emergency Department vide No: KSFES/ CC /581/2020 dt: 18-01-2021.
 - 5) CFO from KSPCB vide Consent No. W-323868 PCB ID : 77950 dt: 23-02-2021.

The Re-Modified plan was sanctioned for construction of Industrial (IT / BT) Building consisting 2BF+GF+6 UF vide LP No. BBMP/Addl.Dir/JD South/0009/18-19 dt: 10-04-2019. Commencement Certificate was issued on 28-06-2019.

The Industrial (IT / BT) Building was inspected on dated: 20-01-2021 by the Officers of Town Planning Section for issue of Re-Modified Plan cum 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 Re-Modified Plan cum Occupancy Certificate for the Industrial (IT / BT) Building was approved by the Commissioner on dated: 17-02-2021 vide mentioned at ref. (2). Payment of Compounding Fees, Ground Rent, GST & Scrutiny Fees works out to Rs. 1,37,35,000/- (Rs. One crore Thirty Seven Lakhs Thirty Five Thousand only), has been paid by the applicant vide Receipt No. RE-ifms624-TP/000111 dated: 26-02-2021. The deviations effected in the building are condoned and regularized. Accordingly, this Re-Modified Plan cum Occupancy Certificate is issued.

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18/03/2021
Joint Director, Town Planning (South)
Bruhat Bangalore Mahanagara Palike
18/03/2021
18/03/2021
18/03/2021



-2-

No. JDTP (S)/ ADTP/ OC/46/20-21

Permission is hereby granted to occupy the Industrial (IT / BT) Building Consisting of 2BF+GF+6 UF Industrial (IT / BT) purpose constructed at Property Khatha No. 8, PID 68-4-8, Koramangala Industrial Layout, Ward No. 151, South Zone, Bangalore with the following details;

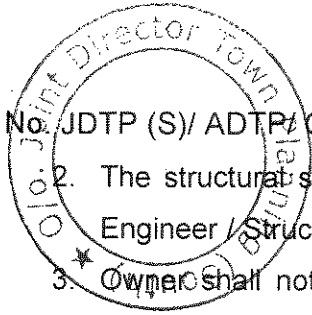
Sl. No.	Floor Descriptions	Built up Area (in Sqm)	Remarks
1.	Upper Basement Floor	2038.44	57 Nos. of Car parking, D.G. & Electrical room, STP, Transformer yard, UPS / BMS, Lift, Lobby & Staircases.
2.	Lower Basement Floor	2038.44	76 Nos. of Car parking, Fire Tank / Pump room & Tanks, Lift, Lobby & Staircases.
3.	Ground Floor	978.64	04 Nos. of Car parking, 03 Nos. of Car parking in surface area, Transformer Yard, RWH, IT / BT / BPO Activities, Toilets, Lift, Lobby & Staircases.
4.	First Floor	973.55	IT / BT / BPO Activities, Lift, Lobby, & Staircases.
5.	Second Floor	982.57	IT / BT / BPO Activities, Balcony, Lift, Lobby, & Staircases.
6.	Third Floor	1070.44	IT / BT / BPO Activities, Balcony, Lift, Lobby, & Staircases.
7.	Fourth Floor	1101.06	IT / BT / BPO Activities, Balcony, Lift, Lobby, & Staircases.
8.	Fifth Floor	1101.06	IT / BT / BPO Activities, Balcony, Lift, Lobby, & Staircases.
9.	Sixth Floor	1101.06	IT / BT / BPO Activities, Balcony, Lift, Lobby, & Staircases.
10.	Terrace	110.17	Solar Water Heater, OHT, LMR & Staircase Head room
	Total	11495.43	
11.	FAR	2.62	
12.	Coverage	36.65%	

This Occupancy Certificate is issued subject to the following conditions:

1. The car parking at Basement, Surface area and Part of Ground Floor 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.

18/03/2021
Joint Director, Town Planning (South)
Bruhat Bangalore Mahanagara Palike


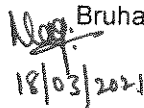
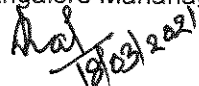
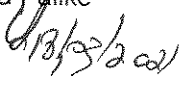
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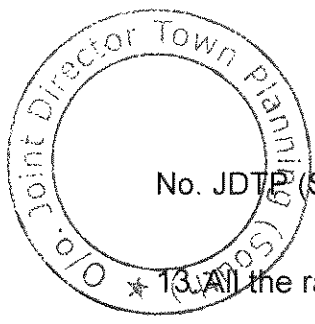


-3-

No. JDTP (S)/ ADTP/ OC/46/20-21

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. Basement, Surface area and Part of Ground Floor should be used for car parking purpose only and the additional area if any available in Basement, Surface area and Part of Ground Floor 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.
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 SWM Department.


18/03/2021
Joint Director, Town Planning (South)
Bruhat Bangalore Mahanagara Palike

18/03/2021

18/03/2021

18/03/2021



-4-

No. JDTP (S)/ ADTP/ OC/46/20-21

- * 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 Department vide No. KSFES/ CC /581/2020 dt: 18-01-2021 and CFO from KSPCB vide No. W-323868 PCB ID : 77950 dt: 23-02-2021 Compliance of submissions made in the affidavits and undertaking filed to this office.
16. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
17. The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-law 2016.
18. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
19. The Applicant / Owner / Developer shall plant one tree for every 240 Sq.m of FAR area as part thereof in case of Apartment / group housing / multi dwelling unit/development plan.
20. 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 Re-Modified Plan cum Occupancy Certificate issued will be withdrawn without any prior notice.

Sd/-

Joint Director, Town Planning (South)
Bruhat Bangalore MahanagaraPalike

To
M/s. Wipro Enterprises Pvt. Ltd.,
Wipro Ltd., Doddakannali,
Sarjapura Road,
Bangalore – 560 035.

Copy to: ✓
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JC (South)/ EE (BTM Layout)/ ARO / AEE (Koramangala) for information and n/a.

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