

**BEFORE THE HON'BLE NATIONAL GREEN TRIBUNAL,  
SOUTHERN ZONE, BENCH AT CHENNAI  
ORIGINAL APPLICATION NO. 13 OF 2023**

**IN THE MATTER OF:**

Sri. Paramesh. V

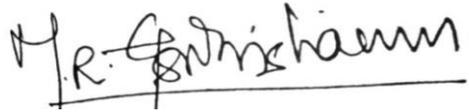
...Applicant

**VERSUS**

The Deputy Commissioner  
and others.

...Respondents

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1.	REPORT OF KARNATAKA STATE POLLUTION CONTROL BOARD	<b>1</b>
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**M.R.GOKUL KRISHNAN**

Counsel for 5<sup>th</sup>, 6<sup>th</sup> & 7<sup>th</sup> Respondent  
(Karnataka State Pollution Control Board)  
Dated : 16.03.2023



No. KSPCB/RO-Mahadevapura/NGT OA No. 13 of 2023/2022-23/17 & 4

Date: 16 MAR 2023

To  
The Member Secretary  
KSPCB, Bengaluru

Kind Attention to: SEO-Infra Section

Sir,

Sub: Submission of latest inspection report and draft action taken report w.r.t Hon'ble NGT Application No. 13/2023 (SZ) filed by Sri. Paramesh.V – Reg

Ref: 1. Hard copy of private notice & legal notice received at this office through ZSEO vide memo no. 147 dated 23.11.2022 & no.192 dated 17.02.2023  
2. Inspection of the project by the undersigned of this office on 15.03.2023  
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With reference to the above subject & reference, this is to inform that, this office had received hard copy of private notice & legal notice from Brinda.A.S, Advocate through ZSEO vide reference (1) pertaining to Hon'ble NGT OA No.13 of 2023 w.r.t Residential Apartment project "United Projects Suncity" at Sy No. 3/1A3, 8/5, 9/7, 30/3 of Sadaramangala village, KR Puram Hobli, Bangalore East Taluk, Bengaluru. Further, the order of Hon'ble NGT dated 13.02.2023 w.r.t said OA no. has been downloaded from the website wherein, the matter is posted on 17.03.2023. The main issue is related to the encroachment of water bodies for which revenue authority has to answer.

Further, in this regard, it is to be informed here that, the DEO of this office had earlier inspected the project site on 06.06.2022 while processing CFE application and the inspection report had been forwarded to BO vide no.358 dated 17.06.2022 wherein it was reported that, as per village map, there is nala/drain passes in the project area in Sy No.30 and 9. However, as per CDP-2015, there is no nala/drain present in these survey numbers. Also, CFE has been issued by the BO on 30.07.2022 wherein a condition has been stipulated that the applicant shall earmark buffer distance as per the bylaws of the local planning authority.

Now, in view of the upcoming hearing before Hon'ble NGT, the project "United Projects Suncity" has been inspected by the undersigned on 15.03.2023 vide ref (2) to verify the present status of the project. The inspection report of the same is herewith enclosed for your kind reference.

P.T.O

Further, it is to be informed here that, in the said OA no. as Hon'ble Chairman, SEO & EO have been made as the respondents/parties along with other officers, the draft action taken report is prepared and herewith enclosed for further needful and to file it before Hon'ble NGT through BO itself, since the case is coming up for hearing on 17.03.2023.

**The main issue is related to the encroachment of water bodies for which revenue authority has to answer. The same may be brought to the kind notice of Board Advocate who is representing Hon'ble NGT case at Chennai.**

This is for your kind information and further needful.

Yours faithfully  
Sd/-

**Environmental Officer  
RO-Mahadevapura**

Copy to:

1. Law Officer-Legal section, Parisara Bhavan, KSPCB, Bengaluru for kind information.
2. ZSEO-BNG-EAST, 3<sup>rd</sup> floor, Nisarga Bhavan, KSPCB, Bengaluru for kind information.
3. Case file.

