

BEFORE THE NATIONAL GREEN TRIBUNAL (SZ) CHENNAI

Application. No. 6 / 2023

Between

Sri. Paramesh V

Applicant

And

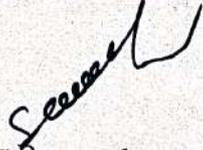
**The Deputy Commissioner
and others**

Respondents

ADDLE OBJECTIONS FROM RESPONDENT NO 10

Chennai

Date 22-11-2023


Advocate for Respondent No 10

BEFORE THE NATIONAL GREEN TRIBUNAL (SZ) CHENNAI

Application. No. 6 / 2023

Between

Sri. Paramesh V

Applicant

And

The Deputy Commissioner
and others

Respondents

Additional Objections filed by the Respondent No 10

That the Respondent No 10 submits as follows : -

1. It is submitted that, the 10th Respondent had received the report from **Bidarahalli Nadanada Kacheri** dated 25/9/2023 , the construction was made but in 2 Guntas of land in Sy No 42 as per the present situation it is vacant and Channel Kharab area is not developed . The Respondent No 10 had the compound wall and there is no encroachment as regard to Channel and buffer area. The copy of the report dated 25/9/2023 and its translation is produced as **Document No R- 1 and R-2.**

2. It is submitted that **the Revenue Inspector Kadugodi** had submitted the report in P R 225/2023-24 , as per the report the land in Sy no 42 ,44/1,44/2 of Channasandra Village is vacant and channel kharab area it is not developed. The copy of the report in P R No 225/2023-24 and its translation is produced as **Document No R- 3 and R-4.**

For M/S. SURYA PROJECTS

Aurhika
Managing Partner



3. It is submitted that **the Village Development Officer Channasandra Village** had submitted the report , as per the report the land in Sy no 42 ,44/1,44/2 of Channasandra Village is Hiduvali land and the 10th Respondent is not developed the property in buffer area . The copy of the report and its translation is produced as **Document No R-5 and R-6.**

4. It is submitted that **ADLR** had issued the letter dated 2/8/2023 to identify the water area, buffer zone, encroachments on the land if it's found in Sy No 42,44/1,44/2 of Channasandra Village and submit the report to it and the said report with sketch. The reports from above authorities were submitted and as per the reports, the area of channel Kharab area it is not developed. The copy of the letter dated 2/8/2023 and its translation is produced as **Document No R- 7 and R-8.**

5. It is submitted that the **Tahsildar Krishnarajapuram Bangalore East Taluk** had sent the letter dated 18/3/2023 to ADLR. As per the letter it was sought the report on the water area, buffer zone, on the land if it's found in Sy No 42,44/1,44/2 of Channasandra Village and submit the report to it and the said report with sketch. The copy of the letter dated 18/3/2023 and its translation is produced as **Document No R- 9 and R-10.**

6. It is submitted that **ADLR** had prepared the sketch along with his report on the aforesaid issues regarding water area, buffer zone, construction on the land in Sy No 42,44/1,44/2 of Channasandra Village and submit the report to it and the said report with sketch. The reports from ADLR says that the said land is vacant in so far as it pertains to Sy No 42 and identified in the sketch as "O", as per original survey documents and the said land is vacant and there are no developments in that area. The owner of the land had constructed the compound wall around its land and there is no building constructed in buffer zone area. The copy of the sketch in Sy No 44/1,44/2,42 and its translation is

For M/S. SURYA PROJECTS

[Signature]



produced as **Document No R- 11** and **R-12.**

7. It is submitted that the **Environmental Health and Safety Research and Development Center** had issued Invoice for Rs.14,160-00 for Environmental Monitoring charges on 28/9/2023 and the same was paid from 10th Respondent, after that they issued Analysis report to 10th Respondent, the copy of the Analysis report dated 28/9/2023 is produced as **Document No R-13.** The covering letter with compliance report has been submitted by the 10th Respondent to the Regional Officer Ministry of Environment dated 7/9/2023, the copy of the same is produced as **Document No R-14.** The Compliance report of Environmental clearance conditions was submitted to SEIAA in September 2023 with respect to Residential Apartment Project from 10th Respondent, with project photos and List of Annexures 1 to 13, the same is produced as **Document No R-15.**

8. It is submitted that, yet another litigation was started by Sri. Jagan Kumar J and pending before the Hon'ble Land Grabbing Court at Bangalore from one Case No. L.G.C (P) 313/2023. Interim order was granted on 07-09-2023 and vacated on 6.11.2023 after this 10th Respondent participated in the proceedings by filing his statement of objections with documents. The copy of the entire order sheet and Petition and Vacating Applications are produced as **Document No R-16 , 17 and 18.**

9. It is submitted that, the above said information and records were received after the objections were filed in this case from the Respondent No 10 which is necessary to defend the case on hand. These facts are found subsequently and therefore the Respondent is placing the same on record in order to avoid substantiate their defense before this Hon'ble Tribunal. The certified copies were obtained from the concerning authorities by this Respondent and

For M/S. SURYA PROJECTS

(Signature)

placing before this Hon'ble Tribunal for adjudication of the matter.

Wherefore the 10th Respondent prays that this Hon'ble Court may be pleased to reject the application filed by the Applicant by imposing heavy costs and grant the expenses caused to this Respondent due to the false case filed by Applicant in the interest of justice.

Chennai

Date 22-11-2023

Advocate for Respondent No 10

For M/S. SURYA PROJECTS

Ashu

Managing Partner

Respondent No 10

Verification

I, the managing partner in Respondent No 10 declare that this is my name and contents of the above are true to the best of my knowledge information as per the records

Chennai

Date 22-11-2023

For M/S. SURYA PROJECTS

Ashu

Managing Partner

Respondent No 10

BEFORE THE NATIONAL GREEN TRIBUNAL (SZ) CHENNAI

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And

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and others

I N D E X

Sl No	Description	Page No
01	Addle Objections filed by the Respondent No 10 to the Memorandum of Application	1-4
02	The copy of the report dated 25/9/2023 and its translation as Document No R-1 and Document No R-2	5-7
03	The Copy of the report in P R No 225/2023-24 and its translation is produced as Document No —R-3 and Document No R-4	8-10
04	The copy of report from Village Development area and its translation is produced Document No —R-5 and Document No -R -6	11-13
05	The copy of letter dated 2/8/2023 and its translation is produced Document No —R-7 and Document No -R-8	14-15
06	The copy of letter dated 18/3/2023 issued by Tahsildar and its translation is produced Annexure—R-9 and Annexure-R-10	16-18
07	The copy of ADLR Report and sketch and its translation is produced Document No —R-11 and Document No —R 12	19-20
08	The copy of the analysis report dated 28/9/2023 is produced Document No —R-13	21-30
09	The copy covering letter dated 7/9/2023 is produced Document No —R-14	31
10	The copy of complacence report on the project of the 10 th Respondent letter dated 18/3/2023 issued by SEIAA is produced Document No —R-15	32-52
11	The copy of the order sheet, Petition, Vacating Application in Land Grabbing case No 313/2023 is produced as Document No —R 16 to 19.	53-89

Chennai

Date 22-11-2023

Advocate for Respondent No 10

15

R1

DOCUMENT No: 09704/23

ಕರ್ನಾಟಕ ಸರ್ಕಾರ

ಉಪತಹಶೀಲ್ದಾರ್ ರವರ ಕಾರ್ಯಾಲಯ ಬಿದರಹಳ್ಳಿ ನಾಡ ಕಚೇರಿ, ಬಿದರಹಳ್ಳಿ, ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು

ಸಂಖ್ಯೆ:ನಾಕ/ಬಿದರಹಳ್ಳಿ/ಎನ್.ಸಿ.ಆರ್/ಸಿಆರ್/89/2023-24

ದಿನಾಂಕ:

ಗೌ: ಮಾನ್ಯ ತಹಶೀಲ್ದಾರ್ ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು ಬೆಂಗಳೂರು ಮಾನ್ಯರೇ



ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು, ಬಿದರಹಳ್ಳಿ ಹೋಬಳಿ, ಚನ್ನಸಂದ್ರ ಗ್ರಾಮದ ಸ.ನಂ.42, 44/1 ಮತ್ತು 44/2 ರಲ್ಲಿ ಎಮ್/ಎಸ್ ಸೂರ್ಯ ಪ್ರಾಜೆಕ್ಟ್ ರವರು ಜಲಕಾಯ ಪ್ರದೇಶ, ಬಫರ್ ಜೋನ್ ಒತ್ತುವರಿಯಾಗಿರುವುದನ್ನು ತೆರವುಗೊಳಿಸುವ ಬಗ್ಗೆ,

- 1) ತಾಲ್ಲೂಕು ಕಚೇರಿ ಜ್ಞಾಪನ ಪತ್ರದ ಸಂಖ್ಯೆ: NCR/(ಕಾ)CR;205/2023-24
- 2) ರಾಜಸ್ವ ನಿರೀಕ್ಷಕರು ಕಾಡುಗೋಡಿ ವೃತ್ತ ರವರ ವರದಿ ಸಂಖ್ಯೆ: ರಾ.ನಿ.(ಕಾಡುಗೋಡಿ)ಪಿಆರ್/225/2023-24

ಮೇಲ್ಕಾಣಿಸಿದ ವಿಷಯಕ್ಕೆ ಸಂಬಂಧಿಸಿದಂತೆ ಉಲ್ಲೇಖ (1) ರಲ್ಲಿ ತಾವು ಸೂಚಿಸಿರುವಂತೆ ಉಲ್ಲೇಖ (2) ರಲ್ಲಿ ರಾಜಸ್ವ ನಿರೀಕ್ಷಕರು ವರದಿ ಮಾಡಿರುತ್ತಾರೆ.

ಸದರಿ ವರದಿಯಂತೆ ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು, ಬಿದರಹಳ್ಳಿ ಹೋಬಳಿ, ಚನ್ನಸಂದ್ರ ಗ್ರಾಮದ ಸ.ನಂ.42, 44/1 ಮತ್ತು 44/2 ರ ಜಮೀನುಗಳು ಮೂಲತಃ ಹಿಡುವಳಿ ಜಮೀನಾಗಿರುತ್ತವೆ. ಸದರಿ ಜಮೀನಿಗೆ ಸಂಬಂಧಿಸಿದಂತೆ ಎಮ್/ಎಸ್ ಸೂರ್ಯ ಪ್ರಾಜೆಕ್ಟ್ ರವರು ಜಲಕಾಯ ಪ್ರದೇಶ, ಬಫರ್ ಜೋನ್ ಒತ್ತುವರಿಯಾಗಿದೆಯೇ ಎಂಬುದರ ಬಗ್ಗೆ ಗುರುತಿಸಿ ನಕ್ಷೆ ಮತ್ತು ವರದಿಯೊಂದಿಗೆ ಮಾನ್ಯ ಭೂದಾಖಲೆಗಳ ಸಹಾಯಕ ನಿರ್ದೇಶಕರವರ ಜ್ಞಾಪನ ಸಂಖ್ಯೆ ಭೂ.ಸ.ನಿ(ಪೋ)ಇತರ/40/23-24 ದಿನಾಂಕ: 01-06-2023 ದಾಗೂ ಮಾನ್ಯ ಕಾರ್ಯಪಾಲಕ ಅಭಿಯಂತರರು ಬೈನೀ.ಗಾ ಮಹದೇವಪುರ ವಲಯ ಬಿಬಿಎಂಪಿ ಕಾಪಾಅ/ಬೈನೀ.ಗಾ/ಮವ/ಪಿಆರ್/50/2022-23 ಬೆಂಗಳೂರುರವರು ಪತ್ರದ ಸಂಖ್ಯೆ: ದಿನಾಂಕ:26-05-2023 ರ ಮೇರೆಗೆ ಬಿಬಿಎಂಪಿ ಅಧಿಕಾರಿಗಳ ಸಮಕ್ಷಮ ಅಳತೆ ಮಾಡಿ ನಕ್ಷೆ ತಯಾರಿಸಿದೆ. ಚನ್ನಸಂದ್ರ ಗ್ರಾಮದ ಸ.ನಂ.42 ರಲ್ಲಿ ಕಾಲುಬೆ ಬಗ್ಗೆ 0-02 ಗುಂಟೆ ಮತ್ತು ಬಾವಿ ಬಗ್ಗೆ 0-01 ಗುಂಟೆ ಮತ್ತು ಸ.ನಂ.44/1 ರಲ್ಲಿ ಕಾಲುಬೆ ಬಗ್ಗೆ 0-01 ಗುಂಟೆ ಮೂಲ ಸರ್ವೆ ದಾಖಲೆಗಳಂತೆ ಖರಾಬು ಇದ್ದು ಹಾಲಿ ಜಮೀನು ಸ್ಥಿತಿಯಂತೆ ಖುಲ್ಲಾ ಇದ್ದು ಕಾಲುಬೆ ಖರಾಬು ಜಾಗದಲ್ಲಿ ಅಭಿವೃದ್ಧಿಯಾಗಿರುವುದಿಲ್ಲ. ಸದರಿ ಸರ್ವೆ ನಂಬರಿನ ಹಿಡುವಳಿದಾರರು ತಮ್ಮ ಜಮೀನಿನ ಸುತ್ತ ಕಾಂಪೌಂಡ್ ನಿರ್ಮಾಣ ಮಾಡಿರುತ್ತಾರೆ. ಕಾಲುಬೆಯ ಮಧ್ಯ ಭಾಗದಿಂದ ಮೇಲ್ಕಂಡ ನಕ್ಷೆಯಲ್ಲಿ ಮೀಟರ್‌ಗಳಲ್ಲಿ ನಮೂದಿಸಿರುವ ಅಳತೆಗಳನ್ನು ಬಫರ್ ಪ್ರದೇಶವನ್ನು ಬಿಟ್ಟು ಕಟ್ಟಡವನ್ನು ನಿರ್ಮಾಣ ಮಾಡಿದ್ದು ಕಾಲುಬೆ ಬಫರ್ ಜಾಗವನ್ನು ಒತ್ತುವರಿ ಮಾಡಿರುವುದಿಲ್ಲ. ಎಂದು ಸಂಬಂಧಪಟ್ಟ ರಾಜಸ್ವ ನಿರೀಕ್ಷಕರು ದಿನಾಂಕ: 25-09-2023 ರಂದು ವರದಿ ಮಾಡಿರುತ್ತಾರೆ. ಸದರಿ ವಾಸ್ತವಾಂಶ ವರದಿಯೊಂದಿಗೆ ತಮ್ಮ ಅವಗಾಹನೆಗೆ ಸಲ್ಲಿಸಿದೆ.

ಯುಸಾ ನಕಲು ಸೃಷ್ಟಿಸಿಸಿ
ತಹಶೀಲ್ದಾರ್/ಕಾ/23
ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು
ಕೃಷ್ಣರಾಜಪುರ.

ತಮ್ಮ ಬಿರಾಸ್ತಿ
ಉಪತಹಶೀಲ್ದಾರ್
ಬಿದರಹಳ್ಳಿ ನಾಡ ಕಚೇರಿ
ಬಿದರಹಳ್ಳಿ

6

DOCUMENT No- Ra

GOVERNMENT OF KARNATAKA

Office of the Tahsildar, Bidarahalli Nada Cutchery, Bidarahalli,
No. Na.ka/Bidarahalli/NCR/CR/89/2023-24

Dated

To:
The Tahsildar,
Bangalore East Taluk
Bangalore.

Sir,

Sub: Regarding vacating the encroachment in the buffer zone which have been encroached by M/s. Surya Projects in the water area at Sy No.42, 44/1 and 44/2 Channasandra Village, Bidarahalli Hobli, Bangalore East Taluk.

Ref: 1. Taluk office Memo/Order No. NCR/(Ka)CR 205/2023-24

2. Report of the Revenue Inspector, Kodugodi Circle, No. RANI (Kodugodi)PR/225/2023-24

With reference to the above subject as per reference No.1 as directed by you as per reference No.2 the Revenue Inspector has reported.

As per the said report originally the land in Survey No.42, 44/1 and 44/2 of Channasandra Village, Bidarahalli Hobli, Bangalore East Taluk is the.Hiduvali Land. Concerning to the said

(7)

land M/s. Surya Project in the water area, whether there is an encroachment in the Buffer zone and in this regard to identify the same by preparing the sketch and report vide order of the Assistant Director of Land Records No. Bho.sa.ni(pho)Ithare/40/23-24 dated 01.06.2023 and letter of the Executive Engineer Baini. Ga Mahadevapura Zone, BBMP No. Kapaa/Baini.Ga/Mava/PR/50/2022-23 Bangalore dated 26.05.2023 before the BBMP officials the land is measured and sketch is prepared. In Channasandra village concerning Sy No.42 as regards to channel 0.02 Guntas of land and as regards to the well 0.01 Gunta and in Survey No.44/1 as regards to channel 0.01 Gunta as per the Survey records Kharab is there and as per the present situation of the land it is vacant and channel Kharab area it is not developed. As per the said Survey number, the Hindu validar around their property they have laid compound wall. In the middle of the channel from the median in the sketch mentioned in meters by leaving the buffer area the building is constructed and there is no encroachment as regards to channel and buffer area. Accordingly, the concerned Revenue Inspector has reported on 25.09.2023. The real present situation has been brought to your notice along with the report.

True copy is certified
Sd
Tahsildar 17.10.2023
Bangalore East Taluk,
Krishnarajapuram

Yours faithfully
Sd
Deputy Tahsildar
Bidarahalli
Nadacatchery
Bidarahalli

3

DOCUMENT No- R4

No. Ra.i (Ka)PR 225/2023-24

Office of Revenue Inspector

Kodugodi Circle,

Bidarahalli Hobli,

Bangalore East Taluk

Dated:

REPORT

Sub: Regarding vacating the encroachment in the buffer zone which have been encroached by M/s. Surya Projects in the water area at Sy No.42, 44/1 and 44/2 Channasandra Village, Bidarahalli Hobli, Bangalore East Taluk.

Ref: 1. Taluk office Memo/Order No. NCR/(Ka)CR 205/2023-24

2. Order of the Assistant Director of Land Records No. Bo.sa.ni.(Phodi)Ithare/197/23-24 dated 02.08.2023.

3. 3. Order of the Assistant Director of Land Records No. Bho.Sa.Ni (Phodi (Ithare) /197/23-24 dated 02.08.2023.

With reference to the above subject as per reference No.1 as directed by you as per reference No.2 the Revenue Inspector has reported.

As per the said report originally the land in Survey No.42, 44/1 and 44/2 of Channasandra Village, Bidarahalli Hobli, Bangalore East Taluk is the Hiduvali Land. Concerning to the said

10

land M/s. Surya Project in the water area, whether there is an encroachment in the Buffer zone and in this regard to identify the same by preparing the sketch and report vide order of the Assistant Director of Land Records No. Bho.sa.ni(pho)Ithare/40/23-24 dated 01.06.2023 and letter of the Executive Engineer Baini.Ga Mahadevapura Zone, BBMP No. Kapaa/Baini.Ga/Mava/PR/50/2022-23 Bangalore dated 26.05.2023 before the BBMP officials the land is measured and sketch is prepared. In Channasandra village concerning Sy No.42 as regards to channel 0.02 Guntas of land and as regards to the well 0.01 Gunta and in Survey No.44/1 as regards to channel 0.01 Gunta as per the Survey records Kharab is there and as per the present situation of the land it is vacant and channel Kharab area it is not developed. As per the said Survey number, the Hinduvalidar around their property they have laid compound wall. In the middle of the channel from the median in the sketch mentioned in meters by leaving the buffer area the building is constructed and there is no encroachment as regards to channel and buffer area. Accordingly, the concerned the Taluka Surveyor has submitted the sketch and the report. The real present situation has been brought to your notice along with the report.

Yours faithfully

Sd

Revenue Inspector

Kodugodi Circle

Bidarahalli Hobli

Bangalore East Taluk

True copy is certified

Sd

Tahsildar 17.10.2023

Bangalore East Taluk,

Krishnarajapuram.

