



BRUHAT BANGALORE MAHANAGARA PALIKE

Office of the
Joint Director, Town Planning (South)
BBMP Head Office, N.R. Square
Annex-3 Building,
Bangalore-02. Dated: 28-06-2022

No. JDTP (S)/ ADTP/ OC/ 15/22-23

PARTIAL OCCUPANCY CERTIFICATE

Sub: Issue of Partial Occupancy Certificate for IT / BT (Office) Building No. 603 & 605 at Khata No. 04, PID No. 63-48-4, New Adugodi Road, Lakkasandra, South Zone, Ward No. 146, Bangalore.

- Ref:**
- 1) Application for issue of Partial Occupancy Certificate dt: 10-03-2022.
 - 2) Approval of Chief Commissioner for issue of Partial Occupancy Certificate dt: 25-04-2022.
 - 3) Plan sanctioned No. **BBMP/Addl.Dir/JD SOUTH/LP/0039/17-18** dt: 10-09-2018.
 - 4) Fire Clearance issued by Fire Force and Emergency Department vide No: GBC (1) / 60/2018 Docket No. KSFES / CC/116/2022 dt: 16-03-2022.
 - 5) CFO from KSPCB vide Consent No. AWH -101918 PCB ID. 26601 dt: 04-03-2016 & Combined Consent order No. AW-331851 PCB ID : 10726 dt: 22-06-2022.

The plan was sanctioned for construction of IT / BT (Office) Building No. 603 & 605 consisting GF+14 UF and GF+6 UF respectively vide LP No. BBMP/Addl.Dir/JD SOUTH/LP/0039/17-18, dt: 10-09-2018 & Commencement Certificate issued on 07-01-2020.

The IT / BT (Office) Building No. 603 & 605 was inspected on dated: 18-04-2022 by the Officers of Town Planning Section for issue of Partial 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 and also it is observed that few number of car parking is provided in Property No. 2 which is adjacent to the Property No. 4 as per Sanctioned plan. The proposal for the issuance of Partial Occupancy Certificate for the IT / BT (Office) Building No. 603 & 605 was approved by the Chief Commissioner on dated: 25-04-2022 vide mentioned at ref. (2) with the condition that applicant must submit amalgamated khatha of Property No. 2 & 4 and to take modified plan for amalgamated area before obtaining Occupancy Certificate for remaining buildings. Payment of Compounding Fees, Scrutiny Fees works out to Rs. 3,64,70,000/- (Rs. Three Crores Sixty Four Lakhs Seventy Thousand only), has been paid by the applicant as per the Receipt No. RE-ifms624-TP/000016 dated: 11-05-2022. The deviations effected in the building are condoned and regularized. Accordingly, this Partial Occupancy Certificate is issued.

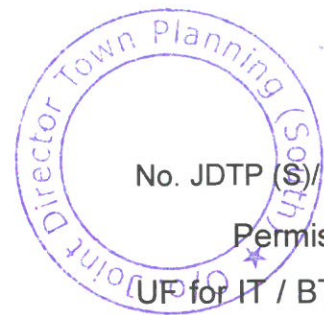
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Permission is hereby granted to occupy the Bldg. 603 – GF+14 UF & Bldg. 605 – GF+6 UF for IT / BT (Office) Building for Commercial purpose constructed at Property Khata No. 04, PID No. 63-48-4, New Adugodi Road, Lakkasandra, South Zone, Ward No. 146, Bangalore, with the following details;