  
**Environmental Officer  
RO-Mahadevapura**

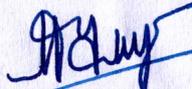
**Action taken report with respect to Hon'ble NGT OA No.13/2023**

**Preamble:**

Earlier, M/s. United Projects authorities have obtained Environmental Clearance (EC) from State Level Environment Impact Assessment Authority (SEIAA) - Karnataka on 27.05.2022 for construction of Residential Apartment building project with 404 number of flats having total built up area (TBUA) of 62,054.70 sq.m. Copy is herewith annexed as **Annexure-I**.

Later, M/s. United Projects Suncity authorities has applied and obtained Consent for Establishment (CFE) from the Karnataka State Pollution Control Board (KSPCB) for construction of Residential apartment at Sy No. 3/1A3, 8/5, 9/7, 30/3 of Sadaramangala village, KR Puram Hobli, Bangalore East Taluk, Bengaluru with 404 flats having Total Built Up Area (TBUA) of 62,054.70 sq.m, for water consumption of 273 KLD, sewage generation of 219 KLD and Sewage Treatment Plant (STP) capacity of 250 KLD on 30.07.2022. Copy is herewith annexed as **Annexure-II**. The said CFE has been issued with a condition that the applicant shall earmark buffer distance as per the bylaws of the local planning authority.

Later, Regional Office-Mahadevapura, KSPCB had received copy of private notice & legal notice from Brinda.A.S, Advocate through Zonal Senior Environmental Officer (ZSEO) pertaining to Hon'ble NGT OA No.13 of 2023 w.r.t Residential Apartment project "United Projects Suncity" wherein it is stated that "United Projects Suncity" have encroached the WATER BODY along with its BUFFER ZONE and attempt to construct the building on the water body. Hence, in this regard, a letter was addressed by Regional Office-Mahadevapura to the project authority (P/A) vide no.1386 dated 07.01.2023 seeking compliance to the legal notice. Copy is herewith annexed as **Annexure-III**. However, the P/A had failed to reply to the notice.

  
16/3/23  
Senior Environmental Officer  
Infrastructure & Lake Development  
Karnataka State Pollution Control Board  
Bengaluru

Further, the order of Hon'ble NGT dated 13.02.2023 w.r.t said OA no. was downloaded from the website wherein, the matter was posted on 17.03.2023. Hence, in view of verifying the present status, the project was inspected by the Environmental Officer, Regional Office-Mahadevapura, KSPCB on 15.03.2023. Copy of the inspection report is herewith annexed as **Annexure-IV**.

Meanwhile, the P/A has submitted their reply vide letter dated 11.03.2023 along with supporting documents stating that, the project construction has been taken up upon obtaining all the required NOCs. Copy of the reply letter and documents is herewith annexed as **Annexure-V**.

On verification of the documents submitted by the P/A, following facts have been noted:

1. As per village map, there is a nala/drain passing in the project area in Sy.No.30 and 9. However, as per CDP-2015, there is no nala/drain present in these survey numbers.
2. M/s. United Projects Suncity has obtained Site plan approval from BBMP on 27.04.2022, as per which, nala kharab area has been marked and there is no development within the kharab area.
3. As per endorsement copy issued by BBMP dated 27.08.2021, the nala/drain present in sy.no.9/7 & 30/3 as per Village map is a lead of drain and does not belong to primary/secondary/tertiary category of drain and no buffer is applicable and as the path of said nala/drain has already been changed to Sy.no.3/1A, 5.15 gunta to be reserved for lead of drain.
4. Order has been issued by DC, Bengaluru on 29.12.2021 w.r.t path change of above said nala/drain.
5. Nala kharab area marked in approved BBMP site plan is in-line with the Survey sketch of path change of above said nala/drain.