11

DOCUMENT No- R5



ಗ್ರಾ.ಆ.ಅ.ವರದಿ

ವಿಷಯ:

ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು, ಬಿದರಹಳ್ಳಿ ಹೋಬಳಿ, ಚನ್ನಸಂಪ್ರ ಗ್ರಾಮದ ಸ.ನಂ.42, 44/1 ಮತ್ತು 44/2 ರಲ್ಲಿ ಎಮ್/ಎಸ್ ಸೂರ್ಯ ಪ್ರಾಜೆಕ್ಟ್ ರವರು ಜಲಕಾಯ ಪ್ರದೇಶ, ಬಫರ್ ಜೋನ್ ಒತ್ತುವರಿಯಾಗಿರುವುದನ್ನು ತರಫುಗೊಳಿಸುವ ಬಗ್ಗೆ

ಉಲ್ಲೇಖ:

- 1) ಮಾನ್ಯ ತಾಲ್ಲೂಕು ಕಚೇರಿ ಜ್ಞಾಪನ ಪತ್ರದ ಸಂಖ್ಯೆ: NCR/(ಕಾ)CR:205/2023-24
- 2) ನಾಡಕಚೇರಿಯ (ಬಿದರಹಳ್ಳಿ) ಜ್ಞಾಪನ ಪತ್ರದ ಸಂಖ್ಯೆ: NCR/CR: 89/2023-24
- 3) ಮಾನ್ಯ ಭೂದಾಖಲೆಗಳ ಸಹಾಯಕ ನಿರ್ದೇಶಕ ರವರ ಜ್ಞಾಪನ ಸಂಖ್ಯೆ: ಭೂ.ಸ.ನಿ(ಪೋಡಿ)ಇತರೆ/197/23-24 ದಿನಾಂಕ: 02-08-2023

ಮೇಲ್ಕಂಡ ವಿಷಯಕ್ಕೆ ಸಂಬಂಧಿಸಿದಂತೆ ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು, ಬಿದರಹಳ್ಳಿ ಹೋಬಳಿ, ಚನ್ನಸಂಪ್ರ ಗ್ರಾಮದ ಸ.ನಂ.42, 44/1 ಮತ್ತು 44/2 ರ ಜಮೀನುಗಳು ಮೂಲತಃ ಹಿಡುವಳಿ ಜಮೀನಾಗಿರುತ್ತದೆ. ಸದರಿ ಜಮೀನಿಗೆ ಸಂಬಂಧಿಸಿದಂತೆ ಎಮ್/ಎಸ್ ಸೂರ್ಯ ಪ್ರಾಜೆಕ್ಟ್ ರವರು ಜಲಕಾಯ ಪ್ರದೇಶ, ಬಫರ್ ಜೋನ್ ಒತ್ತುವರಿಯಾಗಿದೆಯೇ ಎಂಬುದರ ಬಗ್ಗೆ ಗುರುತಿಸಿ ನಕ್ಷೆ ಮತ್ತು ವರದಿಯೊಂದಿಗೆ ಮಾನ್ಯ ಭೂದಾಖಲೆಗಳ ಸಹಾಯಕ ನಿರ್ದೇಶಕರವರ ಜ್ಞಾಪನ ಸಂಖ್ಯೆ: ಭೂ.ಸ.ನಿ(ಪೋಡಿ)ಇತರೆ/40/23-24 ದಿನಾಂಕ: 01-06-2023 ಹಾಗೂ ಮಾನ್ಯ ಕಾರ್ಯಪಾಲಕ ಅಭಿಯಂತರರು ಬೈನೀ.ಗಾ ಮಹದೇವಪುರ ವಲಯ ಬಿಬಿಎಂಪಿ ಕಾನಾಆ/ಬೈನೀ.ಗಾ/ಮವ/ಪಿಆರ್/50/2022-23 ಬೆಂಗಳೂರುರವರು ಪತ್ರದ ಸಂಖ್ಯೆ: ದಿನಾಂಕ:26-05-2023 ರ ಮೇರೆಗೆ ಬಿಬಿಎಂಪಿ ಅಧಿಕಾರಿಗಳ ಸಮಕ್ಷಮ ಅಳತೆ ಮಾಡಿ ನಕ್ಷೆ ತಯಾರಿಸಿದೆ. ಚನ್ನಸಂಪ್ರ ಗ್ರಾಮದ ಸ.ನಂ.42 ರಲ್ಲಿ ಕಾಲುವೆ ಬಗ್ಗೆ 0-02 ಗುಂಟೆ ಮತ್ತು ಬಾವಿ ಬಗ್ಗೆ 0-01 ಗುಂಟೆ ಮತ್ತು ಸ.ನಂ.44/1 ರಲ್ಲಿ ಕಾಲುವೆ ಬಗ್ಗೆ 0-01 ಗುಂಟೆ ಮೂಲ ಸರ್ವೆ ದಾಖಲೆಗಳಂತೆ ಒರಾಬು ಇದ್ದು ದಾಲಿ ಜಮೀನು ಸ್ಥಿತಿಯಂತೆ ಒರಾಬು ಇದ್ದು ಕಾಲುವೆ ಒರಾಬು ಜಾಗದಲ್ಲಿ ಅಭಿವೃದ್ಧಿಯಾಗಿರುವುದಿಲ್ಲ. ಸದರಿ ಸರ್ವೆ ನಂಬರಿನ ಪಿಡುವಳಿದಾರರು ತಮ್ಮ ಜಮೀನಿನ ಸುತ್ತ ಕಾಂಪೌಂಡ್ ನಿರ್ಮಾಣ ಮಾಡಿರುತ್ತಾರೆ. ಕಾಲುವೆಯ ಫುಡ್ಡು ಭಾಗದಿಂದ ಮೇಲ್ಕಂಡ ನಕ್ಷೆಯಲ್ಲಿ ನೀರಿನಿಳಿಸುವ ನಮೂದಿಸಿರುವ ಅಳತೆಗಳನ್ನು ಬಫರ್ ಪ್ರದೇಶವನ್ನು ಬಿಟ್ಟು ಕಟ್ಟಡವನ್ನು ನಿರ್ಮಾಣ ಮಾಡಿದ್ದು ಕಾಲುವೆ ಬಫರ್ ಜಾಗವನ್ನು ಒತ್ತುವರಿ ಮಾಡಿರುವುದಿಲ್ಲ. ಎಂದು ತಾಲ್ಲೂಕು ಭೂಮಾಪಕರು ನಕ್ಷೆ ಮತ್ತು ವರದಿ ಸಲ್ಲಿಸಿರುತ್ತಾರೆ. ಇದ್ದ ವಾಸ್ತವಾಂಶ ವರದಿಯೊಂದಿಗೆ ಕಚೇರಿಯ ಮುಂದಿನ ಕ್ರಮಕ್ಕಾಗಿ ತಮ್ಮ ಅವಗಾಹನೆಗೆ ಸಲ್ಲಿಸಿದೆ.

ಗ್ರಾಮ ಅಧಿಕಾರಿ

ಗ್ರಾಮ ಅಡಳಿತ ಅಧಿಕಾರಿ
ಕಾಡುಗುಡಿ ವೃತ್ತ ಬಿದರಹಳ್ಳಿ ಹೋಬಳಿ
ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು

ಶೃಂಗೇರಿ ನಕ್ಷೆ ಸ್ವೀಕೃತಿ
ತಪ್ಪಿಲೂರು
ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು
ಕಚೇರಿ

(12)

DOCUMENT No- R6

REPORT OF THE VILLAGE ADMINISTRATOR

Sub: Regarding vacating the encroachment in the buffer zone which have been encroached by M/s. Surya Projects in the water area at Sy No.42, 44/1 and 44/2 Channasandra Village, Bidarahalli Hobli, Bangalore East Taluk.

Ref: 1. Taluk office Memo/Order No. NCR/(Ka)CR 205/2023-24

2. Order of the Assistant Director of Land Records No. Bo.sa.ni.(Phodi)Ithare/197/23-24 dated 02.08.2023.

3. Order of the Assistant Director of Land Records No. Bho.Sa.Ni(Phodi(Ithare))/197/23-24 dated 02.08.2023.

With reference to the above subject as per reference No.1 as directed by you as per reference No.2 the Revenue Inspector has reported.

As per the said report originally the land in Survey No.42, 44/1 and 44/2 of Channasandra Village, Bidarahalli Hobli, Bangalore East Taluk is the Hiduvali Land. Concerning to the said land M/s. Surya Project in the water area, whether there is an encroachment in the Buffer zone and in this regard to identify the same by preparing the sketch and report vide order of the Assistant Director of Land Records No. Bho.sa.ni(pho)Ithare/40/23-24 dated 01.06.2023 and letter of the Executive Engineer Baini.Ga Mahadevapura Zone, BBMP No. Kapaa/Baini.Ga/Mava/PR/50/2022-23 Bangalore dated

(17)

26.05.2023 before the BBMP officials the land is measured and sketch is prepared. In Channasandra village concerning Sy No.42 as regards to channel 0.02 Guntas of land and as regards to the well 0.01 Gunta and in Survey No.44/1 as regards to channel 0.01 Gunta as per the Survey records Kharab is there and as per the present situation of the land it is vacant and channel Kharab area it is not developed. As per the said Survey number, the Hinduvalidar around their property they have laid compound wall. In the middle of the channel from the median in the sketch mentioned in meters by leaving the buffer area the building is constructed and there is no encroachment as regards to channel and buffer area. Accordingly, the concerned the Taluka Surveyor has submitted the sketch and the report. The real present situation has been brought to your notice along with the report.

Yours faithfully

Sd

Village Administrator

Kodugodi Circle

Bidarahalli Hobli

Bangalore East Taluk

True copy is certified

Sd

Tahsildar 17.10.2023

Bangalore East Taluk,

Krishnarajapuram.

14

DOCUMENT No- R7

ಕರ್ನಾಟಕ ಸರ್ಕಾರ

ಸಂ. ಭೂ.ಸ.ನಿ/ಪೋಡಿ/ಅತರ/197/2023-24

ಭೂದಾಖಲೆಗಳ ಸಹಾಯಕ ನಿರ್ದೇಶಕರವರ ಕಛೇರಿ
ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು, ಕೆ.ಆರ್.ಪುರ.
ಬೆಂಗಳೂರು, ದಿನಾಂಕ: 02-08-2023.



ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು, ಬಿದರಹಳ್ಳಿ ಹೋಬಳಿ, ಚನ್ನಸಂದ್ರ ಗ್ರಾಮದ
ಸ.ನಂ.42, 44/1 ಮತ್ತು ಸ.ನಂ.44/2 ರಲ್ಲಿ ಎನ್/ಎಸ್ ಸೂರ್ಯ ಪ್ರಾಜೆಕ್ಟ್
ರವರು ಜಲಕಾಯ ಪ್ರದೇಶ, ಬಫರ್ ಚೋನ್ ಒತ್ತುವರಿಯನ್ನು ತೆರವುಗೊಳಿಸುವ
ಬಗ್ಗೆ

ಉಲ್ಲೇಖ: ತಮ್ಮ ಕಛೇರಿಯ ಪತ್ರದ ಸಂಖ್ಯೆ:ಎನ್.ಸಿ.ಆರ್(ಕಾ)ಸಿ.ಆರ್/205/22-23, ದಿನಾಂಕ;
18-03-2023.

ಮೇಲ್ಕಂಡ ವಿಷಯಕ್ಕೆ ಸಂಬಂಧಿಸಿದಂತೆ, ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು, ಬಿದರಹಳ್ಳಿ
ಹೋಬಳಿ, ಚನ್ನಸಂದ್ರ ಗ್ರಾಮದ ಸ.ನಂ.42, 44/1 ಮತ್ತು ಸ.ನಂ.44/2 ರಲ್ಲಿ ಎನ್/ಎಸ್ ಸೂರ್ಯ
1592 ಪ್ರಾಜೆಕ್ಟ್ ರವರು ಜಲಕಾಯ ಪ್ರದೇಶ, ಬಫರ್ ಚೋನ್ ಒತ್ತುವರಿಯನ್ನು ಗುರ್ತಿಸಿ ನಕ್ಷೆಯೊಂದಿಗೆ ವರದಿ
ಸಲ್ಲಿಸಲು ಮೇಲ್ಕಂಡ ಉಲ್ಲೇಖದಂತೆ ಕೋರಿದ್ದು,

ಅದರಂತೆ ಭೂಮಾಪಕರಿಗೆ ವಿತರಿಸಲಾಗಿ, ಭೂಮಾಪಕರು ಸದರಿ ಬಾಗವನ್ನು ಅಳತೆ ಮಾಡಿ
ನಕ್ಷೆಯೊಂದಿಗೆ ವರದಿಯನ್ನು ಕಛೇರಿಗೆ ಸಲ್ಲಿಸಿರುತ್ತಾರೆ. ಭೂಮಾಪಕರು ಸಲ್ಲಿಸಿರುವ ನಕ್ಷೆಯೊಂದಿಗೆ
ವರದಿಯನ್ನು ಕೂಡ ಲಗತ್ತಿಟ್ಟು ತಮ್ಮ ಮುಂದಿನ ಕ್ರಮಕ್ಕಾಗಿ ಸಲ್ಲಿಸಿದೆ.

ತಮ್ಮ ವಿಶ್ವಾಸಿ
ಭೂದಾಖಲೆಗಳ ಸಹಾಯಕ ನಿರ್ದೇಶಕರು
ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು
ಬೆಂಗಳೂರು

7. (15) DOCUMENT No- R 8

GOVERNMENT OF KARNATAKA

No.Bho.sa.NI/Phodi/Ithare/197/2023-24

Office of the Assistant Director of
Land Records, Bangalore East Taluk
Bangalore, Dated 2.08.2023

To

The Tahsildar
Bangalore East Taluk
K.R.Pura.

Sir,

Sub: Regarding vacating the encroachment in the buffer zone which have been encroached by M/s. Surya Projects in the water area at Sy No.42, 44/1 and 44/2 Channasandra Village, Bidarahalli Hobli, Bangalore East Taluk.

Ref: 1. Taluk office Memo/Order No. NCR/(Ka)CR 205/2023-24 dated 18.03.2023.

With reference to the above subject, concerning the land in Survey No. 42, 44/1 and 44/2 Channasandra Village, Bidarahalli Hobli, Bangalore East Taluk, it has been informed to identify the Water area, Buffer Zone encroachments and to submit a report along with the sketch as per reference above.

Accordingly, the same is handed over to the Land Surveyor, the land surveyor has measured the land and submitted a report along with the sketch. The report along with the sketch of the Land Surveyor is enclosed with this letter for your reference.

Yours faithfully

Sd

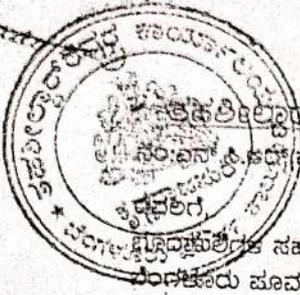
Asst. Director of Land Records,
Bangalore East Taluk,
Bangalore 2.8.23



16



ole



ತಹಶೀಲ್ದಾರ್ ರವರ ಕಾರ್ಯಾಲಯ, ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು, ಕೃಷ್ಣರಾಜಪುರ

ಸಂಖ್ಯೆ: (ಕಾ)ಸಿಆರ್: /22-23

ದಿನಾಂಕ: 18/03/2023.

ಬೆಂಗಳೂರು ನಗರ ಸಹಾಯಕ ನಿರ್ದೇಶಕರು,
ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು,
ಕೆ.ಆರ್.ಪುರ.

ಮಾನ್ಯರೇ,

ವಿಷಯ:- ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು, ಇದರ ಕೆಳಗೆ ಹೋಬಳಿ, ಚನ್ನಸಂದ್ರ ಗ್ರಾಮದ ಸ.ನಂ.42,44/1 ಮತ್ತು ಸ.ನಂ.44/2 ರಲ್ಲಿ ಎಮ್/ಎಸ್ ಸೂರ್ಯ ಪ್ರಾಜೆಕ್ಟ್ ರವರು ಜಲಕಾಯ ಪ್ರದೇಶ, ಬಫರ್ ಜೋನ್ ಒತ್ತುವಲಿಯನ್ನು ತೆರವುಗೊಳಿಸುವ ಬಗ್ಗೆ.



ಉಲ್ಲೇಖ:- ಪ್ರಾನ್ಯ ರಾಷ್ಟ್ರೀಯ ಹಸಿರು ನ್ಯಾಯಮಂಡಳಿ, ಚೆನ್ನೈ ರವರ ಪತ್ರ ಸಂಖ್ಯೆ: 08/2023 (ಎಸ್.ಯುಡ್) ದಿನಾಂಕ: 03/23. ಶ್ರೀತಹಶೀಲ್ದಾರ್, (ಪಾಲದಳ) ಅ.ನಿ.ತಡೆ ಕೋಶ, ಬೆಂಗಳೂರು ನಗರ ರವರ ಪತ್ರ ಸಂಖ್ಯೆ: ಜಾಡ/ಪೂ/ಸಿಆರ್: 205/2022-23, ದಿನಾಂಕ: 17/03/23 (ಇ-ಮೇಲ್ ಸಂದೇಶದಂತೆ).

ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು, ಇದರ ಕೆಳಗೆ ಹೋಬಳಿ, ಚನ್ನಸಂದ್ರ ಗ್ರಾಮದ ಸ.ನಂ.42,44/1 ಮತ್ತು ಸ.ನಂ.44/2 ರಲ್ಲಿ ಎಮ್/ಎಸ್ ಸೂರ್ಯ ಪ್ರಾಜೆಕ್ಟ್ ರವರು ಜಲಕಾಯ ಪ್ರದೇಶ, ಬಫರ್ ಜೋನ್ ಒತ್ತುವಲಿ ಮಾಡಿ ಕಟ್ಟಡ ನಿರ್ಮಾಣ ಮಾಡುತ್ತಿದ್ದು, ಜಲಕಾಯ ಪ್ರದೇಶ, ಬಫರ್ ಜೋನ್ ಒತ್ತುವಲಿಯನ್ನು ತೆರವುಗೊಳಿಸಲು ಹಾಗೂ ಕಟ್ಟಡ ನಿರ್ಮಾಣ ಮಾಡದಂತೆ ತಡೆ ಹಿಡಿಯಲು ಕೋಲಿದ್ದು, ಸದರಿ ವಿಷಯವನ್ನು ಕೂಲಂಕುಷವಾಗಿ ಪರಿಶೀಲಿಸಿ ಜಲಕಾಯ ಪ್ರದೇಶ ಮತ್ತು ಬಫರ್ ಜೋನ್‌ನಲ್ಲಿ ಕಟ್ಟಡ ನಿರ್ಮಾಣವಾಗುತ್ತಿದ್ದಲ್ಲಿ ನಿಯಮಾನುಸಾರ ಪರಿಶೀಲಿಸಿ ವರದಿಯನ್ನು ಸಲ್ಲಿಸಲು ಉಲ್ಲೇಖ(2)ರ ಪತ್ರದಲ್ಲಿ ಕೋಲಿರುವುದು ಸಲಯವೆ.

ಉಲ್ಲೇಖ ಪತ್ರಗಳನ್ನು ಇದರೊಂದಿಗೆ ಲಗತ್ತಿಸುತ್ತಾ, ಮಾನ್ಯ ರಾಷ್ಟ್ರೀಯ ಹಸಿರು ನ್ಯಾಯಮಂಡಳಿ, ಚೆನ್ನೈ ರವರಲ್ಲಿ ದಾಖಲಾಗಿರುವ ಪ್ರಕರಣಕ್ಕೆ ಸಂಬಂಧಿಸಿದಂತೆ ಚನ್ನಸಂದ್ರ ಗ್ರಾಮದ ಸ.ನಂ.42,44/1 ಮತ್ತು ಸ.ನಂ.44/2 ರಲ್ಲಿ ಎಮ್/ಎಸ್ ಸೂರ್ಯ ಪ್ರಾಜೆಕ್ಟ್ ರವರು ಜಲಕಾಯ ಪ್ರದೇಶ, ಬಫರ್ ಜೋನ್ ಒತ್ತುವಲಿ ಮಾಡಿ ಕಟ್ಟಡ ನಿರ್ಮಾಣಗೊಂಡಿರುವ ವಿಚಾರದಲ್ಲೂ ಉಪತಹಶೀಲ್ದಾರ್‌ರವರ ಸಮನ್ವಯದೊಂದಿಗೆ ಸ್ಥಳ ಪರಿಶೀಲಿಸಿ ಒತ್ತುವಲಿಯಾಗಿರುವ ಕಂಡುಬಂದಲ್ಲಿ, ಒತ್ತುವಲಿದಾರರ ವಿವರ, ಸ್ವರೂಪ, ವಿಸ್ತೀರ್ಣಗಳೊಂದಿಗೆ ವಿವರವಾದ ವರದಿಯನ್ನು ಸಲ್ಲಿಸಲು ನಿರ್ದೇಶನ ನೀಡಲು ತಿಳಿಸಿದೆ, ಸದರಿ ವಿಷಯವು ಮಾನ್ಯ ಎನ್.ಜಿ.ಐ ಪ್ರಕರಣಕ್ಕೆ ಸಂಬಂಧಿಸಿರುವುದರಿಂದ ವಿಷಯದ ಕುರಿತು ಜರೂರಾಗಿ ವರದಿಯನ್ನು ನೀಡಲು ತಿಳಿಸಿದೆ.

Handwritten signature



ತಹಶೀಲ್ದಾರ್,
ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು,
ಕೆ.ಆರ್.ಪುರ.

ಪ್ರತಿಯನ್ನು:- ಉಪತಹಶೀಲ್ದಾರ್, ಇದರ ಕೆಳಗೆ ನಾಡಕಛೇರಿ ಹಾಗೂ ರಾಜಸ್ವ ನಿರೀಕ್ಷಕರು, ಕಾಡುಗೋಡಿ ವೃತ್ತ, ರವಲಗೆ ರವಾನಿಸುತ್ತಾ ಪೂರೈಕೆ ಸಮನ್ವಯದೊಂದಿಗೆ ಸ್ಥಳ ಪರಿಶೀಲಿಸಲು ಹಾಗೂ ಪ್ರತ್ಯಿತ ಜಮೀನಿನಲ್ಲಿ ಕಟ್ಟಡ ಕಾಮಗಾರಿ ನಡೆಯುತ್ತಿರುವುದು ಕಂಡುಬಂದಲ್ಲಿ ಸ್ಥಳೀಯವಾಗಿ, ವಿಷಯದ ಕುರಿತು ಕೂಲಂಕುಷವಾಗಿ ಪರಿಶೀಲಿಸಿ ವರದಿಯನ್ನು ಸಲ್ಲಿಸಲು ಸೂಚಿಸಿದೆ.

Handwritten signature and text

(17)

DOCUMENT No- R10

Government of Karnataka
Department of Revenue

Office of the Tahsildar, Bangalore East Taluk, Krishnarajapuram,
Bangalore

No. NCR (KA)CR/GC205/22-23 Dated 18.03.2023

To

The Assistant Director of Land Records
Bangalore East Taluk,
K.R.Pura.

Sir,

Sub: Regarding vacating the encroachment in the buffer zone which have been encroached by M/s. Surya Projects in the water area at Sy No.42, 44/1 and 44/2 Channasandra Village, Bidarahalli Hobli, Bangalore East Taluk.

Ref: 1. National Green Tribunal, Chennai letter No. 08/2023(S.Z) dated 08.03.2023.

2. Tahsildar (Execution Squad ANITHade Kosha, Bangalore City Letter No. Viji/Jadha/Poo/CR 205/2022-23 dated 17.3.2023 (as per email)

With reference to the above concerning the Regarding vacating the encroachment in the buffer zone which have been encroached by M/s. Surya Projects in the water area at Sy No.42, 44/1 and 44/2 Channasandra Village, Bidarahalli Hobli, Bangalore East Taluk, it has been directed as per reference to vacate the encroachment and also requested to stop any constructions therein, and directed to submit the report after verification as per reference No.2 above.

The letters and reference are enclosed herewith, concerning to the case registered in the Honorable National Green Tribunal, Chennai concerning to the above case, a joint survey to be made concerning the land in Sy No.42, 44/1 and 44/2 Channasandra Village, Bidarahalli Hobli, Bangalore East

(18)

Taluk along with the Tahsildar and if it is found that there are any encroachment in the water area and in the buffer zone if there are any constructions, the report as to the nature of encroachment, type and with the extents it is directed to submit a report. Since the matter is concerning to N.G.T. case, immediate report is to be submitted.

Sd

Yours faithfully
Sd

Tahsildar
Bangalore East Taluk,
K.R. Pura

Copy to :

The Deputy Tahsildar, Bidarahalli Nadakachery, and Revenue Inspector, Kadugodi Circle, and directed along with the Land surveyor to inspect the land in question and in the land in question if there are any construction activities are carrying on to stall the same, and directed to verify concerning to the issue and to submit a report.

Sd

Tahsildar

Bangalore East Taluk.

