


BRUHAT BANGALORE MAHANAGARA PALIKE

Office of the
Joint Director of Town Planning (South)
Mahanagara Palike Offices
Bangalore. Dated: 13-09-2019

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

PARTIAL OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for Parcel "C" Block F for Industrial SEZ (Faltted Factory) Building at BBMP Global Village RVCF Post Sy No 5/2, 6/2, 7/1, 7/2, 7/3, 7/5, 7/6, 7/7, 9/1 9/2, 9/3, 10/1, 10/2, 11/2, 11/3, 12/1 (p) & 12(2) (p) of Mylasnadra Village & 29(p), 31(p) & 32(p) of Pattanagere Village, Kengeri Hobli, Bangalore South Tq, Ward No 198, Bangalore.

- Ref:** 1) Application for issue of Occupancy Certificate dtd: 12-06-2019.
2) Approval of Commissioner for issue of Occupancy Certificate dtd: 14-08-2019.
3) Modified Plan sanctioned No. JDTP/LP/48/10-11, dtd: 21-01-2015.
4) Fire Clearance issued by Fire Force and Emergency Department vide No: GBC (1) / 347/2011 dt: 16-05-2019.
5) CFO from KSPCB vide Consent No. PCB /315/CNP/11/3462 dt:11-09-2019.

A revised building plan (as built) was sanctioned for construction of Flatted Factory Building consisting Parcel "A" – Block A & B- 2BF+GF+7UF, Block C – 2BF+GF+8UF, Parcel "B" – Block D – 2BF+GF+9UF, Parcel "C" –Block E & F - 2BF+GF+9UF, vide LP No. JDTP /LP 48/10-11 dt: 21-01-2015. Commencement Certificate has been issued for Parcel C Block F on 21-04-2016. Occupancy Certificate has been issued for Block A & B of Parcel A on dt: 27-06-2011, Block C of Parcel A & Block D of Parcel B on dt: 30-01-2015 and Parcel "C" Block E on dt: 28-02-2017.

The Industrial SEZ (Faltted Factory) Building for Parcel "C" Block F was inspected on dated: 10-07-2019 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 Partial Occupancy Certificate for the Industrial SEZ (Faltted Factory) Building for Parcel "C" Block F was approved by the Commissioner dated: 14-08-2019. Payment of Compounding Fees, Scrutiny Fees works out to Rs. 84,73,996/- (Rs. Eighty Four Lakhs

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Seventy Three Thousand Nine hundred Ninety Six only), excluding Ground Rent Fees as per the Hon'ble High Court Interim Order vide W.P No. 38931/2019 (LB-BMP) dated: 27-08-2019 has been paid by the applicant in the form of RE-ifms624-TP /000083 dated 13-09-2019. The deviations effected in the building are condoned and regularized. Accordingly, this Partial Occupancy Certificate issued.

Permission is hereby granted to occupy the Industrial SEZ (Faltted Factory) Building for Parcel "C" Block F Consisting of 2BF+GF+9 UF for Industrial SEZ (Faltted Factory) purpose constructed at Property BBMP Global Village RVCF Post Sy No 5/2, 6/2, 7/1, 7/2, 7/3, 7/5, 7/6, 7/7, 9/1 9/2, 9/3, 10/1, 10/2, 11/2, 11/3, 12/1 (p) & 12(2) (p) of Mylasnadra Village & 29(p), 31(p) & 32(p) of Pattanagere Village, Kengeri Hobli, Bangalore South Tq, Ward No 198, Bangalore, with the following details;

Sl. No.	Floor Descriptions	Built up Area (in Sqm)	Remarks
1.	Lower Basement Floor	6599.68	125 Nos. of Car parking, Pump room, STP, Lobbies, Lift & Staircases.
2.	Upper Basement Floor	6566.24	135 Nos. of Car parking, Electrical rooms, Lift & Staircases.
3.	Ground Floor	4209.99	401 Nos. Surface car parking, Office Space, Lobby, Lift & Staircases.
4.	First Floor	4198.33	Office Space, Lobby, Lift & Staircases
5.	Second Floor	4345.74	Office Space, Lobby, Lift & Staircases
6.	Third Floor	4614.53	Office Space, Lobby, Lift & Staircases
7.	Fourth Floor	4614.53	Office Space, Lobby, Lift & Staircases
9.	Fifth Floor	4614.53	Office Space, Lobby, Lift & Staircases
10.	Sixth Floor	4663.93	Office Space, Lobby, Lift & Staircases
11.	Seventh Floor	4614.53	Office Space, Lobby, Lift & Staircases
12.	Eighth Floor	4614.53	Office Space, Lobby, Lift & Staircases
13.	Ninth Floor	4555.14	Office Space, Lobby, Lift & Staircases
14.	Terrace	528.48	Solar panel, Staircase Head room, Lift Machine room & Overhead Tank.
	Total	58740.18	
15.	FAR	0.323	
16.	Coverage	2.85%	

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This Occupancy Certificate is issued subject to the following conditions:

1. The car parking at 2Basement Floors & 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. 2Basement Floors & 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.

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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 Department vide No. GBC (1) / 347/2011 dt: 16-05-2019, CFO from KSPCB vide Consent No. PCB /315/CNP/11/3462 dt: 11-09-2019 and Compliance of submissions made in the affidavits and undertaking filed to this office.
16. The Applicant should abide by the undertaking submitted on 12-09-2019 to follow the Final orders of the Hon'ble High Court in W.P. No. 38931/2019 (LB-BMP) towards the payment of Ground Rent.
17. 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 of Town Planning (South)
Bruhat Bangalore Mahanagara Palike

To,
M/s Tangling Development Ltd.,
Rep by its Sri. Nithin Bagemane,
Coffe Day Square, No23/2, Vittal Malya Road,
Bangalore – 560 001.

Copy to:

- 1) JC (Rajajeshwarinagar)/ EE / ARO / AEE (Kengeri) for information and n/a.

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