Hence, the above said information along with **Annexures** is herewith respectfully submitted and KSPCB will be obliged to provide any additional information if so required by this Hon'ble Tribunal and we hereby submit this report for kind consideration

*[Faint, illegible stamp and signature]*

*[Handwritten signature]* 16/3/23  
Senior Environmental Officer  
Infrastructure & Lake Development  
Karnataka State Pollution Control Board  
Bengaluru

ENVIRONMENTAL  
CLEARANCE

**PARIVESH**

(Pro-Active and Responsive Facilitation by Interactive,  
and Virtuous Environmental Single-Window Hub)



Government of India  
Ministry of Environment, Forest and Climate Change  
(Issued by the State Environment Impact Assessment  
Authority(SEIAA), Karnataka)

To,

The Partners

M/S. UNITED PROJECTS

No.95/1, Dommasandra Village, Bidarahalli Hobli, Bangalore East Taluk,  
Bangalore -560067

**Subject:** Grant of Environmental Clearance (EC) to the proposed Project Activity  
under the provision of EIA Notification 2006-regarding

Sir/Madam,

This is in reference to your application for Environmental Clearance (EC)  
in respect of project submitted to the SEIAA vide proposal number  
SIA/KA/MIS/250601/2022 dated 04 Mar 2022. The particulars of the environmental  
clearance granted to the project are as below.

- |   |   |
|---|---|
| 1. EC Identification No.                      | EC22B038KA153177                        |
| 2. File No.                                   | SEIAA 08 CON 2022                       |
| 3. Project Type                               | New                                     |
| 4. Category                                   | B2                                      |
| 5. Project/Activity including<br>Schedule No. | 8(a) Building and Construction projects |
| 6. Name of Project                            | M/s. United Projects                    |
| 7. Name of Company/Organization               | M/S. UNITED PROJECTS                    |
| 8. Location of Project                        | Karnataka                               |
| 9. TOR Date                                   | N/A                                     |

The project details along with terms and conditions are appended herewith from page  
no 2 onwards.

Date: 27/05/2022

(e-signed)  
Sri Vijay Mohan Raj V., IFS  
Member Secretary  
SEIAA - (Karnataka)

*Note: A valid environmental clearance shall be one that has EC identification  
number & E-Sign generated from PARIVESH. Please quote identification  
number in all future correspondence.*

*This is a computer generated cover page.*



सत्यमेव जयते

# State Level Environment Impact Assessment Authority-Karnataka

(Constituted by MoEF, Government of India, under section 3(3) of E(P) Act, 1986)

No. SEIAA 08 CON 2022

To,

Mr. R Gangadhar & S Pradeep  
M/s United Projects  
No.95/1, Dommasandra Village,  
BidarahalliHobli, Bangalore East Taluk,  
Bangalore – 560067

Sir,

Sub: Construction of Proposed Residential Apartment project at Sy. Nos.3/1A3, 8/5, 9/7 & 30/3, Sadaramangala Village, K. R. Puram Hobli, Bangalore East Taluk, Bangalore Urban District, Bangalore by M/s United Projects - Issue of Environmental Clearance – Reg.

\* \* \* \* \*

This has reference to your online application dated 08<sup>th</sup> January 2022 bearing proposal No. SIA/KA/MIS/250601/2022 addressed to SEIAA, Karnataka and subsequent letters addressed to SEIAA/SEAC Karnataka furnishing further information seeking prior Environmental Clearance for the above project under the EIA Notification, 2006. The proposal has been appraised as per the procedure prescribed in the provisions of the EIA Notification, 2006 on the basis of the mandatory documents enclosed with the application viz., the Form 1, Form 1A, conceptual plans and the additional clarifications furnished in response to the observations of the SEAC, Karnataka. SEAC has recommended for issue of Environmental Clearance in their meeting held on 12<sup>th</sup> April 2022.