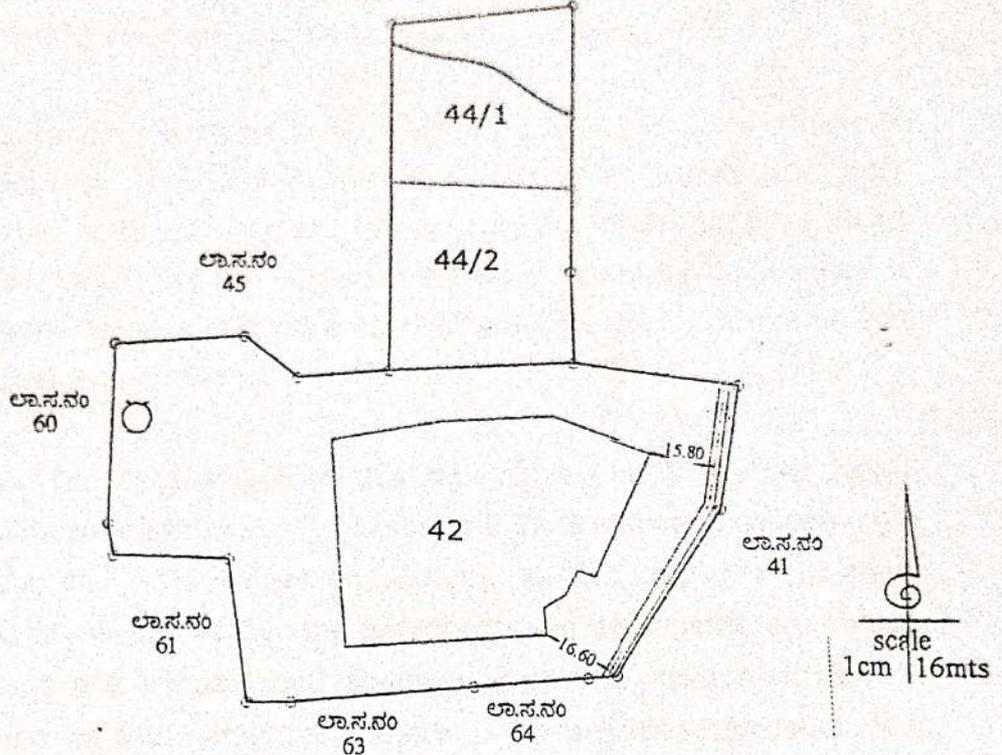
10

DOCUMENT No- R-11

ಚನ್ನಂದ್ರ

ಗೋಬಳಿ- ಬಿದರಹಳ್ಳಿ
ರೀ.ಸ.ನಂ.42,44/1,44/2 ರ ಬಾಬು ನಕ್ಷೆ.

ಪಾಲುದುಡಿ- ಬೆಂಗಳೂರು ಪೂರ್ವ



1. ಮಾನ್ಯ ಭೂದಾಖಲೆಗಳ ಸಹಾಯಕ ನಿರ್ದೇಶಕರವರ ಜ್ಞಾಪನ ಸಂಖ್ಯೆ ಭೂ.ಸ.ನಿ(ಪೋ)ಇತರೆ/40/23-24 ದಿನಾಂಕ 01-06-2023 ಹಾಗೂ ಮಾನ್ಯ ಕಾರ್ಯಪಾಲಕ ಅಭಿಯಂತರರು ಬ್ಯುನೀ.ಗಾ ಮಹದೇವಪುರ ವಲಯ ಬಿಬಿಎಂಪಿ ಬೆಂಗಳೂರುರವರು ಪತ್ರದ ಸಂಖ್ಯೆ: ಕಾಪಾಅ/ಬ್ಯುನೀ.ಗಾ/ಮವ/ಪಿಆರ್/50/2022-23 ದಿನಾಂಕ:26-05-2023 ರ ಮೇರೆಗೆ ಬಿಬಿಎಂಪಿ ಅಧಿಕಾರಿಗಳ ಸಮಕ್ಷಮ ಅಳತೆ ಮಾಡಿ ನಕ್ಷೆ ತಯಾರಿಸಿದೆ.

2. ಈ ಚಿಹ್ನೆಯಿಂದ ತೋರಿಸಿರುವ ಪ್ರದೇಶವು ಸ.ನಂ.42 ರಲ್ಲಿ ಕಾಲುವೆ ಬಗ್ಗೆ 0-02 ಗುಂಟೆ ಮತ್ತು ಬಾವಿ ಬಗ್ಗೆ 0-01 ಗುಂಟೆ ಮತ್ತು ಸ.ನಂ.44/1 ರಲ್ಲಿ ಕಾಲುವೆ ಬಗ್ಗೆ 0-01 ಗುಂಟೆ ಮೂಲ ಸರ್ವೆ ದಾಖಲೆಗಳಂತೆ ಖರಾಬ ಇದ್ದು ಹಾಲಿ ಜಮೀನು ಸ್ಥಿತಿಯಂತೆ ಖುಲ್ಲಾ ಇದ್ದು ಕಾಲುವೆ ಖರಾಬು ಜಾಗದಲ್ಲಿ ಅಭಿವೃದ್ಧಿಯಾಗಿರುವುದಿಲ್ಲ. ಸದರಿ ಸರ್ವೆ ನಂಬರಿನ ಹಿಡುವಳಿದಾರರು ತಮ್ಮ ಜಮೀನಿನ ಸುತ್ತ ಕಾಂಪೌಂಡ್ ನಿರ್ಮಾಣ ಮಾಡಿರುತ್ತಾರೆ.

3. ಕಾಲುವೆಯ ಮಧ್ಯ ಭಾಗದಿಂದ ಮೇಲ್ಕಂಡ ನಕ್ಷೆಯಲ್ಲಿ ಮೀಟರ್‌ಗಳಲ್ಲಿ ನಮೂದಿಸಿರುವ ಬಫರ್ ಪ್ರದೇಶವನ್ನು

ಬಿಟ್ಟು ಕಟ್ಟಡವನ್ನು ನಿರ್ಮಾಣ ಮಾಡಿದ್ದು ಕಾಲುವೆ ಬಫರ್ ಜಾಗವನ್ನು ಒತ್ತುವರಿ ಮಾಡಿರುವುದಿಲ್ಲ.

ಆಡಳಿತಾತ್ಮಕ ಅಧಿಕಾರಿಗಳು
ಅಧಿಕಾರಿಗಳ ಸಹಾಯಕ ನಿರ್ದೇಶಕರು
ಬೆಂಗಳೂರು ಪೂರ್ವ
ಬೆಂಗಳೂರು ಪೂರ್ವ
ಬೆಂಗಳೂರು ಪೂರ್ವ

ಬೆಂಗಳೂರು ಪೂರ್ವ
ಬೆಂಗಳೂರು ಪೂರ್ವ
ಬೆಂಗಳೂರು ಪೂರ್ವ

20

DOCUMENT No- R12

Channasandra Hobali Bidarahalli, Taluk, Bangalore East
Sketch concerning to Re Survey Nos. 42,44/1, 44/2

1. As per the Memo/order of the Asst. Director of Land Records No. No. Bho.Sa.Ni(Phodi(Ithare))/197/23-24 dated 1.06.2023 and letter No. Kapaa/ Bruniga/ Mava/ PR/50/2022-23 dated 26.05.2023 of the Executive Engineer, Bru.ni.ga Mahadevapura Zone, Bangalore before BBMP officials the land is measured and sketch is prepared.
2. The area shown in this sign 'O' comes in Survey No.42 concerning to channel measuring 0.02 Guntas and concerning to the Well 0.01 Guntas and Survey No.44/1 concerning channel 0.01 Guntas as per the original survey documents are kharab land and the said land is vacant as per the position of the land and in the Karab Land there is no any developments. The hiduvalidar had put up compound wall around their land of survey number.
3. From the middle of the channel in the said sketch leaving Buffuer Zone area the building is constructed and there is no encroachment as to the Buffer zone area.

Sd

Taluka Surveyor

Bangalore East Taluk.

2

DOCUMENT No- R 13



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ENVIRONMENTAL HEALTH AND SAFETY RESEARCH AND DEVELOPMENT CENTRE

(Recognised under section 12 of the Environment (Protection) Act, 1986 New Delhi.)
ವಿನ್ಯಾಯಕರಣ ಮತ್ತು ಅರಣ್ಯ ಸೇವೆ, ರಿಸರ್ಚ್ ಅಂಡ್ ಡೆವಲಪ್‌ಮೆಂಟ್ ಸೆಂಟರ್
(ಬೆಂಗಳೂರು) ಕೆಎಸ್. 1986 ರ 12 ನೇ ಅಧ್ಯಾಯದ ಅಡಿಯಲ್ಲಿ ಸ್ಥಾಪಿಸಲಾಗಿದೆ ಎಂದು ದೃಢೀಕರಿಸಿದೆ.
एनवायरमेंटल हेल्थ एण्ड सेफ्टी रिसर्च एण्ड डेवलेपमेंट सेंटर
(पर्यावरण (संरक्षण) अधिनियम, 1986 अनुभाग 12 की धारा मान्यता प्राप्त प्रयोगशाला) न्यु दिल्ली.

GSTIN : 29AADFE0348Q1Z1

ISO / IEC 17025 : 2017, ISO 9001 : 2015, ISO 14001 : 2015 & ISO 45001 : 2018

INVOICE

TAX INVOICE

To, M/s.SURYA PROJECTS., GROUND FLOOR, SITE NO.439, 11TH MAIN, 14TH CROSS,BEML LAYOUT, Bengaluru (Bangalore) Urban, Karnataka, 560037		Invoice No:	1003/23-24		
		Date:	28.09.2023		
		Ship To:	SAME ADDRESS		
GST NO:	29AADFE0348Q1Z1	Party GST NO:	29ADRF50381A1ZZ		
PAN No.	AAAFE0348Q	Party PAN NO:	ADRF50381A		
Work Order No.	Quotation Approved				
SL NO	Particulars	HSN / SAC	Samples Qty.	Rate	Amount
	Environmental Monitoring Charges for the month of September- 2023				
1	Ambient Air Quqlity Monitoring	998346	2	2,800.00	5,600.00
2	Noise Level Monitoring	998346	2	800.00	1,600.00
3	Water Quality Analysis	998346	1	2,500.00	2,500.00
4	Soil Quality Monitoring	998346	1	2,300.00	2,300.00
Note:				Basic Value	12,000.00
Our Bank Details:- BANK OF INDIA, CASH CREDIT A/C NO.849430110000091 Branch: Milk Colony, Malleshwaram (West) Bangalore, IFSC Code: BKID0008494 MICR Code: 5600 13018				Freight Charges	
5% Interest per month shall be applicable on the bill, if the payment is not done within 15 days from the date of invoice.				Total	12,000.00
Rupees (In Words): Fourteen Thousand One Hundred & Sixty Only.				CGST @ 9%	1,080.00
				SGST @ 9%	1,080.00
				TOTAL INVOICE VALUE	14,160.00
HSN / SAC	Taxable Value	Central Tax		State Tax	
		Rate	Amount	Rate	Amount
998346	12,000.00	9%	1,080.00	9%	1,080.00

For ENVIRONMENTAL HEALTH AND SAFETY RESEARCH & DEVELOPMENT CENTRE



Trivikram
Authorized Signatory

Concern towards protecting Environment

Office Address : No.13/2, 1st Main Road, Near Fire Station, Industrial Town, Rajajinagar, Bangalore - 560 010.

ಕಛೇರಿ ವಿಳಾಸ : ನಂ. 13/2, 1ನೇ ಮುಖ್ಯರಸ್ತೆ, ಅಗಲಾಪುರ ಕಡಲೇರಿ ಹತ್ತಿರ, ಇಂಡಸ್ಟ್ರಿಯಲ್ ಟೌನ್, ರಾಜಾಜಿನಗರ, ಬೆಂಗಳೂರು - 560 010

Test Report

EHSRDC/GEN/F/29/01/00

ANALYSIS REPORT OF AMBIENT AIR QUALITY

1. Name of the Station : Project Site, Main Gate
2. GPS Coordinates : 12° 58' 59.27" N, 77° 46' 26.34" E
3. Name of the Project : Construction of Proposed Residential Apartment Project at Sy. No, 42, 44/1 and 44/2 of Channasandra Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore Urban District by M/s. Surya Projects.,
4. Sample Collected by : M/s. Environmental Health and Safety Research & Development Centre, Bangalore - 560 010.
5. Date of Collection : 06.09.2023
6. Particulars of Sample Collected : Ambient Air collected through Fine Particulate Sampler - APM 550 Respirable Dust Sampler - 460NL
7. Date of Sample Receipt : 07.09.2023
8. Sample Number : EHSRDC/SP/A/23/09/7713
9. Report to be Sent : 11.09.2023
10. Page No : 1 of 1
11. ULR No : TC582223000007713F

SI. No	Parameters	Unit	Results	NAAQ Standards, 2009	Protocol
Period of sampling / Time		Hrs	24 08:35am to 08:35am	24	--
1.	Particulate Matter (PM ₁₀)	µg/ m ³	68	100	IS: 5182 (P 23)-2006
2.	Particulate Matter (PM _{2.5})	µg/ m ³	28	60	IS: 5182 (P 24)-2019
3.	Sulphur dioxide (SO ₂)	µg/ m ³	8.92	80	IS: 5182 (P2)-2001
4.	Nitrogen dioxide (NO ₂)	µg/ m ³	18.08	80	IS: 5182 (P6)-2006

INFERENCE As per NAAQ Standards,
Report Status: - The measured values for the above parameters are within the standards.

End of Report

Chandras
Analysed by

Amulya V.K.
Verified by

Nethravathi.L
Nethravathi.L
(Authorized Signatory)

Concern towards protecting Environment

Office Address : No.13/2, 1st Main Road, Near Fire Station, Industrial Town, Rajajinagar, Bangalore - 560 010.
ಕಛೇರಿ ವಿಳಾಸ : ನಂ. 13/2, 1ನೇ ಮುಖ್ಯರಸ್ತೆ, ಅಗ್ನಿಶಾಮಕ ಕಛೇರಿ ಹತ್ತಿರ, ಇಂಡಸ್ಟ್ರಿಯಲ್ ಟೌನ್, ರಾಜಾಜಿನಗರ, ಬೆಂಗಳೂರು - 560 010

23



ENVIRONMENTAL HEALTH AND SAFETY
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ENVIRONMENTAL HEALTH AND SAFETY RESEARCH AND DEVELOPMENT CENTRE

(Recognised under section 12 of the Environment (Protection) Act, 1986) New Delhi.

ಎನ್ವಿರಾನ್‌ಮೆಂಟಲ್ ಹೆಲ್ತ್ ಅಂಡ್ ಸೇಫ್ಟಿ ರಿಸರ್ಚ್ ಅಂಡ್ ಡೆವಲಪ್‌ಮೆಂಟ್ ಸೆಂಟರ್

(ಪರಿಚಿತ (ಸಂರಕ್ಷಣಾ) ಕಾಯ್ದೆ 1986 ರ ಕೆಲವು 12 ರಲ್ಲಿ ಮಾನ್ಯತೆ ಪಡೆದ ಪ್ರಯೋಗಾಲಯ) ನವ ದೆಹಲಿ.

एनवायरमेंटल हेल्थ एण्ड सेफ्टी रिसर्च एण्ड डेवलेपमेंट सेंटर

(पर्यावरण (संरक्षण) अधिनियम, 1986 अनुभाग 12 की धारा मान्यता प्राप्त प्रयोगशाला) न्यु दिल्ली.



TC-5822

ISO 9001 : 2015, ISO 14001 : 2015 & ISO 45001 : 2018, ISO / IEC 17025 : 2017 Accredited Testing Laboratory by NABL

EHSRDC / GEN / F / 29 / 01 / 00

Test Report

ANALYSIS REPORT OF AMBIENT AIR QUALITY

- Name of the Station** : Project Site, South west corner
- GPS Coordinates** : 12° 58'56.47" N, 77° 46'23.89" E
- Name of the Project** : Construction of Proposed Residential Apartment Project at Sy. No, 42, 44/1 and 44/2 of Channasandra Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore Urban District by **M/s. Surya Projects.,**
- Sample Collected by** : M/s. Environmental Health and Safety Research & Development Centre, Bangalore - 560 010.
- Date of Collection** : 06.09.2023
- Particulars of Sample Collected** : Ambient Air collected through Fine Particulate Sampler - APM 550 Respirable Dust Sampler - 460NL
- Date of Sample Receipt** : 07.09.2023
- Sample Number** : EHSRDC/SP/A/23/09/7714
- Report to be Sent** : 11.09.2023
- Page No** : 1 of 1
- ULR No** : TC582223000007714F

SI. No	Parameters	Unit	Results	NAAQ Standards, 2009	Protocol
Period of sampling / Time		Hrs	24 08:40am to 08:40am	24	--
1.	Particulate Matter (PM 10)	µg/ m ³	71	100	IS: 5182 (P 23)-2006
2.	Particulate Matter (PM 2.5)	µg/ m ³	21	60	IS: 5182 (P 24)-2019
3.	Sulphur dioxide (SO ₂)	µg/ m ³	9.56	80	IS: 5182 (P2)-2001
4.	Nitrogen dioxide (NO ₂)	µg/ m ³	17.36	80	IS: 5182 (P6)-2006

INFERENCE As per NAAQ Standards,
Report Status: - The measured values for the above parameters are within the standards.

End of Report

Charles
Analysed by

Amulya VK.
Verified by

Nethravathi L
Nethravathi L
(Authorized Signatory)

Concern towards protecting Environment

Office Address : No.13/2, 1st Main Road, Near Fire Station, Industrial Town, Rajajinagar, Bangalore - 560 010.



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ENVIRONMENTAL HEALTH AND SAFETY RESEARCH AND DEVELOPMENT CENTRE

(Recognized under section 12 of the Environment (Protection) Act, 1986) New Delhi.
ವಿಜ್ಞಾನ ಮತ್ತು ಅರಣ್ಯ ಇಲಾಖೆ ಮತ್ತು ಪರಿಸರ ಸಂರಕ್ಷಣೆ ಇಲಾಖೆ, ಹೊಬ್ಬಳಿ ಹಿಬ್ಬಳಿ
(ಬೆಂಗಳೂರು) ಇವು 1986 ರ 12 ನೇ ಅಧ್ಯಾಯದ ಅಡಿಯಲ್ಲಿ ಸ್ಥಾಪಿಸಲಾಗಿದೆ ಮತ್ತು ನಿಯಂತ್ರಿಸಲಾಗಿದೆ.
ಆನ್‌ಲೈನ್ ಮೆಟಲ್ ಹೆಲ್ತ್ ಆಂಡ್ ಸೇಫ್ಟಿ ರಿಸರ್ಚ್ ಆಂಡ್ ಡೆವಲಪ್‌ಮೆಂಟ್ ಸೆಂಟರ್
(ಪರ्याವರಣ (ಸಂರಕ್ಷಣೆ) ಅಧಿನಿಯಮ, 1986 ಅನುಯಾಯಿ 12 ಕೆ ಧಾರಾ ಮಾನ್ಯತಾ ಪ್ರಾಪ್ತ ಪ್ರಯೋಗಾಲಯ) ನ್ಯು ದೆಹಲಿ.



ISO 9001 : 2015, ISO 14001 : 2015 & ISO 45001 : 2018, ISO / IEC 17025 : 2017 Accredited Testing Laboratory by NABL.

Test Report

EHSRDC / GEN / F / 23 / 01 / 00

AMBIENT NOISE LEVEL MONITORING REPORT

1. Name of the Project : Construction of Proposed Residential Apartment Project at Sy. No, 42, 44/1 and 44/2 of Channasandra Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore Urban District by **M/s. Surya Projects.,**
2. Sample Collected by : M/s. Environmental Health and Safety Research & Development Centre, Bangalore - 560 010.
3. Date of Collection : 06.09.2023
4. Particulars of Sample Collected : Ambient Noise Level Collected through Sound Level Meter C-322
5. Date of Sample Receipt : 07.09.2023
6. Sample Number : EHSRDC/SP/N/23/09/7715-7716
7. Report Issued on : 11.09.2023
8. Method Adopted : IS 9989
9. Page No : 1 of 1
10. ULR No : TC582223000007715F to TC582223000007716F

Code No	Sample Location	GPS Location of Monitoring Station	Time Frequency	Parameter in dB(A)	CPCB Std.
				Leq	
7715	PS (Near Main Gate)	12°58'59.20" N, 77°46'25.77" E	10:01pm to 06:00pm	40.71	45.0 dB(A) Night
7716	PS South Side	12°58'55.2" N, 77°46'24.04" E		42.31	
PS - Project site					

Note:

- Day Time is reckoned between 6.00 A.M and 10.00 P.M
- Night Time is reckoned between 10.01 P.M and 6.00 A.M
- Leq: It is energy mean of the noise level over a specified period.
- *dB (A) Leq denotes the time weighted average of the level of sound in decibels on scale A which is relatable to human hearing.
- A "decibel" is a unit in which noise is measured.
- "A", in dB (A) Leq, denotes the frequency weighting in the measurement of noise and corresponds to Frequency response characteristics of the human ear.

INFERENCE As per CPCB Standards,
Report Status: - The measured value for above location is within the standard.
End of Report

Chanday
Analysed by

Amulya V.K.
Verified by

Nethravathi.L
Nethravathi.L
(Authorized Signatory)

Concern towards protecting Environment

Office Address : No.13/2, 1st Main Road, Near Fire Station, Industrial Town, Rajajinagar, Bangalore - 560 010.
ಕಛೇರಿ ವಿಳಾಸ : ನಂ. 13/2, 1ನೇ ಮುಖ್ಯರಸ್ತೆ, ಅಗ್ನಿಶಾಮಕ ಕಛೇರಿ ಹತ್ತಿರ, ಇಂಡಸ್ಟ್ರಿಯಲ್ ಟೌನ್ ರಾಜಾಜಿನಗರ, ಬೆಂಗಳೂರು - 560 010



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ENVIRONMENTAL HEALTH AND SAFETY RESEARCH AND DEVELOPMENT CENTRE

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 ಅನಿರೀಕ್ಷಿಸಿದ ಮೂಲದಿಂದ ಹೊರಗಿನ ಸಂಸ್ಥೆಗಳಿಂದ ಹೊರಗಿನ ಅನಿರೀಕ್ಷಿಸಿದ ಮೂಲದಿಂದ ಹೊರಗಿನ
 (ಆರೋಗ್ಯ (ಸಂರಕ್ಷಣೆ) ಕಾಯಿದೆ, 1986 ರ ಕೆಒ 12 ರಡಿ ಮಂಡನೆ ಮಾಡಿದ ಪ್ರಯೋಗಾಲಯ) ನಡವಳಿ.
एनवायरमेंटल हेल्थ एण्ड सेफ्टी रिसर्च एण्ड डेवलेपमेंट सेंटर
 (पर्यावरण (संरक्षण) अधिनियम, 1986 अनुभाग 12 की धारा मान्यता प्राप्त प्रयोगशाला) न्यू देहली.