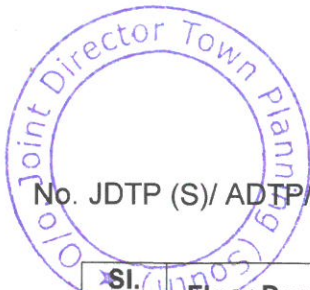
BUILDING No. 603

Sl. No.	Floor Descriptions	Built up Area (in Sqm)	Remarks
1.	Ground Floor	1738.31	Double Height Entrance Lobby, AHU room, Electrical Room, Fire room, UPS Room, Dormtory, Data room, Lift lobby, Corridor, Lift & Staircases & Toilets.
2.	First Floor	1046.69	Office Space, Pantry, Electric room, Data room, Store room, Toilets, Lift lobby, Corridor, Lift & Staircases.
3.	Second Floor	1696.32	Office Space, Pantry, Electric room, Data room, Store room, Toilets, Lift lobby, Corridor, Lift & Staircases.
4.	Third Floor	1696.32	Office Space, Pantry, Electric room, Data room, Store room, Toilets, Lift lobby, Corridor, Lift & Staircases.
5.	Fourth Floor	1696.32	Office Space, Pantry, Electric room, Data room, Store room, Toilets, Lift lobby, Corridor, Lift & Staircases.
6.	Fifth Floor	1696.32	Office Space, Pantry, Electric room, Data room, Store room, Toilets, Lift lobby, Corridor, Lift & Staircases.
7.	Sixth Floor	1696.32	Office Space, Pantry, Electric room, Data room, Store room, Toilets, Lift lobby, Corridor, Lift & Staircases.
8.	Seventh Floor	1696.32	Office Space, Pantry, Electric room, Data room, Store room, Toilets, Lift lobby, Corridor, Lift & Staircases.
9.	Eighth Floor	1696.32	Office Space, Pantry, Electric room, Data room, Store room, Toilets, Lift lobby, Corridor, Lift & Staircases.
10.	Ninth Floor	1696.32	Office Space, Pantry, Electric room, Data room, Store room, Toilets, Lift lobby, Corridor, Lift & Staircases.
11.	Tenth Floor	1696.32	Office Space, Pantry, Electric room, Data room, Store room, Toilets, Lift lobby, Corridor, Lift & Staircases.
12.	Eleventh Floor	1696.32	Office Space, Pantry, Electric room, Data room, Store room, Toilets, Lift lobby, Corridor, Lift & Staircases.
13.	Twelveth Floor	1696.32	Office Space, Pantry, Electric room, Data room, Store room, Toilets, Lift lobby, Corridor, Lift & Staircases.
14.	Thirteenth Floor	1696.32	Office Space, Pantry, Electric room, Data room, Store room, Toilets, Lift lobby, Corridor, Lift & Staircases.
15.	Fourteenth Floor	1696.32	Office Space, Pantry, Electric room, Data room, Store room, Toilets, Lift lobby, Corridor, Lift & Staircases.
16.	Terrace	300.30	Fire Water Tank, Machine Room, Staircase Head room & Lift
	Total	25137.46	
17.	FAR	0.36	
18.	Coverage	2.40%	

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BUILDING No. 605

Sl. No.	Floor Descriptions	Built up Area (in Sqm)	Remarks
1.	Ground Floor	3733.47	Office Space, Lab, AHU room, Transformer room, Fire room, Electric room, Toilets, Lift lobby, Corridor, Lift & Staircases.
2.	First Floor	3776.36	Office Space, Meeting room, Toilets, Electric room, Data room, Lift lobby, Corridor, Lift & Staircases.
3.	Second Floor	3989.83	Office Space, Meeting room, Toilets, Electric room, Data room, Lift lobby, Corridor, Lift & Staircases.
4.	Third Floor	3998.47	Office Space, Meeting room, Toilets, Electric room, Data room, Lift lobby, Corridor, Lift & Staircases.
5.	Fourth Floor	3998.47	Office Space, Meeting room, Toilets, Electric room, Data room, Lift lobby, Corridor, Lift & Staircases.
6.	Fifth Floor	3998.47	Office Space, Meeting room, Toilets, Electric room, Data room, Lift lobby, Corridor, Lift & Staircases.
7.	Sixth Floor	2570.24	Cafateria, Dining Area, Toilets, Lift lobby, Corridor, Lift & Staircases.
8.	Terrace	698.95	Fire Water Tank, Machine Room, Staircase Head room & Lift
	Total	26764.26	
9.	FAR	0.38	
10.	Coverage	5.14%	
11.	Common Podium for Bldg. 603 & 605	1708.78	

1.	Total Built up area of Bldg. No. 603, 605 & Podium (in sqm)	53610.50	
2.	FAR of Bldg. 603 & 605	0.74 < 2.75	
3.	Coverage of Bldg. 603 & 605	7.54% < 55%	
4.	Total No. of Car Parking for Building 603 & 605 is 985 Nos. is provided in Surface area of Property No. 2 & 4.		

This Occupancy Certificate is issued subject to the following conditions:

1. The car parking at Surface area and 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.

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4. 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.
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 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.

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15. This Occupancy Certificate is subject to conditions laid out in the Clearance Certificate issued from Fire Force Department vide No. GBC (1) / 60/2018 Docket No. KSFES / CC/116/2022 dt: 16-03-2022 and CFO from AWH -101918 PCB ID. 26601 dt: 04-03-2016 & Combined Consent order No. AW-331851 PCB ID : 10726 dt: 22-06-2022 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 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. The Applicant shall obtain amalgamation khatha for the property No. 2 & 4 and to take modified plan sanction for the same before obtaining Occupancy Certificate for remaining buildings.
21. In case of any false information, misrepresentation of facts, or any complaints with regard to violation, any deviation carried out after issue of Occupancy Certificate, the Occupancy Certificate shall deem 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 (South)
Bruhat Bangalore MahanagaraPalike

To
M/s. BOSCH Ltd.,
Khata No. 05, PID No. 63-48-5,
New Adugodi Road, Lakkasandra,
Ward No. 146, Bangalore.

Copy to:

1. JC (South Zone) / EE (BTM Layout Division) / AEE/ ARO (BTM Layout 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.

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