2. It is inter-alia, noted that M/s United Projects have proposed for construction of Residential Apartment Building Project on a plot area of 20,661.09Sqm. The total built up area is 62,054.70 Sqm. The proposed project consists of 404 Flats with Wing 1: Stilt Floor + GF + 3UP + Terrace and Wing 2: Stilt Floor + GF + 3UP + Terrace. Total parking space proposed is for 445 No's of Cars. Total water consumption is 305.69 KLD (Fresh water + Recycled water). The total wastewater generated is 244.55 KLD. The project proponent has proposed to construct Sewage Treatment plant with capacity of 250KLD. The project shall have DG sets of 2 Nos X 500 KVA as alternative source of power supply. The total project cost is Rs.161.60 Crores.

3. The SEIAA Karnataka after due consideration of the relevant documents submitted by the project proponent, additional clarifications furnished in response to its observations and the recommendation of the SEAC have in their meeting held on 7<sup>th</sup> May 2022 and decided to

accord Environmental Clearance in accordance with the provisions of Environmental Impact Assessment Notification-2006 and its subsequent amendments, subject to strict compliance of the following terms and conditions: -

### **I. Statutory Compliance.**

- i) The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.
- 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 lightning etc.
- 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.
- iv) The proponent shall obtain clearance from the National Board for Wildlife, if applicable.
- 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.
- vi) The project proponent shall obtain the necessary permission for drawl of ground water / surface water required for the project from the competent authority.
- 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.
- 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.
- 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.
- x) The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.

### **II. Air quality monitoring and preservation**

- 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.

- ii) A management plan shall be drawn up and implemented to contain the current exceedance if any in ambient air quality at the site.
- iii) The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM<sub>10</sub> and PM<sub>2.5</sub>) covering upwind and downwind directions during the construction period.
- 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.
- 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.
- vi) Sand, murrum, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
- vii) Wet jet shall be provided for grinding and stone cutting.
- viii) Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
- 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.
- 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.
- 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.

### 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.
- ii) Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
  - iii) Total fresh water use shall not exceed the proposed requirement as provided in project details.
  - 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.
  - 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.
  - 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 50% opening, landscape etc. would be considered as pervious surface.
  - 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.
  - 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.
  - 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.
  - 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.
  - 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.
  - 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.

- xiii) All recharge should be limited to shallow aquifer.
- xiv) No ground water shall be used during construction phase of the project.
- 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.
- 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.
- 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/re-used for flushing, landscaping and HVAC cooling. No treated water shall be discharged to municipal drain.
- xviii) No sewage or untreated effluent water would be discharged through storm water drains.
- xix) 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.
- xx) 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 on site 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.
- xxi) Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
- xxii) 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.

#### 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.

- 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.
- 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.
- iv) The project proponent shall ensure the time specification prescribed by the Honourable High Court of Karnataka in WP. No. 1958/2011 (LB – RES - PIL) on 04.12.2012 for different activities involved in construction work

#### 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.
- ii) Outdoor and common area lighting shall be LED.
- 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.
- 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.
- 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-laws requirement, whichever is higher.
- 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 bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.

#### 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.
- 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.

- 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.
- 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.
- 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.
- 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.
- 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.
- viii) Fly ash should be used as construction material as per the provision of Fly Ash Notification of September, 1999 and amended as on 27<sup>th</sup> August, 2003 and 25<sup>th</sup> January, 2016. Ready mixed concrete must be used in construction.
- 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.
- 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.

#### 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).
- 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.
- 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).

- iv) 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.

### VIII. Transport

- i) 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.
  - a. Hierarchy of roads with proper segregation of vehicular and pedestrian traffic.
  - b. Traffic calming measures.
  - c. Proper design of entry and exit points.
  - d. Parking norms as per local regulation.
- ii) 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.
- iii) 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.
- 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

### 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.

- 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
- iii) For indoor air quality the ventilation provisions as per National Building Code of India.
- iv) Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.
- v) Provision shall be made for the housing of construction labour 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.
- vi) Occupational health surveillance of the workers shall be done on a regular basis.
- vii) A First Aid Room shall be provided in the project both during construction and operations of the project.