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Test Report

EHSRDC / GEN / F / 23 / 01 / 09

ANALYSIS REPORT OF WATER QUALITY

1. **Name of the Location** : Project Site
2. **GPS Coordinates** : 12° 58'56.38" N, 77° 46' 25.18" E
3. **Name of the Project** : Construction of Proposed Residential Apartment Project at Sy. No, 42, 44/1 and 44/2 of Channasandra Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore Urban District by **M/s. Surya Projects.,**
4. **Sample Collected by** : M/s. Environmental Health and Safety Research & Development Centre, Bangalore – 560010.
5. **Date of Collection** : 06.09.2023
6. **Particulars of Sample Collected** : Borewell Water, Grab Sampling
7. **Date of Sample Receipt** : 07.09.2023
8. **Sample Number** : EHSRDC/ SP/W/23/09/7717
9. **Analysis started on** : 07.09.2023
10. **Analysis Completed on** : 11.09.2023
11. **Report to be Sent** : 11.09.2023
12. **Page No** : 1 of 2
13. **Protocol** : APHA, 24th Edition / IS Method
14. **ULR No** : TC582223000007717F

SL.No	Parameters	Test Methods	Unit	Result	Std. IS 10500:2012 (Second Revision)	
					AL	PL
1.	pH Value	APHA 4500H* B	-	7.10	6.5-8.5	NR
2.	Colour	IS 3025(Part 4):1983	Hazen	<1	5	15
3.	Odour	IS 3025(Part 5):1983	-	Agreeable	Agreeable	
4.	Taste	IS 3025(Part 8):1984	-			
5.	Turbidity	APHA 2130 B	NTU	0.16	1	5
6.	Electrical Conductivity	APHA2510B	µS/cm	1822	Not Specified	
7.	Total Dissolved Solids	APHA 2540 C	mg/L	1432	500	2000
8.	Total Hardness	APHA 2340 C	mg/L	584	200	600
9.	Calcium as Ca	APHA 3500-Ca	mg/L	140.8	75	200
10.	Magnesium as Mg	APHA 3500 Mg B	mg/L	56.37	30	100
11.	Sulphate as SO ₄	APHA 4500-SO ₄ ²⁻ E	mg/L	40.18	200	400
12.	Fluoride as F	APHA 4500F D	mg/L	0.41	1.0	1.5
13.	Nitrate as NO ₃	APHA 4500-NO ₃ E	mg/L	14.17	45	NR
14.	Chloride as Cl	APHA 4500-Cl B	mg/L	341.90	250	1000
15.	Residual Free Chlorine	APHA 4500-Cl B	mg/L	BDL	0.2	1.0

Supriya.S
 Analysed by

A. L. HIRANMATH
 Verified by

(Signature)
 Nethravathi.L
 (Authorized Signatory)

Concern towards protecting Environment

Office Address : No.13/2, 1st Main Road, Near Fire Station, Industrial Town, Rajajinagar, Bangalore - 560 010.
 ಕಛಿರೂ ಡರೂ : ನೂ. 13/2, 1ನೇ ಮುಖರೂ ರೂ, ಅಗುರೂನೂ ಡೂರೂ ನೂರೂ ಮೂರೂನೂರೂ ಲೂರೂ, ರೂಜೂಜೂನೂಗೂರೂ, ಬೂಗೂಲೂರೂ - 560 010.

28



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(ಪರಿಸರ (ಸಂರಕ್ಷಣಾ) ಕಾಯ್ದೆ 1986 ರ ಕಲಂ 12 ರಲ್ಲಿ ಮಾನ್ಯತೆ ಪಡೆದ ಪ್ರಯೋಗಾಲಯ) ನವ ದೆಹಲಿ.

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(पर्यावरण (संरक्षण) अधिनियम, 1986 अनुभाग 12 की धारा मान्यता प्राप्त प्रयोगशाला) न्यू दिल्ली.



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Test Report

EHSRDC / GEN / F / 29 / 01 / 00

Sample Number: EHSRDC/SP/W/23/09/7717

Page No: 02 of 02

16.	Phenolic Compounds	APHA 5530 C	mg/L	BDL	0.001	0.002
17.	Boron as B	APHA4500-B B	mg/L	BDL	0.5	2.4
18.	Alkalinity	APHA2320 B	mg/L	412	200	600
19.	Anionic Detergents	APHA5540 C	mg/L	BDL	0.2	1.0

AL -Acceptable Limit, PL - Permissible Limit, BDL - Below Detectable Limit, NR-No Relaxation.

INFERENCE	As per IS 10500:2012(Second Revision), Report Status: - The measured values for the above parameters for those standards have been specified are within the said standards.
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End of Report

Supriya S.
Analysed by

A.L. Shivam (D)
Verified by

Nethravathi L.
(Authorized Signatory)

Concern towards protecting Environment

Office Address : No.13/2, 1st Main Road, Near Fire Station, Industrial Town, Rajajinagar, Bangalore - 560 016.

ಕಛೇರಿ ವಿಳಾಸ : ನಂ. 13/2, 1ನೇ ಮುಖ್ಯ ರಸ್ತೆ, ಅಗಲವಾಡಿ ಕಡಲೆ ಸಮೀಪ, ರಾಜಾಜಿನಗರ, ಬೆಂಗಳೂರು - 560 016.



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 ಪರಿಸರ ಮತ್ತು ಆರೋಗ್ಯ ಸಂರಕ್ಷಣೆ ಮತ್ತು ಅಭಿವೃದ್ಧಿ ಕೇಂದ್ರ
 (ಪರಿಷ್ಕರಣೆ) ಇಂದಿಗೆ 1986 ರ 12 ನೇ ವಿಧಿಯಡಿ ಅಧಿಕಾರವನ್ನು ಪಡೆದಿದೆ.
एनवायरमेंटल हेल्थ एंड सेफ्टी रिसर्च एंड डेवलेपमेंट सेंटर
 (पर्यावरण (संरक्षण) अधिनियम, 1986 अनुभाग 12 की धारा मान्यता प्राप्त प्रयोगशाला) न्यू दिल्ली.



ISO 9001 : 2015, ISO 14001 : 2015 & ISO 45001 : 2018, ISO / IEC 17025 : 2017 Accredited Testing Laboratory by NABL

Test Report

EHSRDC / GEN / F / 23 / 01 / 99

ANALYSIS REPORT OF WATER QUALITY

- 1. **Name of the Location** : Project Site
- 2. **GPS Coordinates** : 12° 58' 57.7" N, 77° 46' 25.5" E
- 3. **Name of the Project** : Construction of Proposed Residential Apartment Project at Sy. No, 42, 44/1 and 44/2 of Channasandra Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore Urban District by **M/s. Surya Projects.,**
- 4. **Sample Collected by** : M/s. Environmental Health and Safety Research & Development Centre, Bangalore - 560010.
- 5. **Date of Collection** : 06.09.2023
- 6. **Particulars of Sample Collected** : Borewell Water, Grab Sampling
- 7. **Date of Sample Receipt** : 07.09.2023
- 8. **Sample Number** : EHSRDC / SP/W/23/09/7717
- 9. **Analysis started on** : 07.09.2023
- 10. **Analysis Completed on** : 11.09.2023
- 11. **Report to be Sent** : 11.09.2023
- 12. **Page No** : 1 of 1
- 13. **Protocol** : IS Method
- 14. **ULR No** : TC582223000007717F

Sl.No	Parameters	Test Methods	Unit	Result	Std. IS 10500:2012 (Second Revision)	
					AL	PL
1.	Aluminium as Al	IS 3025(Part 2) 2019	mg/L	0.032	0.03	0.2
2.	Mercury as Hg	IS 3025(Part 48)-1994RA-2019	mg/L	BDL	0.001	NR
3.	Total Chromium	IS 3025(Part 2) 2019	mg/L	BDL	0.05	NR
4.	Lead as Pb	IS 3025(Part 2) 2019	mg/L	BDL	0.01	NR
5.	Cadmium as Cd	IS 3025(Part 2) 2019	mg/L	BDL	0.003	NR
6.	Selenium as Se	IS 3025(Part 2) 2019	mg/L	BDL	0.01	NR
7.	Arsenic as As	IS 3025(Part 2) 2019	mg/L	BDL	0.01	NR
8.	Zinc as Zn	IS 3025(Part 2) 2019	mg/L	BDL	5	15
9.	Copper as Cu	IS 3025(Part 2) 2019	mg/L	BDL	0.05	1.5
10.	Manganese as Mn	IS 3025(Part 2) 2019	mg/L	0.045	0.1	0.3
11.	Iron as Fe	IS 3025(Part 2) 2019	mg/L	0.047	1	NR

AL - Acceptable Limit, PL - Permissible Limit, BDL - Below Detectable Limit, NR - No Relaxation.

INFERENCE As per IS 10500:2012(Second Revision),
 Report Status: - The measured values for the above parameters are within the standards.

End of Report

[Signature]
 Analysed by

[Signature]
 Verified by

[Signature]
 Thejaswi.N
 (Authorized Signatory)

Concern towards protecting Environment

Office Address : No.13/2, 1st Main Road, Near Fire Station, Industrial Town, Rajajinagar, Bangalore - 560 010.
 ಕಛೇರಿ ವಿಳಾಸ : ನಂ. 13/2, 1ನೇ ಮುಖ್ಯರಸ್ತೆ, ಅಗ್ನಿಶಾಮಕ ಕಛೇರಿ ಹತ್ತಿರ, ರಾಜಾಜಿನಗರ ಕಾರ್ಪೊರೇಷನ್ ಪ್ರದೇಶ, ಬೆಂಗಳೂರು - 560 010



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ENVIRONMENTAL HEALTH AND SAFETY RESEARCH AND DEVELOPMENT CENTRE

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(ಪರಿಷ್ಕರಣೆ/ಸಂಶೋಧನೆ) ಇವು 1986 ರ 12 ರಲ್ಲಿ ಮೂಡಿಸಿದ ಕಡತ ಪ್ರಯೋಗಾಲಯ) ನವ ದೆಹಲಿ.

एनवायरमेंटल हेल्थ एण्ड सेफ्टी रिसर्च एण्ड डेवलेपमेंट सेंटर

(पर्यावरण (संरक्षण) अधिनियम, 1986 अनुभाग 12 की धारा मान्यता प्राप्त प्रयोगशाला) न्यू दिल्ली.



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Test Report

EHSRDC / GEN / F / 29 / 01 / 00

ANALYSIS REPORT OF WATER QUALITY

1. **Name of the Location** : Project Site
2. **GPS Coordinates** : 12° 58' 57.7" N, 77° 46' 25.5" E
3. **Name of the Project** : Construction of Proposed Residential Apartment Project at Sy. No, 42, 44/1 and 44/2 of Channasandra Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore Urban District by M/s. Surya Projects.,
4. **Sample Collected by** : M/s. Environmental Health and Safety Research & Development Centre, Bangalore - 560010.
5. **Date of Collection** : 06.09.2023
6. **Particulars of Sample Collected** : Borewell Water, Grab Sampling
7. **Date of Sample Receipt** : 07.09.2023
8. **Sample Number** : EHSRDC/ SP/W/23/09/7717
9. **Analysis started on** : 07.09.2023
10. **Analysis Completed on** : 11.09.2023
11. **Report to be Sent** : 11.09.2023
12. **Page No** : 1 of 1
13. **Protocol** : APHA, 23rd Edition/IS: Standard
14. **ULR No** : TC582223000007717F

SLNo	Parameters	Test Methods	Unit	Result	Std. IS 10500:2012 (Second Revision)
1.	E-coli	IS 15185:2002	Present/ Absent /100ml	Absent	Absent
2.	Total coliform	IS 15185:2002	Present/ Absent /100ml	Absent	Not Specified
3.	Faecal coliform	APHA9222 D	Present/ Absent /100ml	Absent	Absent

INFERENCE As per IS 10500:2012(Second Revision),
Report Status: - The measured values for the above parameters for those standards have been specified are within the said standards.

End of Report

Mpd
Analysed by

[Signature]
Verified by

[Signature]
Basavaraj K M
(Authorized Signatory)

Concern towards protecting Environment

Office Address : No.13/2, 1st Main Road, Near Fire Station, Industrial Town, Rajajinagar, Bangalore - 560 010.

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ವಿವಿಧಾಂಗಗಳಲ್ಲಿ ಹಲವು ಅಂಶಗಳ ಸೇರಿಕೆ ಮತ್ತು ಅಂಶಗಳ ಮಟ್ಟಗಳನ್ನು ನಿರೀಕ್ಷಿಸಿ
(ಕರಡು (ಕಂಡು) ಕಾಯ್ದೆ 1986 ರ ಅಡಿಯಲ್ಲಿ 12 ನೇ ವಿಭಾಗದ ಅಡಿಯಲ್ಲಿ ಸಂಸ್ಥೆ)

एनवायरमेंटल हेल्थ एण्ड सेफ्टी रिसर्च एण्ड डेवलेपमेंट सेंटर

(पर्यावरण (संरक्षण) अधिनियम, 1986 अनुभाग 12 की धारा 12 के अन्तर्गत) न्यू दिल्ली.



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EHSRDC / GEN / F / 23 / 81 / 00

Test Report

ANALYSIS REPORT OF SOIL QUALITY

- 1. Name of the Location : Project Site HT Yard
- 2. GPS Coordinates : 12° 58' 56.99" N, 77° 46' 24.97" E
- 3. Name of the Project : Construction of Proposed Residential Apartment Project at Sy. No, 42, 44/1 and 44/2 of Channasandra Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore Urban District by M/s. Surya Projects.,
- 4. Sample Collected by : M/s. Environmental Health and Safety Research & Development Centre, Bangalore - 560 010.
- 5. Date of Collection : 06.09.2023
- 6. Particulars of Sample Collected : Soil Sample, Composite Sampling
- 7. Date of Sample Receipt : 07.09.2023
- 8. Sample Number : EHSRDC/SP/S/23/09/7718
- 9. Report Issued on : 11.09.2023
- 10. Page No : 1 of 1
- 11. ULR No : TC582223000007718F

Sl. No.	Parameters	Methods	Unit	Results
1.	pH	QMA/SOIL/SOP/001	--	6.84
2.	Texture	QMA/SOIL/SOP/017	--	Clay Loam
3.	Electrical Conductivity	QMA/SOIL/SOP/002	µS/cm	120.0
4.	Organic Matter	QMA/SOIL/SOP/003	Percent	0.93
5.	Moisture Content	QMA/SOIL/SOP/004	Percent	19.35
6.	Phosphorous	QMA/SOIL/SOP/005	kg/ha	112.25
7.	Sodium as Na	QMA/SOIL/SOP/011	mg/100g	3.99
8.	Calcium as Ca	QMA/SOIL/SOP/008	meq/L	7.0
9.	Magnesium as Mg	QMA/SOIL/SOP/008	meq/L	1.0
10.	Organic Carbon	QMA/SOIL/SOP/003	Percent	0.54
11.	Cyanide	QMA/SOIL/SOP/032	µg/g	BDL
12.	Sulphur	QMA/SOIL/SOP/007	mg/100g	0.64
13.	Boron	QMA/SOIL/SOP/014	mg/100gm	BDL

End of report

Prasanth
Analysed by

S. Chivaram
Verified by

Nethravathi.L
Nethravathi.L
(Authorized Signatory)

Concern towards protecting Environment

Office Address : No.13/2, 1st Main Road, Near Fire Station, Industrial Town, Rajajinagar, Bangalore - 560 010.

ಕಛೇರಿ ವಿಳಾಸ : ನಂ. 13/2, 1ನೇ ಮುಖ್ಯ ರಸ್ತೆ, ಅಗಲಾಪುರ ಕಡೆಗೆ ಸಮೀಪ, ರಾಜಾಜಿನಗರ, ಬೆಂಗಳೂರು - 560 010

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(ಪರಿಷ್ಕರಣೆ (ಸಂರಕ್ಷಣೆ) ಕಾಯ್ದೆ, 1986 ರ ಅಡಿಯಲ್ಲಿ 12 ನೇ ವಿಭಾಗದ ಅಡಿಯಲ್ಲಿ ಪ್ರಯೋಗಾಲಯ) ನವ ದೆಹಲಿ.
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Test Report

EHSRDC / GEN / F / 23 / 01 / 00

ANALYSIS REPORT OF SOIL QUALITY

- 1. Name of the Location : Project Site HT Yard
- 2. GPS Coordinates : 12° 58' 57.2" N, 77° 46' 24.8" E
- 3. Name of the Project : Construction of Proposed Residential Apartment Project at Sy. No, 42, 44/1 and 44/2 of Channasandra Village, Bidarahalli Hobli, Bangalore East Taluk, Bangalore Urban District by M/s. Surya Projects.,
- 4. Sample Collected by : M/s. Environmental Health and Safety Research & Development Centre, Bangalore - 560 010.
- 5. Date of Collection : 06.09.2023
- 6. Particulars of Sample Collected : Soil Sample, Composite Sampling
- 7. Date of Sample Receipt : 07.09.2023
- 8. Sample Number : EHSRDC/SP/S/23/09/7718
- 9. Report Issued on : 11.09.2023
- 10. Page No : 1 of 1
- 11. ULR No : TC582223000007718F

Sl. No.	Parameters	Methods	Unit	Results
1.	Iron as Fe	EPA 3050 B	ppm	87.4
2.	Arsenic as As		mg/kg	BDL
3.	Lead as Pb		mg/kg	2.59
4.	Zinc as Zn		mg/kg	35.7
5.	Selenium as Se		mg/kg	BDL
6.	Cadmium as Cd		mg/kg	BDL
7.	Chromium as Cr		mg/kg	9.97
8.	Aluminum as Al		mg/kg	4353.6
9.	Mercury as Hg		mg/kg	BDL
10.	Copper as Cu		mg/kg	6.38
11.	Manganese as Mn		mg/kg	94.0

BDL: Below Detectable Limit

End of report

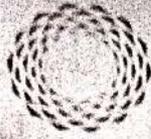
[Signature]
Analysed by

[Signature]
M. Suresh
Verified by

[Signature]
Thejaswi.N
(Authorized Signatory)

Concern towards protecting Environment

Office Address : No.13/2, 1st Main Road, Near Fire Station, Industrial Town, Rajajinagar, Bangalore - 560 010.
ಕಛೇರಿ ವಿಳಾಸ : ನಂ. 13/2, 1ನೇ ಮುಖ್ಯ ರಸ್ತೆ, ಅಗ್ನಿಶಾಮಕ ಕಛೇರಿ ಹತ್ತಿರ, ಇಂಡಸ್ಟ್ರಿಯಲ್ ಟೌನ್, ರಾಜಾಜಿನಗರ, ಬೆಂಗಳೂರು - 560 010



**SURYA
PROJECTS**

DOCUMENT No-

R-14

31

No.SVIRO-MOHE/2023-2024/

Date: 07.09.2023

To,
The Integrated Regional Officer,
Ministry of Environment, Forests & Climate Change
Regional Office, Kendriya Sadan,
4th Floor, E&F Wings,
17th Main Road, Koramangala II Block,
Bangalore - 560 034

Sir,

Sub: Submission of compliance report for "Construction of Proposed Residential Apartment" at Sy No. 42,44/1 and 44/2 of Chammasandra Village, Bidarahalli Hobli, Bangalore Urban District by M/s Surya Projects - reg.

Ref: Environmental Clearance File No. SEIAA-126-CON-2019 dated 11.12.2019

With reference to the above-mentioned subject, we are herewith submitting the latest compliance report along with the Annexures.

Kindly acknowledge the receipt of the latest compliance report.

Thanking You,

Yours faithfully,
For M/s. Surya Projects

For M/s. SURYA PROJECTS

Anu P. K.
Managing Partner

Authorized Signatory

Encl: w/a.

Ground Floor, Site No.439, 11th Main, 14th Cross, BEML Layout, Bengaluru, Karnataka, 560037
www.thehummingbird.co.in



32

DOE
ANNEXURE - R-15

DOCUMENT No- R15

Compliance to Environmental Clearance conditions with respect to "Construction of Residential Apartment Project"

**Project by
"M/s. Surya Projects"**

**Located at Sy. No. 42,44/1 & 44/2 of
Channasandra Village,
Bidarahalli Hobli, Bangalore East Taluk,
Bangalore Urban District**

Environmental Clearance Letter No.	SEIAA: 126: CON: 2019
Date of Issue of EC	11.12.2019

September, 2023

33

LIST OF ANNEXURES

Annexure – 1	Statuary Clearances.
Annexure – 2	Photographs of DG Sets with Acoustic Enclosures.
Annexure – 3	Photographs of PPE's while working for workers.
Annexure – 4	Photographs of Labour Camp, Toilets & Bathroom
Annexure – 5	Medical Health Check-up Reports
Annexure – 6	Environmental Management Cell
Annexure – 7	Photographs of Newspaper Advertisement
Annexure – 8	Photographs of Muck Disposal
Annexure – 9	Top Soil Storage Photographs
Annexure – 10	Monitoring Photographs
Annexure -11	BBMP Acknowledgement
Annexure -12	Test Reports
Annexure-13	Photographs

34

**Compliance to Environmental Clearance conditions with respect to
"Construction of Residential Apartment Project at Sy 42, 44/1 and 44/2 of
Channasandra Village, Bidarahalli Hobli, Bangalore East Taluk and
Bangalore Urban District"**

Environmental Clearance Letter No.	SEIAA: 126: CON: 2019
Date of Issue of EC	11.12.2019

I. Statutory Compliance

Sl. No.	Conditions	Compliance
i)	The project proponent shall obtain all necessary clearance/ relevant agencies including town planning authority before Permission from all commencement of work. All the construction shall be done in accordance with the local building Byelaws.	Complied. All necessary statutory clearance has been obtained and the details are as follows; 1. Environment clearance from SEIAA dated 11.12.2019 2.CFE from KSPCB dated 02.07.2020. 3.BWSSB NoC dated 03.03.2020 4.BESCOM NoC dated 25.07.2019 5.Fire NoC dated 13.12.2019 6.BBMP Plan sanction dated 22.12.2020 7.Commencement Certificate: 11.04.2022 8.NoC from BSNL dated 14.06.2019 9.Clarification Note on Category of Nala/Stream dated: 17.12.2020 10.AAI NOC dated 24.07.2019 Copies of the approvals are attached as Annexure-1
ii)	The approval of the Competent Authority shall be obtained for structural safety of the constructions due to earthquakes, adequacy of firefighting equipment etc as per National Building Code including protection measures from lightening etc.	Complied. Fire and Emergency Services NOC obtained vide letter no KSFES/NOC/251/2019 Dt: 13.12.2019.
iii)	The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1980, in case of diversion of forest land for non-forest purpose involved in the project.	Not Applicable as No forest land involved for construction of project.
iv)	The proponent shall obtain clearance from the National Board for Wildlife, if Applicable.	Not Applicable as the project is not form part or falls within the Eco Sensitive Zone or Protected Area.

