


BRUHAT BANGALORE MAHANAGARA PALIKE

Office of the
Joint Director of Town Planning (South)
Mahanagara Palike Offices
Bangalore. Dated: 17-09-2019

No. JDTP (S)/ ADTP/OC/36/19-20

FINAL OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for Block E & F Multi level car parking for Commercial (Office) Building at BBMP Municipal. No. 4/1, Bannerghatta Road, Byrasandra, South Zone, Ward No. 152, Bangalore in favour of M/s IBC Knowledge Park Pvt Ltd.,


- Ref:** 1) Application for issue of Occupancy Certificate dtd: 20-05-2019.
2) Approval of Commissioner for issue of Occupancy Certificate dtd: 16-08-2019.
3) 2nd Re-modified plan sanctioned No. JDTP/LP/324/2000-2001, dtd: 15-05-2006.
4) Fire Clearance issued by Fire Force and Emergency Department vide No: GBC (1) 81/2001 (PART-1) dt: 20-01-2017.
5) CFO from KSPCB vide Consent No. KSPCB/ EO / BNG – C-1/DEO/ AEO / INR / 139130/WPC & APC / R.No/883/2011-12 R -263 dt: 27-04-2011.

A 2nd Re-modified plan was sanctioned for construction of Commercial (Office / MLCP) Building consisting Block C & D – 2BF+GF+13UF, Block E & F – 2BF+GF+12UF, vide LP No. JDTP /LP 324/2000-2001 dt: 15-05-2016. Commencement Certificate has been issued for Block C & D on 17-12-2014. Occupancy Certificate has been issued for Block C & D on 29-10-2011 & Restored on 25-05-2017.

The Block E & F Multi level car parking for Commercial (Office) Building was inspected on dated: 16-07-2019 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 Occupancy Certificate for the Commercial (Office) Building for Block E & F Multi level car parking, which was approved by the Commissioner dated: 16-08-2019. Payment of Compounding Fees, Scrutiny Fees works out to Rs. 3,72,000/- (Rs. Three Lakhs Seventy Two Thousand only), excluding Ground Rent Fees as per the Hon'ble High Court Interim Order vide W.P No. 41926-927/2019 (LB-BMP) dated: 12-09-2019 has been paid by the applicant in the form of RE-ifms624-TP /000086 dated 17-09-2019. The deviations effected in the building are condoned and regularized. Accordingly, this Occupancy Certificate issued.

Permission is hereby granted to occupy the Commercial (Office) Building for Block E & F Multi level car parking Consisting of 2BF+GF+12 UF for Commercial (Office / MLCP) purpose constructed at Property BBMP Municipal No. 4/1, Bannerghatta Road, Byrasandra, South Zone, Ward No. 152, Bangalore, with the following details;

(3) Copies.
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Sl. No.	Floor Descriptions	Built up Area (in Sqm)	Remarks
1.	Lower Basement Floor	9411.06	122 Nos. of Car parking, Ramp, Lift & Staircases, STP, Chiller Plant Room, DG Room & Sevice Room.
2.	Upper Basement Floor	9024.75	122 Nos. of Car parking, Ramp, Lift & Staircases, STP, Electrical Room, DG Room & Pump Room
3.	Ground Floor	9024.75	124 Nos. of Car parking, Ramp, Lift & Staircases, Electrical Room & Toilet
4.	First Floor	6340.32	23 Nos. of Car parking & 19 Nos. of Bus, Ramp, Lift & Staircases, Electrical Room & Toilet
5.	Second Floor (Mezzanine)	5689.21	83 Nos. of Car parking, 433 Nos. of Two Wheeler Parking, Ramp, Lift & Staircases, Electrical Room & Toilet
6.	Third Floor	5760.37	83 Nos. of Car parking, Ramp, Lift & Staircases, Electrical Room & Toilet
7.	Fourth Floor	5888.13	75 Nos. of Car parking, Ramp, Lift & Staircases, Electrical Room & Toilet
9.	Fifth Floor	5875.18	94 Nos. of Car parking, Ramp, Lift & Staircases Electrical Room & Toilet
10.	Sixth Floor	5895.87	94 Nos. of Car parking, Ramp, Lift & Staircases, Electrical Room & Toilet
11.	Seventh Floor	5895.65	95 Nos. of Car parking, Ramp, Lift & Staircases, Electrical Room & Toilet.
12.	Eighth Floor	5808.69	95 Nos. of Car parking, Ramp, Lift & Staircases Electrical Room & Toilet
13.	Ninth Floor	5808.69	95 Nos. of Car parking, Ramp, Lift & Staircases Electrical Room & Toilet
14.	Tenth Floor	5808.69	95 Nos. of Car parking, Ramp, Lift & Staircases Electrical Room & Toilet
15.	Eleventh Floor	5808.69	95 Nos. of Car parking, Ramp, Lift & Staircases Electrical Room & Toilet
16.	Twelth Floor	5809.09	95 Nos. of Car parking, Ramp, Lift & Staircases Electrical Room & Toilet
17.	Thirteenth Floor	5809.05	95 Nos. of Car parking, Ramp, Lift & Staircases Electrical Room & Toilet
	Total	83110.08	Lower & Upper Basement BUA is already included @ the time of issuing OC for C & D Blocks
18.	FAR	2.044	
19.	Coverage	39.80%	

This Occupancy Certificate is issued subject to the following conditions:

1. The car parking at 2Basement Floors & upto 13th Floors 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.

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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 & upto 13th Floors 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.
15. This Occupancy Certificate is subject to conditions laid out in the Clearance Certificate issued from Fire Force Department vide No. GBC (1) 81/2001 (PART-1) dt: 20-01-2017, CFO from KSPCB vide Consent No. KSPCB/ EO / BNG – C-1/DEO/ AEO / INR / 139130/WPC & APC / R.No/883/2011-12 R -263 dt: 27-04-2011 and Compliance of submissions made in the affidavits and undertaking filed to this office.

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16. The Applicant should abide by the undertaking submitted on 16-09-2019 to follow the Final orders of the Hon'ble High Court in W.P. No. 41926-927/2019 (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 IBC Knowledge Park
Daimond District, Pent House B-9,
Corporate Tower -B, 150 Old Airport road,
Bangalore - 560 008.

Copy to:

- 1) JC (BTM Layout)/ EE / ARO / AEE (Koramangala) for information and n/a.


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