**X. Corporate Environment Responsibility**

- i) The project proponent shall comply with provision contained in OM vide F.No. 22-65/2017-IA.III dated 20<sup>th</sup> October 2020, of the Ministry of Environment, Forest and Climate Change as applicable, regarding Corporate Environment Responsibility and shall execute the action plan of Providing Primary Health Care facility, Development of Green Belt, providing Drinking water/Sanitation and providing Smart Class Room facility for nearby Govt Primary School, as submitted vide letter dated 23.05.2022.
- ii) 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.
- 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.

- 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.

#### 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.
- 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 turn has to display the same for 30 days from the date of receipt.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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 rosz.bng-mefcc@gov.in Hard copy of HYCRs shall not be acceptable.

- 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.
- 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.
- xi) The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
- 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.
- xiii) No further expansion or modifications in the plan shall be carried out without prior Environmental Clearance from the competent authority.
- 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.
- 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.
- xvi) The SEIAA, Karnataka reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
- 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.
- 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 Transboundary Movement) Rules, 2016 and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.
- 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.

## XII. Additional Condition

1. Assured water supply, commensurate with the ultimate occupancy envisaged in the project, shall be ensured before commencement of the project.
2. 25% of parking space shall have charging facility to enable charging of electric vehicles.
3. The PP shall strictly adhere to the local Planning Authority Bye-Laws.
4. The PP shall leave the kharab area for free access to public.

Yours faithfully,

(Vijay Mohan Raj V)  
Member Secretary,  
SEIAA, Karnataka.

### Copy to:

1. The Secretary, Ministry of Environment, Forests and Climate Change, Indira Paryavaran Bhavan, Jor Bagh Road, Aliganj, New Delhi – 110 003.
2. The Commissioner, Bruhat Bengaluru Mahanagara Palike (BBMP), N.R. Square, Bangalore – 560 002.
3. The Member Secretary, Karnataka State Pollution Control Board, Bengaluru.
4. The APCCF, Regional Office, Ministry of Environment & Forests (SZ), Kendriya Sadan, IV Floor, E & F wings, 17<sup>th</sup> Main Road, Koramangala II Block, Bengaluru – 560 034.
5. Guard File.

Validity unknown

Digitally signed by Vijay Mohan Raj V., IFS  
Member Secretary  
Date: 5/27/2022 5:46:29 PM  
Page 13 of 13

EC Identification No. - EC22B038KA153177 File No. - SEIAA 08 CON 2022 Date of Issue EC - 27/05/2022



## Consent For Establishment (CFEs)

Karnataka State Pollution Control Board  
Parisara Bhavana, No.49, Church  
Street, Bengaluru-560001  
Tele : 080-25589112/3, 25581383  
Fax:080-25586321  
email id: ho@kspcb.gov.in

Consent No. CTE-332585 Valid  
upto: 29/07/2027

Industry Colour: RED Industry Scale: LARGE

(This document contains 5 pages including annexure & excluding additional conditions)

**Consent Order No.** CTE-332585 **PCB ID:** 131439 **Date.** 30/07/2022

To,  
The Applicant  
Residential Apartment by United Projects  
Sadaramangala village, K.R  
Puram Hobli, Bangalore East  
Taluk. Bangalore Urban Di

Sir,  
Sub: Consent to Establish under the Water (Prevention & Control of Pollution) Act, 1974 & the Air (Prevention & Control of Pollution) Act, 1981-reg.,

Ref: 1. CFE application submitted by the industry/organization on 08/06/2022 at Regional Office

2. Inspection of the project site by Regional Officer Bangalore on 06/06/2022  
Mahadevapura

3. Proceedings of the ECM dated 25/07/2022, held on 18/07/2022

With reference to the above, Karnataka State Pollution Control Board hereby accords **Consent for Establishment** for new Activity under the Water (Prevention & Control of Pollution) Act, 1974 & the Air (Prevention & Control of Pollution) Act, 1981 at the location indicated below subject to the following terms & conditions.