35

v)	The project proponent shall obtain Consent to Establish / Operate under the provisions of Air (Prevention & Control of pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the concerned State pollution Control Board./ Committee.	Complied. Consent to Establishment (CTE) obtained under Air (Prevention & Control of pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from KSPCB vide consent order no. CTE-318775 Dt: 02.07.2020.
vi)	The project proponent shall obtain the necessary permission for drawl of ground Water / surface water required for the project from the competent authority.	Noted. The project does not envisage drawl of ground water. However, there are 2 borewells present in the site prior to construction activities. The water for the construction purpose is being procured from the tankers and borewell water is being used for domestic purpose. Copy of the register of tankers is enclosed as Annexure-1 . Further, NOC from KGWA will also be obtained for use of ground water.
vii)	A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.	Complied. Power Supply NOC obtained from BESCOM vide letter no. SEE/BEC/EE(O) / AEE/19-20/2087-89 on 25.07.2019.
viii)	All other statutory clearances such as the approvals for storage of diesel from chief controller of Explosives, Fire Department, civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.	Complied. Airport of Authority of India NOC with respect to Height Clearance was obtained vide letter no. BIAL/SOUTH/B/ 070119/411629 Dt: 24.07.2019.
ix)	The provisions of the Solid Waste Management Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste Management Rules, 2016 shall be followed.	Noted and being implemented.
x)	The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.	Noted and being implemented.
II. Air Quality Monitoring & Prevention		
i)	Notification GSR 94(E) dated 25.01.2018 of MoEF&CC regarding Mandatory Implementation of Dust Mitigation Measures for construction and Demolition Activities for projects requiring Environmental clearance shall be complied with.	Complied. Dust mitigation measures such as water sprinkling will be carried out 3 times a day during non-monsoon season.

ii)	A management plan shall be drawn up and implemented to contain the current exceedance if any in ambient air quality at the site.	Noted
iii)	The project proponent shall install system to carryout Ambient Air quality Monitoring for common/criterion parameters relevant to the main pollutant released (e.g. PM10 and PM 2. 5) covering upwind and downwind directions during the construction period.	Noted and Ambient Air quality monitoring will be carried out and the Test Reports are attached as Annexure 12
iv).	Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of low sulphur diesel. The location of the DG sets may be decided with in consultation with state pollution Control Board.	Noted and the project is still under construction phase. During operation phase, adequate stack arrangements will be made for the DG Sets.
v)	Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3 meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murrum and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.	Noted and will be complied.
vi)	Sand, murrum, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.	Complied. All the construction materials are stored in covered areas to avoid dust pollution.
vii)	Wet jet shall be provided for grinding and stone cutting.	Noted.
viii)	Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.	Noted and being implemented.

ix)	All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016.	Noted and being implemented.
x)	The diesel generator sets to be used during construction phase shall be low sulphur diesel type and shall conform to standards prescribed under Environmental (Protection) Rules for air and noise emission standards.	Noted and the Noise Monitoring will be carried out and the Test Reports are attached as Annexure 12
xi)	The gaseous emissions from DG set shall be dispersed through adequate stack Height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.	Complied. Photograph showing provision of Acoustic Enclosures to DG Set is enclosed as Annexure-2 .
III. Water Quality Monitoring and Preservation		
i)	The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.	Complied. The project activities did not abstract the flow of water from stream or nala. One lead drain is passing adjacent the project and a sufficient buffer of 15 m provided to the nala. Sanction plan has been obtained from BBMP and clarification on classification of nala was also obtained from BBMP.
ii)	Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.	Noted.
iii)	Total fresh water use shall not exceed the proposed requirement as provided in Project details.	Noted.
iv)	The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project Proponent. The record shall be submitted to the Regional Office, MoEF&CC along With six monthly Monitoring reports.	Complied. Rain water harvesting sump capacity of 65 KLD and recharge pits of 08 no provided. Rain water will be reused.

v)	A certificate shall be obtained from local body supplying water, specifying the total annual water availability with local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration and the balance water available, this should be specified separately for ground water and Surface water sources, ensuring that there is no impact on the other users.	Complied. Water supply NOC obtained vide letter no. BWSSB/EIA/CE(E) / ACE (E)-2 / DCE (M) - II / TA (M) - III / 6698 / 2019-20 Dt: 03.03.2020 from BWSSB for supply of water during operation phase of the project.
vi)	At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 500/0 opening, landscape etc. would be considered as pervious surface.	Noted and will be complied as the construction work is under progress.
vii)	Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, conditioning etc. shall be done.	Noted and will be complied as the construction work is under progress.
viii)	Use of water saving devices/ fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the project area.	Noted and will be complied as the construction work is under progress.
ix)	Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.	Noted and will be complied as the construction work is under progress.
x)	The project proponent shall identify a suitable source of treated water for Construction and submit an MOU/Agreement with such suppliers. If so the supplier identified shall be responsible for treatment of water with appropriate technology to the standards required for construction purpose.	Noted. The project does not envisage drawl of ground water. However, there are 2 borewells present in the site prior to construction activities. The water for the construction purpose is being procured from the tankers and borewell water is being used for domestic purpose. Copy of the register of tankers is enclosed as Annexure-1 . Further, NOC from KGWA will also be obtained for use of ground water.

xi)	The local bye law provisions on rain water harvesting should be followed. If local bye-law provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws. 2016.	Noted and will be complied as the construction work is under progress.
xii)	A rain water harvesting plan needs to be designed where the recharge bores of Minimum one recharge bore per 5,000 square meters of built up area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority.	Complied. Rain water harvesting sump capacity of 65 KLD and recharge pits of 08 no provided. Rain water will be reused.
xiii)	All recharge should be limited to shallow aquifer.	Noted and will be complied.
xiv)	No ground water shall be used during construction phase of the project.	Noted. The project does not envisage drawl of ground water.
xv)	Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval Shall be taken from the CGWA for any ground water abstraction or dewatering.	Noted and will be complied.
xvi)	The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.	Noted and will be complied as the construction work is under progress.
xvii)	Sewage shall be treated in the STP based on MBBR/SBR Technology with tertiary Treatment i.e. Ultra Filtration. The treated effluent from STP shall be recycled / reused for flushing, landscaping and HVAC cooling. No treated water shall be discharged to municipal drain.	Noted and the construction of STP is under progress.
xviii)	The project authority shall obtain NOC before commencement of the construction activity and clearance after the completion of the construction from the fire and Emergency Services Department, if Applicable.	Complied. Fire and Emergency Services NOC obtained vide letter no KSFES/NOC/251/2019 Dt: 13.12.2019.

xix)	No sewage or untreated effluent water would be discharged through storm water drain.	Noted and will be complied.
xx)	The existing water body, canals and rajakaluve and other drainage and water bound structures shall be retained unaltered with due buffer zone as applicable and maintained under tree cover.	Complied. The project activities did not abstract the flow of water from stream or nala. One lead drain is passing inside the project and a sufficient buffer of 15 m provided to the nala.
xxi)	Onsite sewage treatment of capacity of treating 100% waste water to be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Treated waste water shall be reused onsite for landscape flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.	Noted and the construction of STP is under progress.
xxii)	Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.	Noted and the water quality of sewage will be tested during operation phase of the project.
xxiii)	Sludge from the onsite sewage treatment, including septic tanks, shall be collected, Conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.	Noted and the construction of STP is under progress.
IV. Noise Monitoring and Prevention		
i)	Ambient noise levels shall conform to residential area both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during construction phase. Adequate measures shall be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB / SPCB.	Noted. Test Reports of Noise Monitoring are attached as Annexure 12 .

ii)	Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of six monthly compliance report.	Noted. Test Reports of Noise Monitoring are attached as Annexure 12 .
iii)	Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.	Complied. Acoustic Enclosures for the DG set provided.
iv)	The project proponent shall ensure the time specification prescribed by the Honorable High Court of Karnataka in WP. No. 1958/2011 (LB - RES - PIL) on 04.12.2012 for different activities involved in construction work	Noted.
V. Energy Conservation measures		
i)	Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC.	Noted.
ii)	Outdoor and common area lighting shall be LED.	Noted and will be complied during operation phase of the project.
iii)	Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof u-values shall be as per ECBC specifications.	Noted and will be complied during operation phase of the project.
iv)	Energy conservation measures like installation of LED for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning.	Noted and will be complied during operation phase of the project.
v)	Solar, wind or other Renewable Energy shall be installed to meet electricity Generation equivalent to 1% of the demand load or as per the state level/ local building bye-law's requirement, whichever is higher.	Noted and will be complied during operation phase of the project.

vi)	Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building by-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.	Noted and will be complied during operation phase of the project.
VI. Waste Management		
i)	A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.	Noted and will be complied during operation phase of the project.
ii)	Disposal of muck during construction phase shall not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.	Noted and will be complied accordingly. Photographs of Muck Disposal are attached as Annexure-8 .
iii)	Separate wet and dry bins must be provided and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.	Noted and will be complied accordingly.
iv)	Organic waste compost/ Vermiculture pit/ Organic Waste Converter within the Premises with a minimum capacity of 0.3 kg/person/day must be installed.	Noted and Organic waste Converter with capacity of 0.3 kg/Person/day will be installed during operation phase.
v)	All non-biodegradable waste shall be handed over to authorized recyclers for Which a written tie up must be done with the authorized recyclers.	Noted and written tie up with authorized recyclers will be done.
vi)	Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.	Noted and will be complied accordingly.

vii)	Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials.	Noted and will be complied accordingly.
viii)	Fly ash should be used as construction material as per the provision of Fly Ash Notification of September, 1999 and amended as on 27th August, 2003 and 25 th January, 2016. Ready mixed concrete must be used in construction.	Noted and will be complied accordingly.
ix)	Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Waste Management Rules, 2016.	Noted and will be complied accordingly.
x)	Used CFLs/TFLs/LED should be properly collected and disposed off /sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.	Noted & Used CFLs/TFLs/LED will be handed over to authorized recyclers to avoid mercury contamination.
VII. Green Cover		
i)	No tree cutting/transplantation should be carried out unless exigencies demand. Where absolutely necessary, tree transplantation shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted).	Noted and will be complied accordingly.
ii)	A minimum of 1 tree for every 80 Sqm of land should be planted and maintained. The existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping.	Noted and Plantation of 1 tree for every 80 Sqm will be done & No Water intensive or invasive will be planted. The Greenbelt of 33% (3,772.62 Sqm) of the total plot area (11,432.21 Sqm) will be provided.
iii)	Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1:10 (i.e. planting of 10 trees for every 1 tree that is cut) shall be done and maintained. Plantations to be ensured Species (cut) to species (planted).	Noted and will be complied accordingly.

<p>xix)</p> <p>xx)</p>	<p>iv)</p> <p>Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.</p>	<p>Noted and will be complied accordingly.</p> <p>Photographs of Top Soil storage is attached as Annexure-9.</p>
<p>VIII. Transport</p>		
<p>xxi)</p>	<p>i)</p> <p>A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria.</p> <p>a. Hierarchy of roads with proper segregation of vehicular and pedestrian traffic.</p> <p>b. Traffic calming measures.</p> <p>c. Proper design of entry and exit points.</p> <p>d. Parking norms as per local regulation.</p>	<p>Noted and road will be designed with consideration of environment, and safety of users by installing sign boards, Speed breakers etc. and for proper entry & exit points bell gates will be provided, which enable the smooth drive way. Also, trained security personnel are employed to manage the entry and exit of traffic at the main gate.</p>
<p>xxii)</p>	<p>ii)</p> <p>Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards be operated only during nonpeak hours.</p>	<p>Complied</p> <p>The vehicle used for bringing construction material are having pollution check certificate with respect to air and noise emission standards.</p>
<p>xxiii)</p> <p>IV.</p>	<p>iii)</p> <p>A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of roads within a 5 km radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies in this 5 km radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.</p>	<p>Noted and will be complied.</p>

45

iv)	Provide at the main entrances bell gates, which are located at least 12' inside the boundary of the project to enable smooth flow of traffic on the main road leading to the entrance	Traffic congestion near the entry and exit points is avoided by providing the bell gates, which enable the smooth drive way. Also, trained security personnel are employed to manage the entry and exit of traffic at the main gate.
IX. Human health issues		
i)	All workers working at the construction site and involved in loading, unloading, Carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust mask.	Dust mask is provided along with PPE's for workers at construction site. Photographs for the same are attached as Annexure-3 .
ii)	All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase. Sufficient number of toilets/bathrooms shall be provided with required mobile toilets. mobile STP for construction workforce	Complied Importance given for sanitary and hygienic measures for construction phase and 06 of number of toilets, 06 of numbers bathrooms with Spetic tank and soak pit is provided for construction workforce Photographs of labour camp Toilets & bathroom for construction workforce is attached as Annexure-4
iii)	For indoor air quality the ventilation provisions as per National Building Code of India.	Noted and will be complied accordingly.
iv)	Emergency preparedness plan based on the Hazard Identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.	Noted and will be complied accordingly.
v)	Provision shall be made for the housing of construction labor within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, creche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.	Complied Labour Camps are provided for construction labor within the site with cooking, toilets, safe drinking water, medical health care, etc. Photos of labor camp, safe drinking water are attached as Annexure-4
vi)	Occupational health surveillance of the workers shall be done on a regular basis	Complied Medical Health Check-up for workers is doing once in month. Medical health checkup reports are attached as Annexure-5
vii)	A First Aid Room shall be provided in the project both during construction and Operations of the project.	Complied First Aid Room in construction phase is provided and will also continue in Operation phase of the project.

X. Corporate Environment Responsibility	
i)	<p>The project proponent shall comply with provision contained in OM vide F.No. 22-65/2017-1A.III dated 1st May 2018, of the Ministry of Environment Forest and Climate Change as applicable. regarding Corporate Environment Responsibility and shall execute the action plan with a total cost of minimum of Rs. 300 Lakhs towards creating infrastructure for drinking water , For Sanitation and Health, For Education and Skill Development , For Solid Waste Management Facility and avenue plantation as submitted vide letter dated/ received on 10/12/2019, around the project site.</p>
ii)	<p>The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental / forest / wildlife norms / conditions. The company shall have defined system of reporting infringements / deviation / violation of the environmental / forest / wildlife norms / conditions and / or stakeholders / stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.</p>

Noted and will be complied accordingly.

Noted and will be complied accordingly.

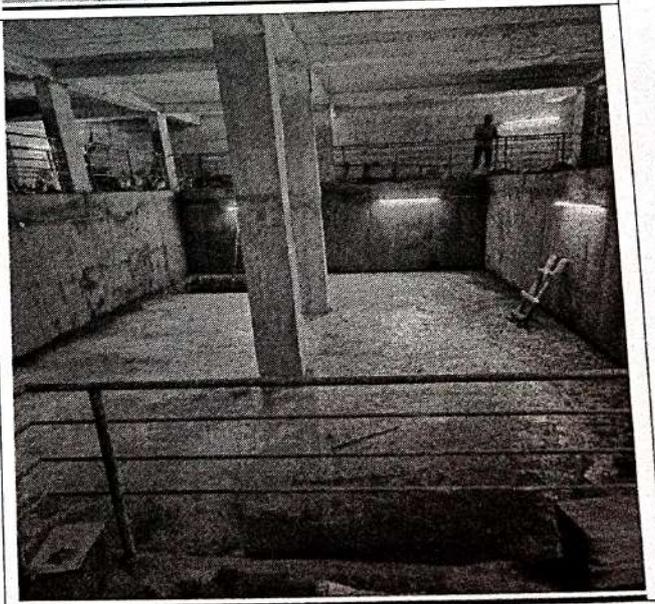
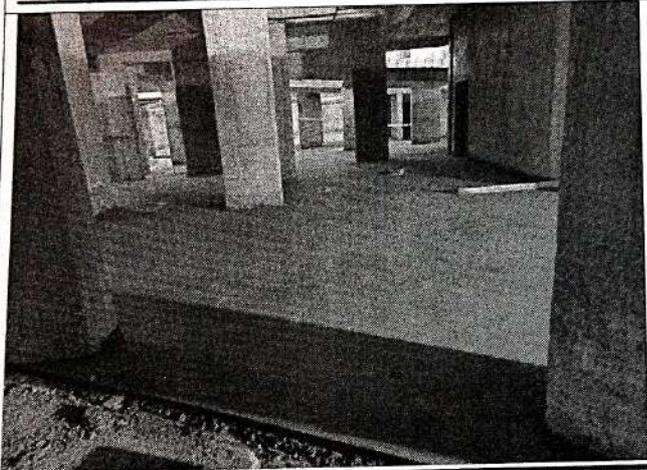
iii)	A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly to the head of the organization. The project proponent enter into an agreement with the prospective buyers/ tenants to ensure that they maintain the cell and take care of all environment concerns during the operation phase of the project. In addition, sufficient fees should be levied so as to raise a corpus fund to maintain the Environment cell.	Environmental Management Cell (EMC) has been established. Organization chart of the same enclosed as Annexure-6 . This EMC takes care of all the Environmental management aspects of the project both during construction phase and operation phase. As of now, proposed residential apartment is in construction phase it is not ready for sale after completion of construction of apartment agreement made with the buyers we did not include the conditions of maintaining of the environmental management cell in the project site. However, we ensure that the fees will be levied to raise a corpus fund to maintain the Environment Management Cell through residents association.
iv)	Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Year wise progress of implementation of action plan shall be reported to the Ministry of Environment, Forest and Climate Change/Regional Office along with the Six Monthly Compliance Report.	Noted and will be complied accordingly.
XI. Miscellaneous		
i)	The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEFCC/SEIAA website where it is displayed.	Complied Advertisement made in two local newspaper i.e, Kannada Prabha dated 08.08.2023 and Indian Express dated 08.08.2023. Copy of advertisement made in two local newspaper is attached as Annexure-7
ii)	The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in tum has to display the same for 30 days from the date of receipt.	Noted and copies of environmental clearance will be submitted to Heads of local bodies, Panchayats and Municipal Bodies. Acknowledgement Copy of Environmental Clearance submitted to Mahadevapura Zone BBMP is attached as Annexure-11 .

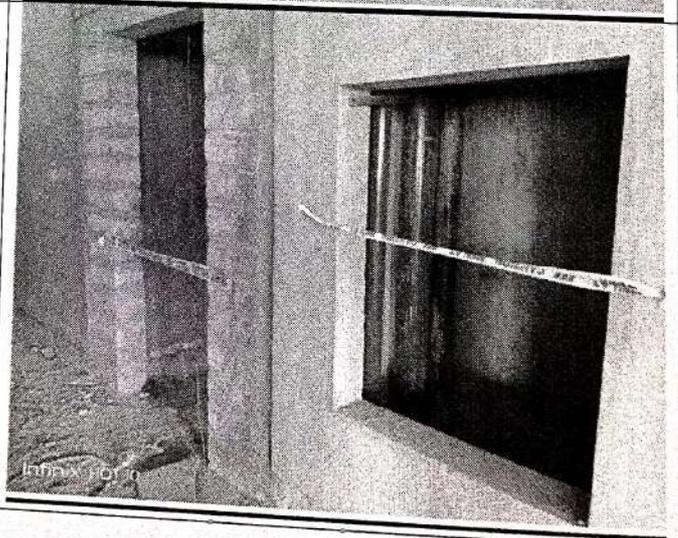
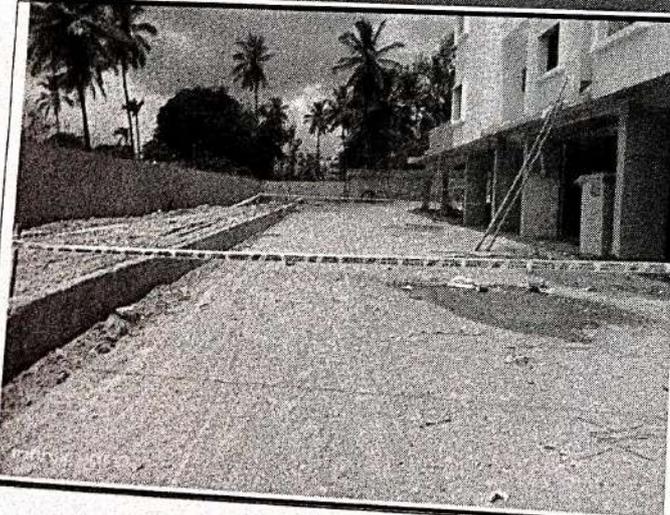
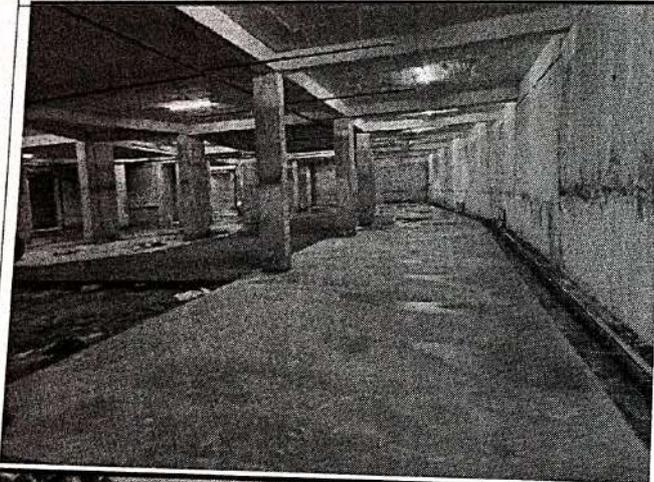
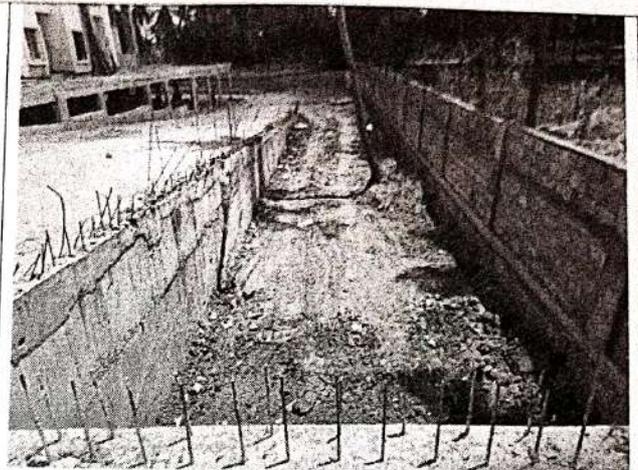
iii)	The Project Proponent shall obtain the construction material such as stones and aggregates etc. only from the approved quarries and other construction material shall also be procured from the authorized agencies/traders.	Noted and stones, aggregates are being obtained from approved quarries and construction materials from authorized agencies/traders.
iv)	The project proponent shall not use Kharab land if any for any purpose and keep available to the general public duly displaying a board as public property. No structure of any kind be put up in the Kharab land and shall be afforested and maintained as green belt only.	Noted and will be complied accordingly.
v)	The Project proponent shall build in infrastructure required for use of Piped Natural Gas (PNG) such as pipelines and space for installation of PNG distribution equipment for both domestic/commercial purpose and DG set and shall ensure that PNG is supplied for both commercial and for DG sets instead of other type of fuels.	Noted and infrastructure required for use of Piped Natural Gas (PNG) will be completed before operation phase.
vi)	The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.	Noted and Compliance to Environmental Conditions with results of monitored data will be uploaded in our website.
vii)	The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change at environment clearance portal.	Noted and will be complied accordingly.
viii)	The Half Yearly Compliance Reports (HYCRs) with its contents of a covering letter, compliance reports, and environmental monitoring data has to be in PDF format merged into a single document. The email should clearly mention the name of project, EC No & date, period of submission and to be sent to the Regional Office of MOEF&CC by email only at email ID ros.z.bng-mefcc@gov.in Hard copy of HYCRs shall not be acceptable.	Noted and will be adhered accordingly.

