



BRUHAT BENGALURU MAHANAGARA PALIKE

Office of the Joint Director (Town Planning – North) N.R. Square, Bengaluru – 02.
No. BBMP/Addl.Dir/JD North/0421/2012-13

Date: 19/10/2022

OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for Residential Apartment Building at Property Katha No. 341, Sy No. 105/5, Hoodi Village Ward No. 54, Mahadevapura Zone, Bengaluru.

- Ref: 1) Your application for issue of Occupancy Certificate dated: 06-06-2017 & 16-04-2021
2) Plan sanctioned by this office vide No. BBMP/Addl.Dir/JD NORTH/ LP/ 0421/ 12-13 dated: 22-02-2014
3) Approval of Chief Commissioner for issue of Occupancy Certificate dated: 14-02-2022
4) Fire Clearance for the Occupancy Certificate vide No: GBC(1)/68/2013, dated: 22-04-2022
5) CFO issued by KSPCB vide No. PCB/317/CNP/12/H-832, dated: 04-10-2018

The Plan was sanctioned for the Construction of Residential Apartment Building consisting of BF+GF+9 UF comprising of 332 Units at Property Katha No. 341, Sy No. 105/5, Hoodi Village Ward No. 54, Mahadevapura Zone, Bengaluru by this office vide reference (2). The Fire and Emergency Services Department has issued Clearance Certificate to Occupy Building vide Ref. No. (4).KSPCB vide Ref (5) has issued consent for Operation of Sewage Treatment Plant (STP).

The Residential Apartment Building was inspected by the Officers of Town Planning Section on 30-07-2021 for the issue of Occupancy Certificate it is observed that, there is deviation in construction with reference to the Sanctioned plan which is within the limits of Regularization as per Building Bye-laws - 2003. The proposal for the issuance of Occupancy Certificate for the Residential Apartment Building was approved by the Chief Commissioner vide ref (3). Subsequent to the Approval accorded by Chief Commissioner the applicant was endorsed on dated: 19-02-2022 to remit Compounding fees for the deviated portion, Ground Rent Arrears, GST and Scrutiny fee of Rs. 1,17,61,000/-. (Rupees One Crore Seventeen Lakhs Sixty One Thousand only) As per the Hon'ble High Court Interim order vide W.P. No. 10313/2022 (LB-BMP) dated: 31-05-2022 the applicant has paid of Rs. 40,00,000/- (Rupees Fourteen Lakhs only) in the form of DD No.509764 dated: 09-06-2022 drawn on ICICI Bank Ltd., The same has been taken into BBMP account vide receipt No. RE-ifms 331-TP/000059 dated: 11-08-2022.

Hence, Permission is hereby granted to occupy Residential Apartment Building consisting of BF+GF+9 UF comprising of 332 Units at Property Katha No. 341, Sy No. 105/5, Hoodi Village Ward No. 54, Mahadevapura Zone, Bengaluru. Occupancy Certificate is accorded with the following details.

Sl. No.	Floor Description	Built Up Area (in Sqm.)	Uses and other details.
1	Basement Floor	10317.72	305 No.s of Car Parking, DG Yard, STP, Water Sump, Lobbies, Lifts and Staircases

Joint Director of Town Planning (North)
Bruhat Bengaluru MahanagaraPalike

10/10/22

18/10/22

19/10



2	Ground Floor	3453.53	28 No.s of Residential Units, 95 No.s of Surface Car Parking, Swimming Pool, Tennis Court, Organic Waste Converter, Corridor, Balcony, Lobbies, Lifts and Staircases.
3	First Floor	3333.70	32 No.s of Residential Units, Corridor, Balcony, Lobbies, Lifts and Staircases.
4	Second Floor	3231.36	34 No.s of Residential Units, Corridor, Balcony, Lobbies, Lifts and Staircases.
5	Third Floor	3231.36	34 No.s of Residential Units, Corridor, Balcony, Lobbies, Lifts and Staircases.
6	Fourth Floor	3231.36	34 No.s of Residential Units, Corridor, Balcony, Lobbies, Lifts and Staircases.
7	Fifth Floor	3231.36	34 No.s of Residential Units, Corridor, Balcony, Lobbies, Lifts and Staircases.
8	Sixth Floor	3231.36	34 No.s of Residential Units, Corridor, Balcony, Lobbies, Lifts and Staircases.
9	Seventh Floor	3231.36	34 No.s of Residential Units, Corridor, Balcony, Lobbies, Lifts and Staircases.
10	Eighth Floor	3231.36	34 No.s of Residential Units, Corridor, Balcony, Lobbies, Lifts and Staircases.
11	Ninth Floor	3231.36	34 No.s of Residential Units, Corridor, Balcony, Lobbies, Lifts and Staircases.
12	Terrace Floor	153.21	Lift Machine Room, Staircase Head Room, OHT and Solar Panel,
	Total - I	43109.04	332 Units
13	FAR		2.26 > 2.25
14	Coverage		23.51% < 50%

This Occupancy Certificate is issued subject to the following conditions:

1. The car parking at Basement Floor and Surface area shall have adequate safety measures. It shall be done entirely at the risk and cost of the owner. BBMP will not be responsible for any kind of damage, losses, risks etc., arising out of the same.

Murugesu
19/11/2022
Joint Director of Town Planning (North)
Bruhat Bengaluru MahanagaraPalike

B
10/10/22

B
18/1/22

SA
19/10



15. In case of any false information, misrepresentation of facts, or pending court cases, the Occupancy Certificate shall be deemed to be cancelled.

On default of the above conditions the Occupancy Certificate issued will be withdrawn without any prior notice.

Sd/-

Joint Director (Town Planning – North)
Bruhat Bengaluru Mahanagara Palike

To,

Sri. Khader Sheriff and others, (Khata Holder)
M/s Alpine Housing Development Corporation Ltd.,
302, Alpine Arch, # 10, Langford Road,
Bengaluru – 560 027.

Copy to

1. JC (Mahadevapura Zone) / EE (K.R.Puram Division) / AEE/ ARO (Hudi Sub-division) for information and necessary action.
2. Senior Environmental Officer, KSPCB, # 49, Church Street, Bengaluru - 01 for information.
3. Director General of Police, Fire and Emergency Services, # 1, Annaswamy Modaliar Road, Bengaluru – 560 042 for information.
4. Superintendent Engineer, (Electrical), BESCOM, North Division, No. 8, Benson Town, Nandi Durga Road, Bengaluru - 560046.
5. Office copy

Joint Director (Town Planning – North)
Bruhat Bengaluru Mahanagara Palike

10/10/22

18/12

19/10

o/c
Received
DUP
9886321447