### Location:

Name of the Applicant: Residential Apartment by United Projects  
Address: Sy. No. 3/1A3, 8/5, 9/7, 30/3, Sadaramangala Village, KR Puram Hobli, Bengaluru East Taluk  
Industrial Area: Not In I.A., Sadaramangala village,  
Taluk: BBMP- W- 54, District: Bangalore Urban

### Conditions:

1. This consent for establishment is valid up to 29/07/2027 from the date of issue.
2. The applicant shall not undertake expansion/diversification without the prior consent of the Board.
3. The applicant shall obtain necessary license/clearance from other relevant statutory agencies as required under the law.
4. This consent is granted considering the following activities:

Sr	Product Name	Applied Qty	Unit
1	residential apartment with 404 flats with tba of 62054.70 SQM	1.0000	Number

### I. WATER CONSUMPTION:

1. The source of water shall be from BWSSB and total water consumption shall be as below.

Particulars	Water consumption(KLD)
Others .....	273.0



## Consent For Establishment (CFEs)

Consent No. CTE-332585 Valid upto: 29/07/2027

Karnataka State Pollution Control Board  
Parisara Bhavana, No.49, Church Street, Bengaluru-560001  
Tele : 080-25589112/3, 25581383  
Fax:080-25586321  
email id: ho@kspcb.gov.in

Industry Colour: RED Industry Scale: LARGE

(This document contains 5 pages including annexure & excluding additional conditions)

### II. WATER POLLUTION CONTROL:

1. The discharge from the premises of the applicant shall pass through the terminal manhole/manholes where from the Board shall be free to collect samples in accordance with the provisions of the Act or Rules made there under.
2. The applicant shall treat the domestic wastewater from the factory in septic tank with soak pit. No overflow from the soak pit is allowed. The septic tank and soak pit shall be designed as per IS 2470 Part - I and Part- II
3. The applicant shall treat the domestic wastewater in the Sewage Treatment Plant (STP) as per the proposal submitted. It shall meet the standards specified in Annexure-I & shall be used on land for gardening/greenbelt within the factory premises.
4. The quantity of domestic waste water and trade effluent generated from the proposed industry shall not exceed the permitted quantity as indicated below

#### Discharge of effluents under the Water Act:

Sl. No.	Description	Permitted Quantity of discharge in KLD	Mode/Place of disposal
1	Others .....	219.000	Sewage effluent shall be discharge into STP of capacity 250 KLD, treated to standards stipulated at all times and used for secondary urban purposes within the premises with Zero Liquid discharge outside.

5. The applicant shall treat the trade effluent in proposed ETP which consists of the following;

#### STP & ETP details

SINo	ETP/STP NO	ETP Code	Category Name	Capacity (Meter Cubic)	Units	Remarks
1	STP1	BS-	Bar Screen	1.00	1	
2	STP1	COL	P-Collection Tank	150.00	1	
3	STP1	EQU	P-Equalization Tank	250.00	2	
4	STP1	FTP	P-Filter Press	1.00	1	
5	STP1	SHT	S-SLUDGE HOLDING TANK	9.00	1	
6	STP1	CFL	T-CARBON FILTER	1.00	1	
7	STP1	SFL	T-SAND FILTER	1.00	1	

6. The applicant shall ensure that the ETP will treat the effluent to the stipulated standards as indicated in Annexure-I
7. The applicant shall not discharge any effluent outside the industry premises.
8. The applicant shall provide separate flow meter for inflow & outflow of effluents through ETP and separate energy meter and shall maintain a logbook for hourly record of meter reading for the verification of inspecting officers
9. The applicant shall discharge the effluents only to the place mentioned in the Consent order.

### III. AIR POLLUTION CONTROL:

1. The Source of emission, Stack height & Air Pollution Control (APC) measures shall be as specified in ANNEXURE-II.
2. The applicant shall provide port holes for sampling of emission, access platforms for carrying out stack sampling, electrical points and all other necessary arrangements including ladder as indicated in Annexure-II.
3. The applicant shall upgrade/modify/replace the control equipment with prior permission of the Board.