ix)	The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.	Noted and will be complied accordingly.
x)	The project proponent shall inform the Regional Office as well as the Ministry of Environment, Forest and Climate Change, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.	Noted and will be complied accordingly.
xi)	The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.	Noted and will be complied accordingly.
xii)	The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report and also that during their presentation to the Expert Appraisal Committee.	Noted and will be complied accordingly.
xiii)	No further expansion or modifications in the plan shall be carried out without prior Environmental Clearance from the competent authority.	Noted and will be complied accordingly.
xiv)	Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.	Noted
xv)	The State Level Environment Impact Assessment Authority, Karnataka may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.	Noted
xvi)	The SEIAA, Karnataka reserves the right to stipulate additional conditions if found necessary. The Company in a lime bound manner shall implement these conditions.	Noted
xvii)	The Regional Office of MoEF&CC shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data / information/monitoring reports.	Noted

xviii)	The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Trans boundary Movement) Rules, 2016 and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Honble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.	Noted.
xix)	Any appeal against this EC shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act.2010.	Noted.
xx)	Copies of Six Monthly Compliance on the conditions of the Environmental Clearance shall be submitted to SEIAA, Karnataka.	Noted and will be adhered accordingly.
XII. Specific Conditions		
i)	The Proponent to conduct energy audit by an accredited agency before operation of the project in accordance to SEIAA, Karnataka.	Noted and energy audit will be conducted by accredited agency before operation of the project.
ii)	15% of parking space shall be reserved for electric vehicles with recharging facility.	Noted and will be adhered accordingly.
iii)	The proponent shall identify suitable place (KIOSK) for collection and storage of E-Waste generated within the premises and shall be disposed of regularly only with KPSCB authorized E-Waste recyclers.	Noted and suitable place will be identified for collection and storage for generated E-Waste within the premises and will be disposed to KPSCB authorized recyclers.

Project Site Photographs





ಕರ್ನಾಟಕ ಭೂ ಕಬಳಿಕೆ ನಿಷೇಧ ವಿಶೇಷ ನ್ಯಾಯಾಲಯ

3ನೇ ಮಹಡಿ, ಕಂದಾಯ ಭವನ, ಕೆಂಪೇಗೌಡ ರಸ್ತೆ, ಬೆಂಗಳೂರು.

ನ್ಯಾಯಾಂಗಣ-

ಎಲ್.ಜಿ.ಓ.(ಓ) ನಂ. 313 /2023

DOCUMENT No-

R 16

ಅರ್ಜಿದಾರರು

Jagan Kumar.J,
S/o Jayaraman,
Aged about 42 years,
D-207, S.S. Snow Drop,
Belathur Meda halli Main Road,
Kumbena Agrahara, Kadugodi Post,
Bengaluru-560 067.

-ವಿರುದ್ಧ-

ವಿರುದ್ಧದಾರರು :

1. Palaka Suresh (Major)
Managing Partner,
M/s. Surya Projects,
No.439, 11th Main, 14th Cross,
BEML Layout, Thubarahalli,
Bengaluru-560066.

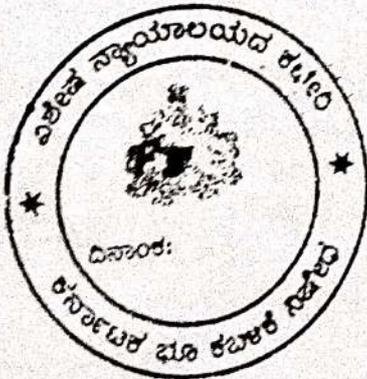
Project Office at
M/s. Surya Projects,
Sy. No.42, Channasandra Main Road,
Behind Kateramma Devi Temple,
Bengaluru-560 007.

2. Dayanand
Deputy Commissioner,
Bengaluru Urban District,
Behind Kandaya Bhavan,
K.G. Road, Bengaluru-560009.

3. Tushar Giri Nath,
Commissioner- BBMP,
BBMP Head Office,
N.R. Square,
Bengaluru-560002.

4. Manjesh,
Joint Director Town Planning (North),
BBMP Head office Building,
1st Floor, N.R. Square,
Bengaluru-560002.

5. Ravi,
Tahsildar,
Bengaluru East Taluk,
Diesel Shed Road, K.R. Puram,
Bengaluru-560 036.



Lye (P) 3

6. Vijay Mohan Raj,
Member Secretary,
State Level Environment Impact
Assessment Authority (SEIAA),
M.S. Building,
Bengaluru-560001.

7. Shanth A. Thammaiah,
Chairman,
KSPCB, Parisara Bhavan,
No.49, Church Street,
Bengaluru-560001.

8. Mahendra,
Environmental Officer-KSPCB,
Bengaluru East R.O.,
Mahadevapura Zone,
Nisarga Bhavan, 3rd Floor,
Thimmaiah Main Road,
Basaveshwaranagar,
Bengaluru-560079.

ಆಡರ್ ಶೀಟ್

ದಿನಾಂಕ 05ನೇ ಸೆಪ್ಟೆಂಬರ್ 2023

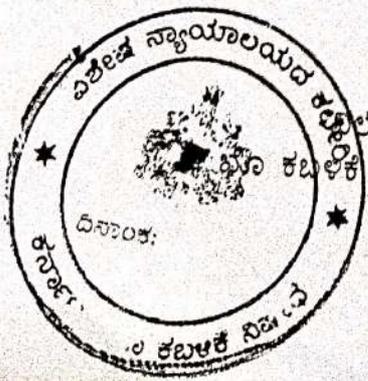
ಅರ್ಜಿದಾರರು ನ್ಯಾಯಾಲಯಕ್ಕೆ ಕರ್ನಾಟಕ ಭೂ ಕಬಳಿಕೆ ನಿಷೇಧ ಕಾಯ್ದೆ ಕಲಂ 9(1)ರಡಿಯಲ್ಲಿ ಅರ್ಜಿ ಸಲ್ಲಿಸಿ, ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು, ಬಿದರಹಳ್ಳಿ ಹೋಬಳಿ, ಚನ್ನಸಂದ್ರ ಗ್ರಾಮದ ಸರ್ವೆ ನಂ. 42ರ ಸರಕಾರಿ ರಾಜಕಾಲುವೆ ಜಾಗದಲ್ಲಿ 1ನೇ ಎದುರುದಾರರು 0.02 ಗುಂಟೆ ಮತ್ತು 0.01 ಗುಂಟೆ ನೀರಿನ ಬಾವಿ ಜಾಗವನ್ನು ಅಕ್ರಮವಾಗಿ ಒತ್ತುವರಿ ಮಾಡಿಕೊಂಡು ಬಹುಮಹಡಿಗಳ ವಾಸದ ಅಪಾರ್ಟ್‌ಮೆಂಟ್ ನಿರ್ಮಿಸಿರುತ್ತಾರೆ. ಈ ಬಗ್ಗೆ ಎದುರುದಾರ ನಂ.2 ರಿಂದ 8 ರವರು ಯಾವುದೇ ಕ್ರಮ ಕೈಗೊಂಡಿರುವುದಿಲ್ಲವೆಂದು ಆರೋಪಿಸಿರುತ್ತಾರೆ. ಸದರಿ ದೂರಿನ ಅನ್ವಯ ಎದುರುದಾರರ ವಿರುದ್ಧ ಸೂಕ್ತ ಕಾನೂನು ಕ್ರಮ ಕೈಗೊಂಡು ಮತ್ತು ಸರ್ಕಾರಿ ಭೂಮಿಯನ್ನು ಸಂರಕ್ಷಿಸಬೇಕೆಂದು ಮನವಿ ಮಾಡಿಕೊಂಡಿರುತ್ತಾರೆ. ಸದರಿ ದೂರಿನ ಜೊತೆ ಇತರ ದಾಖಲೆಗಳನ್ನು ಹಾಜರುಪಡಿಸಲಾಗಿದೆ, ಅವುಗಳನ್ನು ಪರಿಶೀಲಿಸಲಾಯಿತು. ಸದರಿಯವರ ದೂರನ್ನು ಗೌರವಾನ್ವಿತ ಅಧ್ಯಕ್ಷರ ಮುಂದಿನ ಆದೇಶಕ್ಕಾಗಿ ಮಂಡಿಸಿದೆ.

ಮಧ್ಯಕಾಲೀನ ಅರ್ಜಿ ನಂ.1:

ಸಿ.ಪ್ರ.ಸಂ. ಆದೇಶ 39 ನಿಯಮ 1 ಮತ್ತು 2 ಮತ್ತು ಕಲಂ 151 ಹಾಗೂ ಕರ್ನಾಟಕ ಭೂ ಕಬಳಿಕೆ ನಿಷೇಧ ಅಧಿನಿಯಮ 9(1)ರ ಪ್ರಕಾರ ಅರ್ಜಿ ಸಲ್ಲಿಸಿ, ಎದುರುದಾರರು ಅವರ ಏಜೆಂಟರು, ಸೇವಕರು ಅಥವಾ ಅವರ ಪರ ಯಾರೇ ಆಗಲಿ, ಅನುಸೂಚಿ ಸ್ವತ್ತಿನಲ್ಲಿ ಕಟ್ಟಡ ಕಟ್ಟಿದಂತೆ ಅಥವಾ ಯಾವುದೇ ಚಟುವಟಿಕೆ ನಡೆಸದಂತೆ ಹಾಗೂ ಸ್ವತ್ತನ್ನು ಪರಭಾರ ಮಾಡದಂತೆ ಈ ಅರ್ಜಿ ತೀರ್ಮಾನವಾಗುವಂತಹ ತಾತ್ಕಾಲಿಕ ನಿರ್ಬಂಧಕಾಜ್ಜೆ ಕೊಡಲು ಪ್ರಾರ್ಥಿಸಿರುತ್ತಾರೆ.

Pranav
ಶಾಖಾಧಿಕಾರಿಗಳು (ನ್ಯಾಯಕ)

ಕ. ಭೂ ಕಬಳಿಕೆ ನಿಷೇಧ ವಿಶೇಷ ನ್ಯಾಯಾಲಯ
ಬೆಂಗಳೂರು



List this matter before
CH. No. 1
M. Thammaiah
Hon'ble Chairman

59

7-09-2023

Receipt of the Deputation
No. 108

To hear on I.A.

Case called out. Complainant is present.

Heard the complainant.

This complaint is filed by the complainant against respondents No.1 to 8 with a prayer to take cognizance of offence committed by the respondents, to issue direction to respondents to restore, protect and

preserve the Government Halla/Nala/Rajakaluve and Gundu Thopu and issue permanent injunction restraining the respondents from any type of construction activities or alienate and convict the respondents for the offence committed by them.

At the time of filing the complaint, the complainant has filed I.A. No.I under Order XXXIX Rule 1 and 2 r/w Section 151 of CPC r/w Section 9(1) of the KLGP Act with a prayer to grant *ex parte* temporary injunction against respondents No.1 to 8 restraining them from carrying out any construction, alienating or any activities in the said land till disposal of the present case.

In support of the said interim application, the complainant has sworn to an affidavit and produced the documents.

Admittedly, the respondents No.2 to 8 are Deputy Commissioner, Bengaluru Urban District, Commissioner, BBMP, Joint Director Town Planning (North), Tahsildar, Bengaluru East Taluk, Member Secretary, State Level Environment Impact Assessment Authority, Chairman, KSPCB and Environmental Officer, KSPCB. Since respondents No.2 to 8 are the employees of Government, *ex parte* temporary injunction cannot be granted without hearing them.

The complainant has made out a prima facie case to grant *ex parte* temporary injunction against respondent No.1. If an order of *ex parte* temporary injunction as prayed in I.A. No.I is not granted against respondent No.1, the purpose of filing this complaint would be defeated by delay. Hence, we pass the following:

ORDER

Issue *ex parte* temporary injunction against respondent No.1 or anybody claiming through him restraining him from carrying out any construction or any activities or alienating the schedule property till next date of hearing.

The complainant is hereby directed to comply with the provisions of Order XXXIX Rule 3(A) of CPC.



50

Issue emergent notice to respondents No.1 to 8 and issue *ex parte* temporary injunction against respondent No.1 along with copy of complaint, copy of I.A. No.1 if proper steps are taken by the complainant.

Issue direction to respondents No.2 to 8 to submit a detailed report with regard to the alleged encroachment, extent of encroachment, name and address of the alleged encroachers along with relevant documents and survey sketch.

Office is directed to send a copy of the complaint to respondents No.2 to 8 to facilitate them to submit the detailed report and status report along with relevant records and survey sketch.

Call on for appearance of respondents and for report by 10.11.2023.

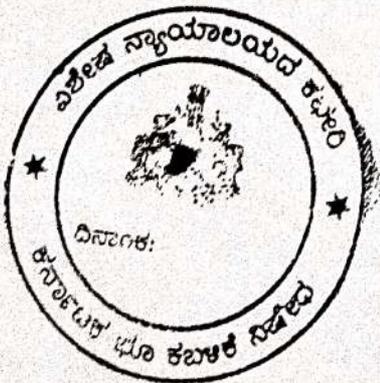
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 2nd copy
 40-39 Rte
 (A) on
 8-9-23
 VG

Chairman

Judicial Member

Revenue Member

nkpg/-



Section Officer 12/09/23
Karnataka Land Grabbing Prohibition
& Special Courts, Bengaluru.

57

146

Issue emergent notice to respondents No.1 to 8 and issue *ex parte* temporary injunction against respondent No.1 along with copy of complaint, copy of I.A. No.1 if proper steps are taken by the complainant.

Issue direction to respondents No.2 to 8 to submit a detailed report with regard to the alleged encroachment, extent of encroachment, name and address of the alleged encroachers along with relevant documents and survey sketch.

Office is directed to send a copy of the complaint to respondents No.2 to 8 to facilitate them to submit the detailed report and status report along with relevant records and survey sketch.

Call on for appearance of respondents and for report by 10.11.2023.

Chairman

Judicial Member

Revenue Member

order complete
4/10/23
3(A) on
8.9.23
VQ

nkpg/-

26.9.23

Admit for
Respondent -
file vakkali
and application.
is 309 order
print for order
to have the case
for 10.11.23

Case advanced at the request of the learned counsel for respondent No.1.

Learned counsel for respondent No.1 files an application-I.A.No.II under Order XXXIX Rule 4 r/w Section 151 of CPC along with affidavit.

Complainant, who is present before the Court, prays for time to file objections to the application filed.

Call on for objections to IA No.II by 6.10.2023.

Chairman

Revenue Member

Stamp: District Court, Bangalore
Date: 26.9.23
Signature: nkpg

6.10.2023

Complte of Respondent
Nagesh IAS

To hear on I.A No-II

Complainant absent. ^{Objection taken as per Sri}
Respondent No.1 present.
Learned counsel for respondent
No.1 present.
Heard the learned counsel Sri
S. Nagesh on I.A.No.II.
Since the complainant is
absent, in order to give an
opportunity, call this case for
hearing the complainant on I.A.No.II
by 16.10.2023.

Chairman

Revenue Member

nkpg/

16.10.2023

Complte of Respondent
Nagesh IAS

To hear on I.A No-II

Complainant absent.

Respondent No.1 present.

Learned counsel ^{for} respondent No.1
is also present.

We have heard the learned counsel
Sri. S.Nagesh on 06.10.2023.

Today though a liberty has been
given to the complainant, who is
party in person, there is no
representation.

No arguments addressed on behalf
of the complainant.

Hence, call for orders on IA No.2
by 03.11.2023.

Chairman

Revenue Member



Nov 10 2023 15:30

6- VCo P 313/23
59

20-11-2023
Copy of order
No. 108
for order of
I.A. No. II & /o
39 rule 47w
ISI g etc

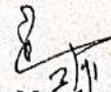
Complainant is absent.
Respondent No.1 is present.
Learned counsel for the
respondent No.1 is present.
Order on I.A. No.II is
pronounced in the open court,
operative portion of which reads as
follows:

ORDER

I.A. No.2 is allowed.
Ex parte temporary injunction
granted as against the respondent
No.1 restraining him or anybody
claiming through him from
carrying out any construction or
any activities or alienating the
schedule property is vacated.

Call on for objections, if any, by
11.12.2023.


Chairman


Revenue Member.

Ss/-

Rajanna 10/11/23
Section Officer
Kamalaka Land Grabbing Prohibitor
*Special Courts, Bengaluru.



60

DOCUMENT No- R17

FORM 1

[APPLICATION UNDER SUB-SECTION (1) OF SECTION 9 OF
KARNATAKA LAND GRABBING PROHIBITION ACT, 2011]

[SEE REGULATION 27 (1)]

BEFORE THE KARNATAKA LAND GRABBING PROHIBITION
SPECIAL COURT AT BENGALURU.

CASE No. LGC (P) 313 / 2023

BETWEEN:

SRI. JAGAN KUMAR J.

S/o. Sri. Jayaraman,
Aged about 42 years,
D-207, S.S Snow Drop
Belathur Medahalli Main Road
Kumbena Agrahara, Kadugodi Post
Bangalore-560067.

... APPLICANT/COMPLAINANT

AND:

1. SRI. PALAKA SURESH

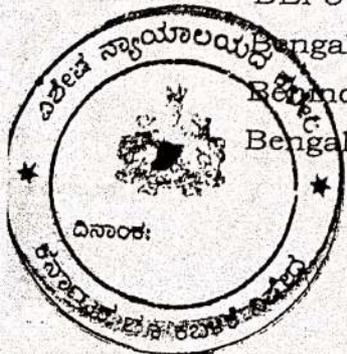
(Major)
Managing Partner
M/s Surya Projects
No.439, 11th Main, 14th Cross
BEML Layout, Thubarahalli
Bengaluru - 560066

Project Office at
M/s Surya Projects
Survey No.42, Channasandra Main Road
Behind Kateramma Devi Temple
Bengaluru - 560067

2. SRI. DAYANAND

DEPUTY COMMISSIONER

Bengaluru Urban District
Behind Kandhaya Bhavan, K.G Road
Bengaluru - 560009



611
3. **SRI. TUSHAR GIRI NATH**
COMMISSIONER - BBMP
BBMP Head Office,
N.R Square,
Bengaluru - 560002

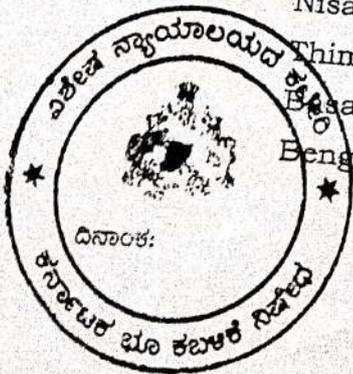
4. **SRI. MANJESH**
JOINT DIRECTOR TOWN PLANNING (NORTH)
BBMP Head office Building,
1st Floor, NR Square,
Bengaluru - 560002

5. **SRI. RAVI**
TAHSILDAR
Bangalore East Taluk
Diesel Shed Road, K.R Puram
Bengaluru - 560036

6. **SRI. VIJAY MOHAN RAJ**
MEMBER SECRETARY
State Level Environment Impact
Assessment Authority (SEIAA)
M.S Building
Bengaluru - 560001

7. **SRI. SHANTH A. THAMMAIAH**
CHAIRMAN
KSPCB, Parisara Bhavan, No.49,
Church Street
Bengaluru - 560001

8. **SRI. MAHENDRA**
ENVIRONMENTAL OFFICER - KSPCB
Bengaluru East R.O
Mahadevapura Zone
Nisarga Bhavan, 3rd Floor
Thimmaiah main Road
Basaveshwaranagar,
Bengaluru - 560079



... RESPONDENTS/ACCUSED

62

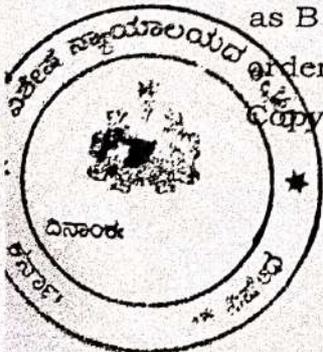
The above named Applicant/Complainant most respectfully begs to submit as follows:-

1. The address of the Applicant/Complainant is shown in the cause title for the purpose of issue of notices, summons etc. for this Hon'ble Court as mentioned.
2. That the address of the Respondents/Accused as shown in the cause title for the purpose of issue of notices, summons etc. for this Hon'ble Court.

