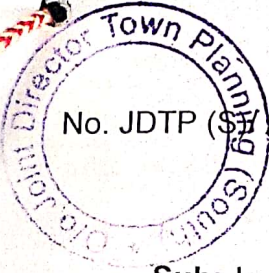




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BRUHAT BANGALORE MAHANAGARAPALIKE

Office of the
Joint Director of Town Planning (South)
MahanagaraPalike Offices
Bangalore. Dated: 24-05-2019



No. JDTP (S) ADTP/OC/ 06/19-20

OCCUPANCY CERTIFICATE

- Sub:** Issue of Occupancy Certificate for Commercial (IT / BT) building at BBMP Khata No. 37/301/34/1, Ibbaluru Village, HSR Layout, Ward No. 174, Bangalore.
- Ref:** 1) Application for issue of Occupancy Certificate dtd: 28-12-2017.
2) Approval of Commissioner for issue of Occupancy Certificate dtd: 29-04-2019.
3) Plan sanctioned No. BBMP/Addl. Dir/ JD South/ LP/0523/11-12, dtd: 06-09-2013.
4) Fire Clearance issued by Fire Force and Emergency Department vide No: GBC (1) 55/2011 dt: 22-03-2018 Docket No. KSFES / CC / 238/2018.
5) CFO from KSPCB vide Concent No. PCB/348/CNP / 11/ 6810 dt: 26-03-2019.

A plan was sanctioned for construction of Commercial (IT / BT) building consisting 2BF+GF+10 UF vide LP No. **BBMP/Addl. Dir/ JD South/ LP 0523/11-12 dt: 06-09-2013** & Commencement Certificate issued on 24-04-2015.

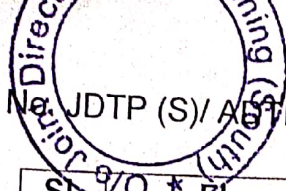
The Commercial (IT / BT) Building was inspected on dated: 25-03-2019 by the Officers of Town Planning Section for issue of Occupancy Certificate. During inspection, it is observed that, there is deviation in construction with reference to the sanctioned plan which is within the limits of regularization as per Bye-laws. The proposal for the issuance of Occupancy Certificate for the Commercial (IT / BT) Building was approved by the Commissioner on dated: 29-04-2019. Demand note for payment of Compounding fees, Scrutiny Fees including Audit Fees of Rs. 25,82,000/- (Rs. Twenty Five Lakhs Eighty Two Thousand only) has been paid by the applicant in the form of RE-ifms624-TP/000018 dated 24-05-2019. Whereas, for the Ground Rent & GST the Hon'ble High Court has stayed & 50% of Scrutiny Fee on 10-05-2019 as per the W.P. No. 21250-21252/2019 (LB-TAX). The deviations effected in the Building Commercial (IT/BT) building are condoned and regularized. Accordingly this Occupancy Certificate issued.

Permission is hereby granted to occupy the Commercial (IT/BT) Building Consisting of 2BF+GF+10 UF for Commercial purpose constructed at Property Khata No. 37/301/34/1, Ibbaluru Village, HSR Layout, Ward No. 174, Bangalore, with the following details;

dc

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4/6/2019

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24/05/19
Joint Director of Town Planning (South)
Bruhat Bangalore Mahanagara Palike




No. JDTP (S)/ASTP/IOC/06/19-20



Sl. No.	Floor Descriptions	Built up Area (in Sqm)	Remarks
1.	Lower Basement Floor	4430.59	117 Nos. of Car parking, STP, UG Sump, Lifts & Staircase.
2.	Upper Basement Floor	4455.21	131 Nos. of Car parking, Electrical room, STP, OWC, UG Sump, Fire & Domestic Pump rooms, Lifts & Staircase.
3.	Ground Floor	1543.98	99 Nos. of Car parking in Surface area, Office Space, OTS, Transformer Yard, DG room, UPS, Toilets, RWH, Lifts & Staircase.
4.	Mezzanine Floor	1526.63	Office Space (Double Height), Corridor, Toilets, Lobbies, OTS, Balcony, Lifts & Staircase.
5.	First Floor	1551.76	Office Space, Corridor, Toilets, Lobbies, OTS, Balcony, Lifts & Staircase.
6.	Second Floor	1680.69	Office Space, Corridor, Toilets, Lobbies, OTS, Balcony, Lifts & Staircase.
7.	Third Floor	1531.74	Office Space, Corridor, Toilets, Lobbies, OTS, Balcony, Lifts & Staircase.
9.	Fourth Floor	1531.74	Office Space, Corridor, Toilets, Lobbies, OTS, Balcony, Lifts & Staircase.
10.	Fifth Floor	1531.74	Office Space, Corridor, Toilets, Lobbies, OTS, Balcony, Lifts & Staircase.
11.	Sixth Floor	1531.74	Office Space, Corridor, Toilets, Lobbies, OTS, Balcony, Lifts & Staircase.
12.	Seventh Floor	1454.26	Office Space, Corridor, Toilets, Lobbies, OTS, Balcony, Lifts & Staircase.
13.	Eighth Floor	1454.26	Office Space, Corridor, Toilets, Lobbies, OTS, Balcony, Lifts & Staircase.
14.	Ninth Floor	1454.26	Office Space, Corridor, Toilets, Lobbies, OTS, Balcony, Lifts & Staircase.
15.	Tenth Floor	1454.26	Office Space, Corridor, Toilets, Lobbies, OTS, Balcony, Lifts & Staircase.
16.	Terrace	128.15	Swimming Pool, Pool Deck, Staircase Head room, Lifts Machine room & Overhead Tank, Solar Equipment
	Total	27261.01	
17.	FAR	2.22	
18.	Coverage	23%	

This Occupancy Certificate is issued subject to the following conditions:

1. The car parking at 2Basement Floor and 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.

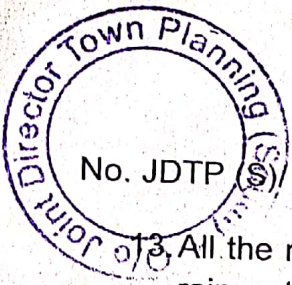

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2. The structural safety of building will be entirely at the risk and cost of owner / Architect / Engineer / Structural Engineer and BBMP will not be responsible for structural safety.
3. Owner shall not add or alter materially, the structure or a 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 Floor and 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.

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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) 55/2011 dt: 22-03-2018 Docket No. KSFES / CC / 238/2018, CFO from KSPCB vide Concent No. PCB/348/CNP / 11/ 6810 dt: 26-03-2019 and Compliance of submissions made in the affidavits and undertaking filed to this office.
16. The owner should abide to the outcome result of the Hon'ble High Court W.P. No. W.P. No. 21250-21252/2019 (LB-TAX) towards Ground Rent and GST.
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 MahanagaraPalike

To,
M/s. Mangala Enterprises,
Shakti Builders
208, Barton Center,
84/1, M.G. Road,
Bangalore – 560 001.

Copy to:

- 1) JC (Bommanahalli)/ EE / ARO / AEE (H.S.R Layout) for information and n/a.

Joint Director of Town Planning (South)
Bruhat Bangalore Mahanagara Palike