



ಕರ್ನಾಟಕ ರಾಜ್ಯ ವಿದ್ಯುನ್ಮಾನ ಅಭಿವೃದ್ಧಿ ನಿಗಮ ನಿಯಮಿತ
Karnataka State Electronics Development Corporation Ltd.
(A Government of Karnataka Enterprise)

Ref: KSEDC/BET/GEN/2015-16
Date: 13.11.2015

M/s.Bangalore Educational Trust,
ISBR Business School, #107,
Electronics city - phase-1,
Near Infosys,
Behind BSNL Telephone exchange,
Bangalore-560100.

Sir,

Sub: Change of use of land in plot No.16, electronics city, from INDUSTRY to EDUCATIONAL INSTITUTE.

Your Ref: BET/EDUCATION/1011, dated 28/10/2015

With reference to the above subject, keonics is considered your request made vide your letter No. BET/EDUCATION/1011, dated 28.10.2015 and permitted to use the plot No.16, in electronics city-phase-1, for EDUCATIONAL INSTITUTE.

Thanking you,

Yours faithfully,
For K.S.E.D.C. LTD.,

(G.B.CHANNAPPA)
MANAGER (INFRA)

ATTESTED BY M.L.

SHIVASHANAKARAPPA
ADVOCATE & NOTARY
GOVT. OF INDIA
No. 518, B-3 Sharanah Block
NOV 16 2015
BANGALORE - 560 027



KARNATAKA STATE ELECTRONICS
DEVELOPMENT CORPORATION LTD
2nd FLOOR, TTMC "A" BLOCK
BMT, SHANTHINAGAR, K.H. ROAD
BANGALORE-560027.



Occupancy Certificate No. ELCITA/ TP/ Blr. Edu. Trust/ As-built/ 2019 -20/ Dt. 25.02.2010

M/s Bangalore Educational Trust,
Plot No. 16 in Sy. No. 20,
West Lane -2, Electronics City,
Bangalore – 560 100.

Dear Sir,

Sub : M/s Bangalore Educational Trust on Plot No. 16 in Sy. No. 20 of extent 0.66 Acres
(2,668.82 Sqm. on West Lane -2- construction of building consisting of GF (Stilt) +
FF + 2nd Floor of BUA - 1,808.96 Sqm. – Occupancy Certificate issued for As-built areas..

M/s Advanced Micronic Devices Ltd. was allotted that piece & parcel of Plot bearing No. 16 carved out of land in Sy. No. 20 of extent 0.66 Acres (2,668.82 Sqm. on West Lane -2 by KEONICS & subsequently the land was procured through a Sale Deed registered as Document No. 11284/ 1987 -88/ Book 1, Vol.2756, pages 121 – 142& registered in the office of the Sub-registrar, Bangalore South Taluk.

Sanction was accorded to M/s Advanced Micronic Devices Ltd.by KEONICS in No. KPBC/ EC/ 26/ 87-88/ Dt.14.03.1988 for a building consisting of GF (Stilt) + FF + 2nd Floor of BUA – 3,034.56 Sqm.

Subsequently, M/s Bangalore Educational Trust had procured that piece & parcel of land together with Ground & First Floor structures standing thereon from M/s Advanced Micronic Devices Ltd. through an Absolute Sale Deed registered as document No. JAY- 1- 06656- 2013 - 14 & recorded in CD No. JAYD 187 on 31.12.2013.

Order for Change of use of land in Plot No.16 from Industry to Educational Institute was issued to M/s Bangalore Educational Trust by KEONICS in Ref : KSEDC/ BET/ GEN/ 2015 -16/ Dt.13.11.2015.

Building License was issued in No. ELCITA/ TP/ Blr. Edu. Trust/ As-built/ 2019 -20/ Dt. 25.02.2010.for the As- built area of 1,808.96 Sqm constructed against the sanctioned area of 3,034.56 Sqm..

Building Byelaws Compliance by the Industry :

Site area : 0.66 Acres (2,668.82 Sqm. & Building Ht. 10.34 M. Set- backs are compliant to Table 8 for building Ht. up to 11.50 M & plot size of up to 4000 Sqm. Road abutting property : West Lane -2 of 12 M width.

FAR Achieved = 0.63 & Coverage percentage = 33.51% .
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Areas are demarcated for parking of four wheelers & two wheelers.

Compliance to Statutory Requirements :

- 1] Waste water disposal is by means of a Septic Tank with Leach Pit.
- 2] The Building Height is 10.34 M < 15 M. Building is a Low-rise building for which Clearance from KSFES (Fire Department) is not a requirement.

In the circumstances, ELCITA is pleased to issue Occupancy Certificate to M/s Bangalore Educational Trust for the Main Building consisting of GF (Stilt) + FF + 2nd Floor & Cafeteria -1 & Cafeteria -2 + Security Room + DG Room + Toilets & Store Room for an As- built area of 1,808.96 Sqm. constructed on Plot bearing No. 16 carved out of land in Sy. No. 20 of extent 0.66 Acres (2,668.82 Sqm. on West Lane -2 of Electronics City.

Office Stamp

For Electronics City Industrial Township Authority

Dated 25.02.2020.



Chief Executive Officer



Land Classification Certificate

This is to certify that the below mentioned property

M/s. ISBR College,

Plot No. 16 within Sy.No. 20,

"e-City Industrial Township Area", West Phase,


West Phase, (Phase-I), Electronics City, Begur Hobli,

Bangalore South Taluk, Bangalore Urban District

Bangalore : 560 100

comes under Bangalore Urban District.

For ELECTRONICS CITY INDUSTRIAL TOWNSHIP AUTHORITY (ELCITA)


16-03-2020

Authorized Signatory



ELECTRONICS CITY INDUSTRIAL TOWNSHIP AUTHORITY

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#7 (P), West Phase, Electronics City, Bangalore - 560100, Karnataka, India,

Web: www.elcita.in Tel: +91 80 4660 2222



Floor Area Ratio Certificate

This is to certify that the below mentioned property

M/s. ISBR College,

Plot No. 16 within Sy.No. 20,

"e-City Industrial Township Area", West Phase,

West Phase, (Phase-I), Electronics City, Begur Hobli,

Bangalore South Taluk, Bangalore Urban District

Bangalore : 560 100

Has an FAR Area of 1673.75 Sqm and a FAR of 0.63

For ELECTRONICS CITY INDUSTRIAL TOWNSHIP AUTHORITY (ELCITA)



27
16-03-2020

Authorized Signatory

ELECTRONICS CITY INDUSTRIAL TOWNSHIP AUTHORITY

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