1. BRIEF FACTS OF THE CASE:

a). The Applicant/Complainant submits that, the Respondent/Accused No.1 is the Managing Partner of M/s Surya Projects is constructing multistory residential apartment in the name of **SURYA HUMMING BIRD** in Sy No. 42, 44/1 and 44/2 of Channasandra Village, Bidarahalli Hobli, Bangalore East Taluk, BBMP Ward No.83 by obtaining plan approval from BBMP vide LP. No. BBMP/Addl.Dir/JDCENTRAL/0015/19-20 dated 22.10.2010 and BBMP Building Licence No.BBMP/CC/4426/20-21. Copy of the BBMP approved plan and Licence is produced herewith for the kind perusal of this Hon'ble Court as **DOCUMENT-A & A1.**

b). It is submitted that, the Respondent/Accused No.1 is constructing Apartment, Road, Ramp and other permanent concrete structures by encroaching 0.02 Guntas of Halla/Nala/Raja Kaluve and 0.01 Gunta of Water well in the said Sy. No.42 of Channasandra Village. Image of ongoing construction on the Halla/Nala/Rajakaluve, Copy of Original Tippan showing Halla/Nala/Rajakaluve and its flowing direction marked East side of Sy. No.42; Copy of Channasandra Village Map showing Halla/Nala/Rajakaluve in Sy.No.42, Copy of Bangalore Urban Deputy Commissioner Land Conversion order dated 15.02.2018 at condition No.7 specifically mentioned that 0.02 Guntas of Kaluve, 0.01 Gunta of Water well (BAAVI) as B Kharab and that the same is reserved for Government Vide order No. ALN/(EBK)SR/37/2017-18 Dated 15.02.2018 and Copy of project Master Plan roughly marked encroachment



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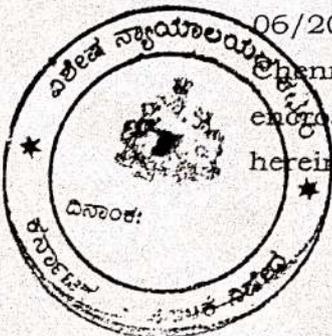
details is produced herewith for the kind perusal of this Hon'ble Court as **DOCUMENT-B, B1, B2, B3 & B4.**

c). It is submitted that, the Respondent/Accused No.1 further encroached approx 100Mts of **Government Gundu Thopu** including Nala/Halla in Sy.33 of Channasandra Village and showed it as private land with 12.20M wide road in Approved Plan and is forming/laying road connecting to his project. Copy of Survey Sketch/Original Tippan and Current year RTC showing the land bearing Sy. No.33 of Channasandra Village as Government Gundu Thopu is produced herewith for the kind perusal of this Hon'ble Court as **DOCUMENT-C & C1.**

d). It is submitted that, the Applicant/Complainant had sent complaint dated 03.08.2023 to the Respondents/Accused No.1 to 8, but no action has been taken the Respondents/Accused in protecting the Government Land in Sy. No.33 and Nala/Halla/Rajakaluve in Sy. No.42. Copy of the said representation and delivery confirmation to the Respondents/Accused No.1 is produced herewith for the kind perusal of this Hon'ble Court as **DOCUMENT-D, D1 & D2.**

e). It is submitted that, the Complainant/Applicant submits that there is a temple in the name of 'Kaateramma Devi Temple' surrounded by few more encroachments by some private persons in Sy.No.33, which the Complainant/Applicant yet to ascertain and get the details of the illegal encroachments. Further the Complainant/Applicant seeks the liberty of this Hon'ble Court to permit this Complainant/Applicant to file necessary application to implead other incriminates or to file a fresh suit against them. Copy of Dishank image aerial view showing Project construction site and encroachments in Sy. No. 42, 44 and 33 of Channasandra Village is produced herewith for the kind perusal of this Hon'ble Court as **DOCUMENT-E.**

f). It is submitted that, a Original Application in O.A. No. 06/2023 is pending before The National Green Tribunal, Chennai filed by an aspirant by name Sri. Paramesh regarding encroachment of Nala in Sy.No.42 against all the Accused herein.



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64

g). It is submitted that, the Respondents/Accused No.2 & 5 being revenue authorities and custodians of Government lands and is duty entrusted to protect Government lands failed to take any action to restore and to take custody of the said Government Halla/Nala and Gundu Thopu and failed to initiate action against the Land Grabbers, the Respondents/Accused No.3 & 4 had issued building plan approval and licence, the Respondents/Accused No.6 issued Environmental Clearance, Respondent/Accused No.7 & 8 issued Consent for Establishment of the project. The Respondents/Accused No.2 to 8 in connivance with the Respondent/Accused No.1 issued approvals in favor of Respondent/Accused No.1 and The Respondents/Accused No.2 to 8 has not initiated any action even after receipt of the Complaint/Representation submitted by the Applicant/Complainant and indirectly supporting in Grabbing/encroaching Government land by the Respondent/Accused No.1. Hence this complaint.

2. VALUE OF THE PROPERTY:

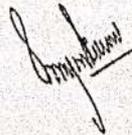
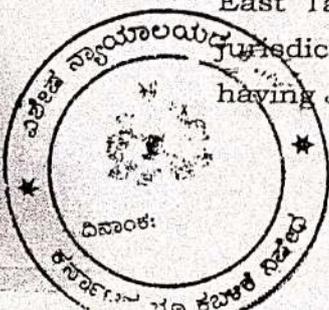
- a) Approximately Rs 75.00 plus lakh
- b) The Respondents/Accused No.1 Grabbed the Government Halla/Nala and Government Gundu Thopu and constructing buildings and Road. Present market value of the encroached property is approximately Rs. 75.00 Plus lakh.

3. CAUSE OF ACTION:

The cause of action arose on 03.08.2023 as the Respondents/Accused No.2 to 8 received the Complaint /Representation on 03.08.2023 and Respondent/Accused No.1 received Complaint/Representation on 05.08.2023.

4. JURISDICTION:

The said property is in BBMP Limits, Ward No.83 (Kadugodi Ward) Channasandra Village of Bidarahalli Hobli, Bangalore East Taluk, Bangalore Urban District, Karnataka within the jurisdiction of this Hon'ble Court. Hence this Hon'ble Court is having Jurisdiction.

63

5. COURT FEE:

Followed as per The Karnataka Land Grabbing Prohibition Act, 2011.

6. PRAYER:

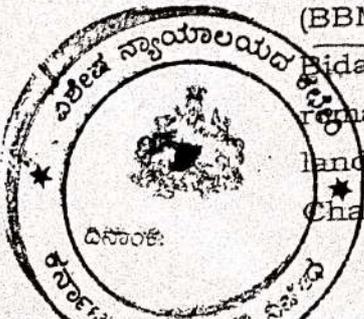
Wherefore, the Applicant/Complainant most respectfully pray that this Hon'ble Court be pleased

- (i) to take cognizance of the offence committed by the Respondents/Accused;
- (ii) to issue an Order or Direction, directing the Respondent No.1 and 8 to restore, protect and preserve the Government Halla/Nala/Raja Kaluve and Gundu Thopu;
- (iii) to issue an Order of Permanent Injunction restraining the Respondents from any type of construction activities or alienate or sale;
- (iv) to try the case on merits and convict the accused for Grabbing Government Halla/Nala/Raja Kaluve and Gundu Thopu;
- (v) to initiate action against the Respondents/Accused No.2 to 8 for not taking any action in preserving the Government Halla/Nala/Raja Kaluve and Gundu Thopu;
- (vi) to Pass such any other order/orders as this Hon'ble Court deems fit, in the facts & circumstances of the case, including an order as to costs, in the interest of justice.

SCHEDULE OF THE PROPERTY

1. Survey No./Ward No. - The Part and Parcel of encroached Government Halla/Nala/Rajakaluve (BBMP Ward No.83) in Sy.No.42 of Channasandra Village, Bidarahalli Hobli, Bangalore East Taluk is bounded on East by Survey No.41, West by remaining part of land in Survey No.42, South by Survey No.64 and North by Survey No. 43.

The Part and Parcel of encroached Government Gundu Thopu (BBMP Ward No.83) in Sy.No.33 of Channasandra Village, Bidarahalli Hobli, Bangalore East Taluk is bounded on East by remaining part of land in Survey No.33, West by remaining part of land in Survey No.33, South by Survey No.44 and North by Channasandra Main Road.



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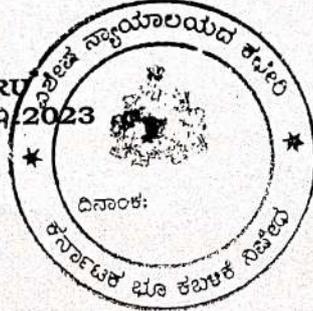
1. Name of the Village - Channasandra Village.
2. Name of the Taluk - Bengaluru East Taluk.
3. Name of the District - Bengaluru Urban District.
4. Classification of the Land - Government Halla/Nala/Rajakaluve, Water well and Government Gundu Thopu.
5. Survey Number and Sub-Division - Survey No.42 and 33.
6. Extent -0.03 Guntas + 0.11 Guntas = 0.14 Gunta.
7. Boundaries or survey number of adjacent land:
Sarkari Kaluve/Halla/Nala/Water well in Sy. No.42 is on East by Survey No.41, West by Survey No.60 & 61, South by Survey No.63 & 64 and North by Survey No. 43, 44 & 45 of Channasandra Village.
Government Gundu Thopu of Sy.No.33 bounded East by Sy.No.34, West by Survey No.32, South by Survey No.43, 44 & 45 and North by Survey Rajakaluve/Stream of Channasandra Village.

Jagan Kumar J.
**APPLICANT/COMPLAINANT
 (JAGAN KUMAR J.)
 PARTY IN PERSON**

VERIFICATION

I, Jagan Kumar. J, S/o Jayaraman.K, the above named applicant, do hereby declare that the contents of the application/complaint are true and correct to the best of my knowledge, belief and information.

BENGALURU
DATE: 01.09/2023



Jagan Kumar J.
**APPLICANT/COMPLAINANT
 (JAGAN KUMAR J.)
 PARTY IN PERSON**

Copy Applied by *Third party*
 Copy Applied on *11/9/23*
 Copy Prepared by *ANK*
 Copy Compared by
 Copy Ready on *12/9/23*
 Copy Delivered on *12/9/23*
11 pages Re 22/-

Rafanur 12/09/23
Section Officer
 Karnataka Land Grabbing Prohibition
 & Special Courts, Bengaluru.

67

DOCUMENT No- R18

BEFORE THE KARNATAKA LAND GRABBING PROHIBITION
SPECIAL COURT AT BENGALURU.

CASE No. LGC(P) 313 / 2023

Gin T

BETWEEN:

SRI. JAGAN KUMAR J

.... APPLICANT/COMPLAINANT

AND:

**SRI. PALAKA SURESH
AND OTHERS**

... RESPONDENTS/ACCUSED

**APPLICATION UNDER ORDER 39 RULE 1 & 2 R/W SECTION
151 OF CODE OF CIVIL PROCEDURE, 1908. R/W SECTION
9(1) OF KLGP ACT**

For the reasons stated in the accompanying affidavit, this Hon'ble Court may be pleased to pass an exparte ad-interim injunction, against the Respondent/Accused restraining them, their agents, servants or anybody acting on behalf of them from construction, alienating or any activities in the said land till the disposal of the suit, in the interest of justice.

SUIT SCHEDULE PROPERTIES

The Part and Parcel of encroached Government Halla/Nala/Rajakaluve (BBMP Ward No.83) in Sy.No.42 of Channasandra Village, Bidarahalli Hobli, Bangalore East Taluk is bounded on East by Survey No.41, West by remaining part of land in Survey No.42, South by Survey No.64 and North by Survey No. 43.

The Part and Parcel of encroached Government Gundu Thopu (BBMP Ward No.83) in Sy.No.33 of Channasandra Village, Bidarahalli Hobli, Bangalore East Taluk is bounded on East by remaining part of land in Survey No.33, West by remaining part of land in Survey No.33, South by Survey No.44 and North by Channasandra Main Road.

**BENGALURU
DATE: 01.09.2023**


**APPLICANT/COMPLAINANT
(JAGAN KUMAR J.)
PARTY IN PERSON**

Advocate for Respondent No 10



68

BEFORE THE KARNATAKA LAND GRABBING PROHIBITION
SPECIAL COURT AT BENGALURU.

CASE No. LGC(P) 313 / 2023

BETWEEN:

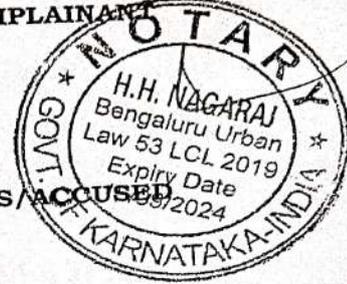
SRI. JAGAN KUMAR J

.... APPLICANT/COMPLAINANT

AND:

**SRI. PALAKA SURESH
AND OTHERS**

... RESPONDENTS/ACCUSED



AFFIDAVIT

I, Jagan kumar J., S/o. Sri. Jayaraman, aged about 42 years, No. D-207, S.S Snow Drop, Belathur Medahalli Main Road, Kumbena Agrahara, Kadugodi Post, Bangalore-560067, do hereby solemnly affirm & state on oath as follows:

1. I submit that, I am the Applicant/Complainant in the above suit & I am well conversant with the facts of the case. Hence, I am swearing to this affidavit. The averments made in the Application/Complaint may be read as part & parcel of this Affidavit.

1. I submit that, the above suit has been filed by the Applicant/Complainant seeking that this Hon'ble Court be pleased

- (i) to take cognizance of the offence committed by the Respondents/Accused;
- (ii) to issue an Order or Direction, directing the Respondent No.1 and 8 to restore, protect and preserve the Government Halla/Nala/Raja Kaluve and Gundu Thopu;
- (iii) to issue an Order of Permanent Injunction restraining the Respondents from any type of construction activities or alienate or sale;
- (iv) to try the case on merits and convict the accused for Grabbing & Encroaching Government Halla/Nala/Raja Kaluve and Gundu Thopu;

69

- (v) to initiate action against the Accused/Respondent No.2 to 8 for not taking any action in preserving the Government Halla/Nala Raja Kaluve and Gundu Thopu;
- (vi) to Pass such any other order/orders as this Hon'ble Court deems fit, in the facts & circumstances of the case, including an order as to costs, in the interest of justice.

3. It is further submitted that, the Respondents/Accused are highly influential persons and have money and mighty power. Hence, the Applicant/Complainant has approached this Hon'ble Court for appropriate relieves.

4. It is submitted that, we have prima facie case and balance of convenience lies in our favor. If an order of exparte ad-interim injunction is granted in our favor no prejudice would be caused to the other side, if not we will be put to irreparable loss, which could not be compensated otherwise.

WHEREFORE, I pray this Hon'ble Court to pass an exparte ad-interim injunction, against the Respondent/Accused restraining them, their agents, servants or anybody acting on behalf of them from construction, alienating or any activities in the said land till the disposal of the suit, in the interest of justice.

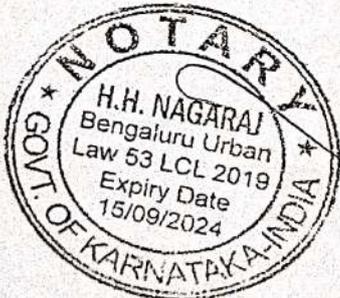
I swear accordingly.

IDENTIFIED BY ME



ADVOCATE

BENGALURU
DATE: 01.09.2023



DEPONENT
(JAGAN KUMAR J.)

SWORN TO BEFORE ME

H.H. NAGARAJ, B.A.,LL.B.,
ADVOCATE & NOTARY PUBLIC
640/3, Dr. Rajkumar Road, 'D' Block,
2nd Stage, Rajajinagar, Bangalore-560 010.
Opp. SRS Travels, Mob : 9448828558

01 SEP 2023

o/c

70

Doc-118
(9)

BEFORE THE KARNATAKA LAND GRABBING PROHIBITION
SPECIAL COURT, AT BENGALURU

CASE NO. L.G.C(P).313/2023

DOCUMENT No-219

BETWEEN:

SRI. JAGAN KUMAR J

: COMPLAINANT

And

SRI.PALAKA SURESH AND OTHERS

: RESPONDENT

APPLICATION U/O 39 RULE 4 AND R/W SECTION 151 OF
CODE OF CIVIL PROCEDURE 1908 AND ALSO R/W SEC.9(1)
OF KLGP ACT:

That for the reasons stated in the accompanying affidavit, the Respondent No.1 prays this Hon'ble court may kindly vacate the ex-parte interim order dated: 7-9-2023 passed by this court against the 1st Respondent in respect of his converted land in Sy No.42 as the huge loss and damages and hardship/inconvenience caused to the 1st respondent in the interest of justice.

Date: 26-9-2023

Bengaluru

Advocate for Respondent No.1

Date

See
Advocate for Respondent No 10

71

**BEFORE THE KARNATAKA LAND GRABBING PROHIBITION
SPECIAL COURT, AT BENGALURU**

CASE NO. L.G.C(P).313/2023

BETWEEN:

SRI. JAGAN KUMAR J

: COMPLAINANT

And

SRI.PALAKA SURESH AND OTHERS

: RESPONDENT

AFFIDAVIT

I Sri. Palaka Suresh, aged about.....Years, S/o.....the
Managing partner of M/s. SURYA PROJECTS, a partnership firm
having its office at No.439, 11ath Main, 14th Cross, BEML Layout,
Thubarahalli, bengaluru-560 066 do hereby states on oath as
follows.

1. I state that, I am the Managing Partner of M/s. SURYA
PROJECTS, a partnership firm, I know the facts of the case, and
accordingly I am swearing this affidavit.

2. I state that, I have received an intimation letter on 9-9-2023
from the complainant which was not supported by any case records
and came to know the above said case and made verification
through our advocate and came to know the ex-party interim
injunction order granted by this court on 7-9-2023 and restrained
us from putting up construction over the petition schedule property
and not to alienate the schedule property till next date of hearing
i.e., up to 10-11-2023. Thereafter I have obtained the certified
copies of case records and came to know the false allegations made
against the respondents even though no encroachment of any

alleged Nala/Stream/Halla/Rajakaluve which is in the land in Sy No.42 of Channasandra Village, Bidarahalli Hobli, Bengaluru East Taluk. The complainant has made false allegations against us for illegal gain and to harass us and to cause huge hardship/loss/inconvenience to us. The said interim ex party order is not maintainable either on law or on facts or on the false allegations and the same is liable to be vacated based on the under mentioned facts and documents and also for noncompliance of order 39 rule 3A of CPC (which is mandatory)

3. I state that, the allegations of compliant as well as the affidavit submitted by the complainant that, "Respondent/Accused No.1 is the Managing Partner of M/s. Surya Projects is constructing multi-storeyed residential apartment in the name of SURYA HUMMING BIRD in Sy No. 42, 44/1 and 44/2 of Channasandra Village, Bidarahalli Hobli, Bangalore East Taluk, BBMP Ward No.83 by obtaining plan approval from BBMP vide LP. No. BBMP/Addl.Dir/JDCENTRAL/0015/19-20 dated 22.10.2010 and BBMP Building Licence No BBMP/CC/4426/20-21 is true and correct. I have obtained the necessary permissions from different Govt Authorities as well as NOC to build the said apartment and constructed the same as per the permissions/NOC/Licences.

4. I state that, the complainant alleged that, the Respondent/Accused No.1 is constructing Apartment, Road, Ramp and other permanent concrete structures by encroaching 0.02 Guntas of Halla/Nala/Raja Kaluve and 0.01 Gunta of Water well in the said Sy. No.42 of Channasandra Village are specifically denied as false, I have not at all encroached the alleged area and the same is there as it is shown in the revenue records/survey

records/conversion records. The complainant has wrongly marked the alleged nala area in the plan produced by him as per his whims and fancies only to get an order from this court. Hence the said encroachment allegations are denied as false. I have not at all encroached the Halla area which is reflecting in the survey records and the same is situated extremely at the eastern side of land in Sy No.42. The alleged Kaluve is not the primary/tertiary/tertiary drain. The same is small Agriculture Kaluve which is ending in Sy No.42.

5. I state that, the complainant alleged that, the Respondent/Accused No.1 further encroached approx. 100Mtrs of Government Gundu Thopu including Nala/Halla in Sy.33 of Channasandra Village and showed it as private land with 12.20M wide road in Approved Plan and is forming/laying road connecting to his project are also denied as false. There is a road existing in the Sy No.33 which leads to different places and the same is been used by all the publics/generals and the BBMP has laid the tar to the said road. Since the Govt has formed the said public road in Sy No.33 of Channasandra Village, question of encroachment by me does not arise for consideration and the allegations of said encroachment are denied as false.

6. I state that, the complainant further alleged that, the Applicant/Complainant had sent complaint dated 03.08.2023 to the Respondents/Accused No. 1 to 8, but no action has been taken the Respondents/Accused in protecting the Government Land in No.33 and Nala/Halla/Rajakaluve in Sy. No.42 are hereby denied as false. Since no encroachment taken place as alleged in the complainant in Sy No.33, 42 of Channasandra Village, question of

giving complaint to other respondents does not arise for consideration.

7. I state that, the complainant further alleged that, there is a temple in the name of 'Kaateramma Devi Temple' surrounded by few more encroachments by some private persons in Sy.No.33, which the Complainant/Applicant yet to ascertain and get the details of the illegal encroachments. Further the Complainant/Applicant seeks the liberty of this Hon'ble Court to permit this Complainant/Applicant to file necessary application to implead other incriminates or to file a fresh suit against them are created story, even though I have not encroached any area as alleged, he has arrayed me as respondent No.1 for illegal gain, he is a court bird, intentionally omits to file the case against real encroachers in Sy No.33, since there is no source to get any benefits from encroachers, he made me as encroacher knowingly that I have not encroached any alleged area.

8. I state that, the complainant further alleged that, a Original Application in O.A. No. 06/2023 is pending before The National Green Tribunal, Chennai filed by an aspirant by name Sri. Paramesh regarding alleged encroachment of Nala in Sy.No.42 is partly correct, but the complaint has colluded with the said Paramesh V and filed false case before the NGT also. I have filed my objection along with all records related to our project. Similar relief was claimed before the Hon'ble NGT but no interim order was granted from the said court , hence the Complainant with the collusion of the Paramesh V have filed this false case in order to harass me and my project at the end of the project. They were watching the project and have tried their best for grabbing the

75

money from me and my other partners, when we did not obey the same, taking similar and same documents have filed two cases. It's their hobby to trouble the builders like me and as on date we have scurried the case number which was filed by themEven though the Hon'ble NGT Court is not a Civil Court to grant such relief for injunction or other relief not to sell the flats to prospective purchasers and stop the construction etc and such prayer is without jurisdiction. When they do not succeeded before NGT , they jumped in to the present litigation because there is no court fee either before this Hon'ble Court nor before the Hon'ble NGT.

