



BRUHAT BANGALORE MAHANAGARA PALIKE

Office of the
Joint Director, Building Licence (South)
MahanagaraPalike Offices
Bangalore. Dated: 25-11-2019

PARTIAL OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for Academic Block for Educational Institution Building at BBMP Khata No. 52/1, Bull Temple Road, Kempegowda Sub-division, Ward No. 142, South Zone, Bangalore.

Ref: 1) Application for issue of Occupancy Certificate dt: 26-03-2019.
2) Approval of Commissioner for issue of Occupancy Certificate dt: 21-06-2019.
3) Modified Plan sanctioned No. JDTP / LP 216/2001-02, dt: 02-09-2015.
4) Fire Clearance issued by Fire Force and Emergency Department vide No: GBC (1) / 598/2013 dt: 10-07-2019.

A Modified plan was sanctioned for construction of Academic Block for Educational Institution Building consisting 2BF+GF+7UF vide LP No. JDTP/LP 216/2001-02, dated: 02-09-2015.

The Academic Block for Educational Institution Building was inspected on dated: 28-04-2019 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 Academic Block for Educational Institution Building was approved by the Commissioner on dated: 21-06-2019. Payment of Compounding Fees, Scrutiny Fees works out to Rs. 66,53,000/- (Rs. Sixty Six Lakhs Fifty Three Thousand only), excluding Ground Rent Fees 50% of sum demanded as per the Hon'ble High Court Interim Order vide W.P No. 31403/2019 (LB-BMP) dated: 01-08-2019. The same has been paid by the applicant in the form of RE-ifms624-TP /000073 dated 27-08-2019. The deviations effected in the building are condoned and regularized. Accordingly, this Occupancy Certificate issued.

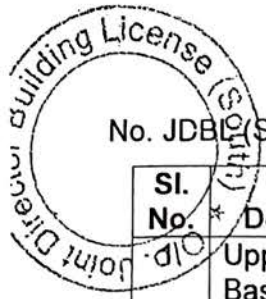
Permission is hereby granted to occupy the Academic Block for Educational Institution Building consisting 2BF+GF+7UF Educational Institutions purpose constructed at Property Khata No. 52/1, Bull Temple Road, Kempegowda Sub-division, Ward No. 142, South Zone, Bangalore, with the following details;

Joint Director, Building Licence (South)
Bruhat Bangalore Mahanagara Palike

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Sl. No.	Floor Descriptions	Built up Area (in Sqm)	Remarks
1.	Upper Basement Floor	4540.51	84 Nos. of Car parking, Lifts & Staircase.
2.	Lower Basement Floor	4540.51	104 Nos. of Car parking, Lifts & Staircase.
3.	Ground Floor	4540.51	2 Nos. of Seminar Hall, 2 Nos. of Meeting rooms, 4 Nos. of Office rooms, Labs, Electrical Pannel, Toilets, Lobbies, Lifts & Staircase.
4.	First Floor	4420.51	5 Nos. of Study room, 5 Nos. of Digital rooms with screens, Electrical room, AHU room, Toilets, Lobby, Lift & Staircases
5.	Second Floor	4420.51	21 Nos. of Class rooms, Staff room, Electrical room, Toilets, Lobby, Lift & Staircases
6.	Third Floor	4420.51	08 Nos. of Class rooms, Seminar hall, 13 Nos. of Labs, Staff room, Electrical room, Toilets, Lobby, Lift & Staircases
7.	Fourth Floor	4545.00	08 Nos. of Class rooms, Seminar hall, 13 Nos. of Labs, Staff room, Electrical room, Toilets, Lobby, Lift & Staircases
9.	Fifth Floor	4510.00	08 Nos. of Class rooms, 2 Nos. of Seminar hall, 04 Nos. of Labs, 04 Nos. of Tutorial room, Staff room, Electrical room, Toilets, Lobby, Lift & Staircases
10.	Sixth Floor	4510.00	07 Nos. of Class rooms, 05 Nos. of Computer lab, 06 Nos. of Labs, Staff room, Electrical room, Toilets, Lobby, Lift & Staircases
11.	Seventh Floor	4510.00	07 Nos. of Class rooms, 01 Nos. of Computer lab, 04 Nos. of Labs, 05 Nos. of Tutorial room, Seminar hall, Staff room, Electrical room, Toilets, Lobby, Lift & Staircases
12.	Terrace	502.84	Staircase Head room, Lifts Machine room & Overhead Tank, Solar Equipment
	Total	45460.90	
13.	FAR	0.67	
14.	Coverage	8.44%	

This Occupancy Certificate is issued subject to the following conditions:

1. The car parking at 2Basement Floor 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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
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JDBL (S)/ ADP/OC/49/19-20


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 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.

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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) / 598/2013 dt: 10-07-2019 Compliance of submissions made in the affidavits and undertaking filed to this office.
16. The Applicant / Owner has to produce CFO from KSPCB and NOC from HAL before obtaining CC for the proposed construction of adjacent Building Block.
17. The Applicant should abide by the undertaking submitted on 01-08-2019 to follow the Final orders of the Hon'ble High Court in W.P. No. 31403/2019 (LB-BMP) towards the payment of Ground Rent.
18. The Applicant / Owner / Developer shall abide by the collection of solid waste and its segregation as per solid waste management bye-law 2016.
19. The applicant/owner/developer shall abide by sustainable construction and demolition waste management as per solid waste management bye-law 2016.
20. The Applicant / Owners / Developers shall make necessary provision to charge electrical vehicles.
21. 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.

To
Dharma Prakasha Rajakarya Prakasha,
B.M. Sreenivasaiah Educational Trust
Rep by Dr. Ragini Narayanan
B.M. Sreenivasaiah Educational Trust,
1908, Bull Temple Road,
Bangalore – 560 019.

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