9. I state that, the complainant further alleged that, Respondents No 2 being revenue authorities and custodian of Govt lands and is duty entrusted to protect Government lands and to take action to restore and to take custody of the said Govt Halla/Nala and Gundu Thopu and failed to initiate action against the Land Grabbers, the Respondents/Accused No 3 & 4 had issued building plan approval and licence, the Respondents/Accused No.6 issued Environmental Clearance, Respondent/Accused No.7 Consent for Establishment of the project, The Respondents/Accused No.2 to 8 in connivance with the Respondent/Accused No. 1 issued approvals in favour of Respondent/Accused No 1 and The Respondents/Accused No 2 to 8 has not initiated any action even after receipt of the Complaint/Representation submitted by Complainant and indirectly supporting in Grabbing/encroaching Government land Respondent/Accused No. 1 are all denied as false. Since concerned departments have issued licence/plan/Noc in our favour and we have built the apartments without any encroachment as per the plan issued by BBMP, question of taking action against me does not

arise for consideration. There is no cause of action to file the false case and the value of the suit property is more than crores, the complaint has to be dismissed at threshold along with interim applications.

10. I state that, in the affidavit of complainant which is annexed to his IA filed U/o 39 rule 1 and 2 of CPC, he made false allegations only to get an order against me is not at all reflects any bonafide reasons in passing the interim order against me. There is should be separate applications for each and every prayer, but the complainant filed one application for different prayers. Hence the said application is defect in the eye of law. Since the construction of apartment over question of stopping the same is bad in the eye of law. Since our firm has already entered in to sale transactions with different purchasers in respect of different Flats, stopping the same by passing an order is also bad in law. Because the complainant has suppressed several facts and documents before this court and filed the false case and get an order by this court against me and he has approached this court without clean hands, hence the main petition along with all application are liable to be dismissed with cost.

11. I state that, I am the managing partner of a Partnership Firm called as M/s Surya Projects; the said Firm had purchased the property from his Vendors for valuable sale consideration under the registered sale deed dated 6-12-2018. The said sale deed contains two items in Sy No 42 which were converted prior to the sale deed from the Special Deputy Commissioner, vide its order dated 15/2/2018 in Conversion No ALN (EBK) SR 37/2017-18 having two portions for the extent of 23 Guntas and 1 acre 12 Guntas, thus the

Date

Seena
Advocate for Respondent No 10



21
77

property was converted from agricultural to non-agricultural purpose prior to the sale deed. The Firm had entered into Joint Development agreement dated 8/2/2019 for the property in Sy No 44/1 measuring 19 Guntas and Sy No 44/2 measuring 19 Guntas in total 38 Guntas of property which was converted from agricultural to non-agricultural prior to the JDA in ALN/EB(K) SR 36/2011-12, dated 2/8/2011. All the objection certificates from deferent authorities, NOC from Government such as, Airport authority of India, BESCO, BWSSB, BSNL, Karnataka State Pollution Control Board, State Level Environment Impact Assessment Authority. On obtaining these records, the BBMP has issued the Building license on 22/12/2020 bearing LP No 15/2019-20. After the Plan, the RERA has issued the certificate after due verification of records and its scrutiny on 28/9/2021 bearing No.PRM-KA-RERA-1251-446-PR-210928-004305, ubsequently the building was started. Prior to construction, there were contracts on construction with various civil contactors, and lot of purchase orders have been issued and avail the project loan on terms. On terms was approved after the payment of the fees and submitting all records to the BBMP, commencement certificate has been issued at the plinth level of the building 7/4/2022. Bank loan was sanctioned on the project, flats are sold to various purchasers, there are several units constructed, supplementary agreements were executed between the land owner and the developer, Sharing agreement is also executed, now it's in the handover stage, at this stage the complainant is blaming me on various allegations which are far from the truth, the said allegation is made only to make money out of the said litigation and nothing else, the complainant is not the public servant or social service person, not having public

78

interest on the project, he is having personal interest in the matter, therefore he has filed false case and also issued false notice in order to defame our Firm and the owners of the land who are not parties before this Hon'ble Court as per the Joint Development agreement. The Applicant is damaging the name of our Firm in the public and damages its name in the society only to mend to his demands.

12. I state that, we have started the project in the year 2022 in Converted Land bearing Sy. Nos. 42, 44/1 & 44/2, Present BBMP Khatha No. 1280/Sy. Nos. 42, 44/1 & 44/2, Situated at Channasandra Village, Bidarahalli Hobli, Bangalore East Taluk, Bengaluru belonging to M/S Surya Projects, M. Shivappa, C.S. Ramesh, C.S. Srinivas, C.S. Manjunatha, C.S. Maregowda & C.S. Nataraju (Owners) M/S Surya Projects (Builders), apartment building in 41,867.15 Square meters, Bounded on the East by Land in Sy No 43, West by Land in Sy No 45 and Remaining portion of the Sy No 42 and road, North by Road and land bearing Sy No.33 and south by property in Sy 63.

13. I state that, the property bearing Sy. No. 44/1 measuring 19 Guntas and Sy. No. 44/2 measuring 19 Guntas in all measuring 38 Guntas originally belonged to Smt. Nanjamma. The said Smt. Nanajamma sold the land bearing Sy. No. 44/1 & 44/2 measuring 1 acre 13 Guntas in favour of M. Shivappa, vide Sale Deed, dated 22.10.1960. Though Smt. Nanjamma had sold 1 acre 13 Guntas in the land bearing Sy. Nos. 44/1 and 44/2 the actual extent available and owned by Smt. Nanjamma was only 38 Guntas. After purchase of the land bearing Sy. Nos. 44/1 & 44/2, the Khatha in respect to the land bearing Sy. Nos. 44/1 and 44/2 was mutated and

Date

Seena
Advocate for Respondent No 10

transferred in the name of Sri M. Shivappa. RTC for the period 1979-80 to 2012-13 was in the name of Sri M. Shivappa who was the Khathedar of the land bearing Sy. Nos. 44/1 & 44/2. Later on Sri M. Shivappa got converted the land bearing Sy. Nos. 44/1 and 44/2 measuring 38 Guntas for non-agricultural residential purpose, vide Conversion Order, dated 2.8.2011 bearing No. ALN (E.B) (K)SR 36/2011-12. Thereafter Sri M. Shivappa and his family members entered into Joint Development Agreement, dated 8.2.2019 with M/S Surya Projects represented by me being its Managing Partner offering the land bearing Sy. Nos. 44/1 & 44/2 measuring 38 Guntas for development purpose. In the said JDA, Sri M. Shivappa and his family members were allotted 45% share in the said project and M/S Surya Projects was allotted 55% share in the said project. On the same day Sri M. Shivappa and his family members have executed General Power of Attorney, dated 8.2.2019 in favour of M/S Surya Projects authorizing it to do all necessary acts, things and deeds for constructing a residential apartment on the land bearing Sy. Nos. 44/1 & 44/2 measuring 38 Guntas including alienating their share.

14. I state that, the Land bearing Sy. No. 42 measuring 2 acres 19 Guntas originally belonged to Munivenkatappa who was the Khathedar of the land bearing Sy. No. 42 since 1979-1985. Later on Sri Munivenkatappa and his wife Smt. Akkamma expired intestate leaving behind their children viz., Eragarappa and Papamma to succeed to their estate. The family of Eragarappa consists of his wife Smt. Sarojamma @ Muniyamma and his children viz., Munivenkatappa, Venkatappa, Mariyappa, Mariyamma and Bimmanna. Smt. Sarojamma @ Muniyamma also expired leaving

80

behind her children to succeed to the land bearing Sy. No. 42. The family of Munivenkatappa consists of his wife Muniyamma and their children viz., Sri Srinivasa, Varalakshmi, Muniraju, Nagaraj, Sakamma, Shantha, Ramesh. Sri Munivenkatappa expired intestate leaving behind his wife Smt. Muniyamma and his children to succeed to the land bearing Sy. No. 42. Sri Srinivasa expired intestate leaving behind his wife Smt. Varalakshmi and his children Munesh and Latha to succeed to his share in the land bearing Sy. No. 42. Likewise, Sri Ramesh expired intestate leaving behind his wife Smt. Manjula and his son Surendra to succeed to his share in the land bearing Sy. No. 42. Likewise Sri Mariyappa and his wife Smt. Sarojamma expired intestate leaving behind their children viz., Munirathana and Bhagyamma to succeed to their share in the land bearing Sy. No. 42. Similarly Sri Bimmanna who was a bachelor expired intestate leaving behind his other siblings to succeed to his share in the land bearing Sy. No. 42. Accordingly, the Khatha was transferred in the name of Smt. Muniyamma who was the elder person of the family. The RTC for the period 1985 to 2017 shows that Smt. Muniyamma is the Khathedar of the land bearing Sy. No. 42. Later on Smt. Muniyamma along with the surviving legal heirs i.e, Muniraju, Nagaraju, Varalakshmi, Sakamma, Venkatamma, Mariyamma entered into Partition Deed, dated 1.12.2007. In the said Partition Deed, the land bearing Sy. No. 42 measuring 2 acres 19 Guntas was allotted to Muniyamma, Sri Muniraju and Nagaraju, vide Partition Deed, dated 1.12.2007. Later on Smt. Muniyamma and others got converted the land bearing Sy. No. 42 measuring 1 acre 35 Guntas out of 2 acres 19 Guntas for non-agricultural residential purpose, vide Conversion order, dated 15.2.2018 bearing No. ALN (EBK)SR/37/2017-18.

Date



15. I state that, subsequently, Smt. Muniyamma and Muniraju executed Release Deed relinquishing all their right, title and interest in the land bearing Sy. No. 42 measuring 2 acres 19 Guntas in favour of Nagaraju, vide Release Deed, dated 14.12.2017. Likewise Smt. Manjula w/o late Ramesh, Surendra S/o Late Ramesh, Smt. Shantha, Bagyamma executed separate Release deed, dated 6.7.2018, 23.7.2018, 29.6.2018 & 15.11.2018 in favour of Sri Nagaraju relinquishing all their undivided rights, title and interest in the land bearing Sy. No. 42 measuring 2 acres 19 Guntas. That, later on Sri Nagaraju along with his children Munesh and Latha and C.M. Papaiah S/o Papamma sold the land bearing Sy. No. 42 measuring 1 acre 35 Guntas in two different portions i.e., 23 Guntas and 1 acre 12 Guntas in favour of M/S Surya Projects, vide Sale Deed, dated 6.12.2018. Meanwhile, Smt. Barathi and her children viz, Rajeshwari Ramesh and Sivakumar who were the legal heirs of Munirathanamma executed a Deed of confirmation in favour of M/S Surya projects confirming that the Sale deed, dated 6.12.2018 Common documents.

16. I state that, the Endorsement issued by Asst Commissioner confirms that the land bearing Sy. Nos. 44/1, 44/2 & 42 are not subject to any proceeding under section 79 (A) & (B) & PTCL.

17. I state that, The Office Letter issued by BDA confirms that out of the land measuring 2 acres 22 Guntas including 3 Guntas of karab land an extent of 24 Guntas in the land bearing Sy. No. 42 is being notified for Peripheral Ring Road-I. The remaining extent of 1 acre 38 Guntas has been identified for acquisition by BDA for formation of Sri D. Devaraju Urs Layout, vide Endorsement, dated

82

29.12.2017, however there is no preliminary Notification by BDA as on today.

18. I state that, That M/S Surya Projects is a partnership Firm duly represented by me being its partner's Sri Palaka Suresh, Sanakkayala Rekha Priya and H. Ramachandra, vide Partnership Deed, dated 14.12.2017. The said Firm is duly registered with Registrar of Firms.

19. I state That, later on M/S Surya Projects and M. Shivappa and his children entered into Amalgamation Deed, dated 6.6.2019. As per the said Amalgamation Deed the land bearing Sy. No. 44/1 & 44/2 measuring 38 Guntas and Sy. No. 42 measuring 1 acre 35 Guntas were amalgamated as one single property in all measuring 2 acres 33 Guntas. Meanwhile, the land bearing Sy. Nos. 44/1, 44/2 and 42 fell within the jurisdiction of BBMP and the Khatha was transferred in the joint names of M/S Surya Projects, M. Shivappa and others, vid, Khatha Certificate, dated 11.7.2019. Up to date property tax in respect of the said properties paid by M/S Surya Projects and others. The other owners of the project are not the parties before the Hon'ble Court who are also having share in the project as per the documents between us which are the registered documents among us.

20. I state that, subsequently, our firm M/S Surya Projects and land owners have obtained permission / NOC from Government such as, Airport Services Centre BESCO, BWSSB, BSNL Karnataka State Pollution Control Board State Level Environment Impact Assessment Authority and Sanction Plan from BBMP, for constructing a residential apartment over the land bearing Sy. Nos.

44/1, 44/2 & 42 measuring 2 acres 33 Guntas consisting of 2 Basement, 1 Ground and 14 upper floors in all 221 residential units in 3 blocks (Black-A, Black-B and Black-C), vide Sanction Plan, dated 22.12.2020. The entire project was known as "**SURYA HUMMING BIRD**". The said project is duly registered with RERA, bearing No. PRM/KA/RERA/1251/446/PR/210928/004305. Later on M/S Surya Project and M. Shivappa and others entered into Sharing Agreement, dated 24.3.2021. In the said Sharing Agreement, the respective flats have allotted to the parties.

21. I state that, our firm has started construction after obtaining all required permissions from all the government authority. As of now the construction of the entire building is completed but interior work is going on. We have invested huge sums of money by obtaining the bank loan and has sold number of flats to various purchasers and agreed to execute the sale deeds within time as given by RERA, even the purchasers are also obtained the bank loans on the flats purchased by them and SBI, HDFC, ICICI, Central Bank of India, Bajaj Housing finance and LIC Housing financing have approved the project and are provided the loan for the prospective purchasers.

22. I state that, the complainant was watching the project, but not raised any queries as on the building completion, at the time of interior work, he jumped in to the false litigation in order to blackmail us. As per the above title deeds or documents, no such water body is forthcoming and no such buffer zone is forthcoming in the project. The BBMP has obtained required clearances from the respective department before issuing the Plan sanction. As per the proceedings held on 26/11/2019 before chief engineer, it was held

84

that, as per the said decision of the chief engineer, there is no such primary, secondary, tertiary drains in the said project, after their clarification, the plan was sanctioned. The copy of the same and translation is produced as Annexure-R-1 and Annexure-R-2. After clearance from BBMP from storm water drain, the plan was sanctioned after 11 months later.

23. I state that, that on 2/7/2020 NOC issued by Karnataka State Pollution Control Board after due spot inspection on 25/7/2019 the copy of the same is produced Annexure-R-3, NOC issued by BESCOM to the project the copy of the same is produced Annexure-D-4 On 3.3.2020 NOC issued by BWSSB the copy of the same is produced as Annexure-R- 5. 14.6.2019 NOC issued by BSNL, the copy of the same is produced as Annexure-D-6. On 11.12.2019 NOC issued by State Level Environment Impact Assessment Authority -Karnataka after duly held public hearing on the project, copy of the same is produced Annexure-D-7. 24.7.2019 NOC issued by Airports Authority, the copy of the same is produced. Annexure-R-8. On 22/12/2020 after producing all the above records the Building License has issued by BBMP, copy of the same is produced as Annexure-R-9. Kannada Version of the building license is produced as Annexure-R-10. Sanction Plan issued by BBMP bearing L.P. No.15 2019-20 on 22/12/2020. The RERA Certificate issued by Real Estate Regulatory Authority of India bearing No.PRM KA RERA 1251 446 PR 210928 004305 dated 28.9.2021 the copy of the same is produced as Annexure-R-11. Mortgage Deed executed between M/S Surya Projects and Hero Finance Corporation Limited. This document is registered in the office of the Sub-Registrar, Mahadevapura, as No.775 2021-22 and stored in C.D. No. 37 dated 26/4/2021. On 24/11/2021 an

Indemnity Bond executed by M/S Surya Projects and others in favour of State Bank of India. The commencement certificate issued by BBMP Dated 7/4/2022. Enquiry was made in respect of any channel, Nala, Raj Kaluve etc., by chief engineer of BBMP. As per the decision of chief engineer in the proceedings in case file No LP/0015/2019-20 dated 17/12/2019, there is no buffer zone, Rajkaluve, Water body FOUND ON THE property and hence the plan license was permitted to issue to the firm.

24. I state that, we have availed project loan from Hero FIN Corp limited, the copy of the same is produced as Annexure-R 12. Our firm had obtained NOC from Karnataka state Fire and Emergency Services on 13/12/2019, the copy of the same is produced as Annexure-R 13. The BBMP has issued commencement certificate after they received the applicable fees dated 7/4/2022, the same is produced as Annexure-R 14 and its translation is produced as Annexure-R 15. There was public notice issued in the newspaper dated 8/8/2023, the copies of the same are produced as Annexure-R 16. The BBMP has enquired and verified the construction in Sy No 44/1,44/2, 42, and found that, our firm is not developed the project in Rajkaluve. The well in Sy No 42 for the extent of 2 Guntas is vacant and Channel for the extent of 1 in Sy No 44/1 for the extent of 1 Guntas is also vacant, either in the channel nor in the well place, there is no development. There is a compound wall constructed by its owners, the copy of the report obtained under RTI by me is produced as Annexure-R 17 and translation is produced as Annexure-R 18. The concerned department has visited the project on 5/8/2023 and directed our firm to produce the latest compliance records, on the said direction, we have produced the set of documents before said authority with its annexures along with its

-- 6 / 2023

86

covering letter dated 9/8/2023, the copy of the letter dated 9/8/2023 is produced as Annexure-R19. After the reports, the complainant who is an advocate has commented in the social media website by informing the public and the purchasers of our firm regarding this litigation and defame our firm, due to the name of our firm in the public is damaged by him. We are at liberty to take legal action against him who has published this in the social media which is not permitted in advocates act. The copy of the comment made by the advocate Mr Jagan Kumar on 9/8/2023 is produced as Annexure-R 20. We have commenced the construction and it is at the stage of handing over the flats to the purchasers and at the stage of interior work, the photos of the project are produced as Annexure-R 21.

25. I state that, as per the reports submitted by survey department, there is no any encroachment of alleged Agriculture Kirugaluve situated in Sy No.42 of Channasandra Village and there are no development activities over the alleged Kaluve, the same is remains same as it is. Even as per the survey report there is no buffer zone area in Sy No.42. Our firm has not encroached any portion of Sy No.33 which is Gundu Thopu Land of Chennasandra Village. In view of above said facts, this court has no jurisdiction to adjudicate the matter as there was/is no encroachment of any alleged nala/Gundu Thopu land, since the complainant approached the court without clean hands and made false allegations only to get an order. As per the order of NGT, there was a survey was conducted by the officials and submitted report to the NGT which is reflecting that our firm has not violated any conditions imposing by other respondents and our firm has not encroached any alleged nala or Gundu Thopu land.

26. I state that, all the above said facts and documents have been suppressed by the complainant knowingly the existence and field the false case only to harass us for illegal gain. Now the construction of Apartment has been completed. We have executed conveyance deeds in favour of several purchasers. By suppressing the above said facts, the complainant obtained the ex-party interim order, since the construction completed and sale transactions taken place, question of passing order to stop construction and not to alienate the schedule property is bad in the eye of law and not sustained in any manner and the same is liable to be vacated. The complaint has sent only intimation letter without any case records and not complied the order 39 rule 3A of CPC on this ground the interim order liable to be vacated.

27. I state that, the complainant has not made out prima facie case to grant the interim order U/o 39 rule 1 and 2 of CPC, further since the complainant has no manner of rights or interest over the lands under dispute, he has no locus standi to maintain any suit or application before this court. Other respondents have given above said reports which are very clear that there is no encroachment by our firm as alleged in the petition. The complainant has not filed the petition and application in proper manner.

28. I State that I started construction after obtaining all required permissions from all the government authority. As of now the construction of the entire building is completed but interior work is going on. I have invested huge sums of money by obtaining the bank loan and has sold number of flats to various purchasers and agreed to execute the sale deeds within time as given by RERA, even

the purchasers are also obtained the bank loans on the flats purchased by them and SBI, HDFC, ICICI, Central Bank of India, Bajaj Housing finance and LIC Housing financing have approved the project and are provided the loan for the prospective purchasers, if the sale is stopped at this stage great loss and it will leads in to multiple litigations on my project which can't be compensated in terms of money from the Complainant. My hard and earned is invested in the project and I started the construction after me obtaining all necessary records. As on date no disputes on the project from the Government authority because I am not violated any terms imposed on me . The Complainant and Mr Paramesh are the court birds and chasing the builders in order to make money out of the said litigation. Even this Complainant has published the defamatory statement in the website for which we will take appropriate action against him. The alleged water drain, Nala, Well, buffer zone are not coming in the CDP, therefore it's all assumption's from the Complainant and nothing else. The Complainant is targeted the builder in order to make money out of this false litigation but not chooses to implead the other owners on the same project, he has chooses the parties to the litigation.

29. I state that, the complainant has not made out any grounds of hardship/inconvenience/loss to consider the IA U/o 39 rule 1 and 2 of CPC. But I have made out clear case that, if the interim order continued our Firm name and businesses would be damaged in the vicinity and great loss and hardship would be caused to our firm and purchasers which would not be compensated in terms of money. We will be caused great hardship. If the order is vacated no loss or hardship would be caused to complainant in any manner as there is no any encroachment by our firm as alleged in the petition.

89

Further all the reports have been issued by other respondents. Hence a fresh report is not required for consideration of the case in hand.

Wherefore I pray this court may kindly allow the accompanying application and vacate the interim order dated 7/9/2023 passed by this Hon'ble Court by imposing cost on the complainant for misleading this Hon'ble court in the ends of justice.

Identified by me

Advocate

Deponent

Date: 26/9/2023
Bengaluru

Verification

I the deponent declare that what is stated above are true to the best of my knowledge:

Deponent

Date: 26/9/2023
Bengaluru

No of corrections:

sworn before me