## Consent For Establishment (CFEs)

Consent No. CTE-332585 Valid upto: 29/07/2027

Karnataka State Pollution Control Board  
Parisara Bhavana, No.49, Church Street, Bengaluru-560001  
Tele : 080-25589112/3, 25581383  
Fax: 080-25586321  
email id: ho@kspcb.gov.in

Industry Colour: RED Industry Scale: LARGE

(This document contains 5 pages including annexure & excluding additional conditions)

### IV. NOISE POLLUTION CONTROL:

The applicant shall ensure that the ambient noise levels within its premises during construction and during operational period shall not exceed w.r.t Area/Zone as per Noise Pollution (Regulation and Control) Rules, 2000 as mentioned below:-

- In Industrial Area 75 dB(A) Leq during day time and 70 dB(A) Leq during night time.
- In Commercial Area 65 dB(A) Leq during day time and 55 dB(A) Leq during night time.
- In Residential Area 55 dB(A) Leq during day time and 45 dB(A) Leq during night time.
- In Silence Zone 50 dB(A) Leq during day time and 40 dB(A) Leq during night time.

Note: - \* Day time shall mean 6 am to 10 pm and Night time shall mean 10 pm to 6 am.

- \* 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.
- \* Leq: It is an energy mean of the noise level over a specified period.

### V. SOLID WASTE (OTHER THAN HAZARDOUS WASTE) DISPOSAL:

- The applicant shall collect, treat and dispose off all solid waste generated from the process other than wastes covered under the Hazardous and other Wastes (Management & Transboundary Movement) Rules 2016, in such manner so as not to cause environmental pollution.
- The details of solid waste generated from the proposed plant and mode of disposal shall be as below.

Sr	Solid Waste Name/Type	Qty-Unit	Mode of Disposal
1	STP Sludge = 12.50 Kg/day	0.3750 - M.T	LAN
2	solide waste = 909.00 Kg/day	27.2700 - M.T	OTH
3	Organic waste = 545.40 Kg/day	16.4830 - M.T	LAN
4	Inorganic waste = 363.60 Kg/day	10.9080 - M.T	OTH

### VI. HAZARDOUS AND OTHER WASTES (MANAGEMENT & TRANSBOUNDARY MOVEMENT) RULES 2016:

- The applicant shall apply and obtain authorization under Hazardous and Other Wastes (Management & Transboundary Movement) Rules 2016, and comply with the provisions of the said Rules.

### VII. GENERAL:

- The applicant shall transport and store the raw materials in a manner so as not to cause any damage to environment, life and property. The applicant shall be solely responsible for any damages to environment.
- The applicant shall not commission the proposed plant for trial or regular production unless necessary Water & air pollution control equipments are installed as specified in the Consent Order.
- The applicant shall ensure that the treatment plant and control equipments are completed and commissioned simultaneously along with construction of the factory and erection of machineries.
- The applicant shall not change or alter (a) raw materials or manufacturing process, (b) change the products or product mix (c) the quality, quantity or rate of discharge/emissions and (d) install/replace/alter the water or air pollution control equipments without the prior approval of the Board.
- The applicant shall immediately report to the Board of any accident or unforeseen act or event resulting in release of discharge of effluents or emissions or solid wastes etc. in excess of the standards stipulated. And the industry shall immediately take appropriate corrective and preventive actions under intimation to the Board.
- The Board reserves the right to review, impose additional condition or conditions, revoke, change or alter the terms and conditions.
- This CFE does not give any right to the Party/Project Authority/Industry to forego any other legal requirement, that is necessary for setting/operation of the plant.
- The applicant shall furnish pointwise compliance to the conditions given under this consent for establishment along with the application for Consent to operate.



## Consent For Establishment (CFEs)

Consent No. CTE-332585 Valid  
upto: 29/07/2027

Karnataka State Pollution Control Board  
Parisara Bhavana, No.49, Church  
Street, Bengaluru-560001  
Tele : 080-25589112/3, 25581383  
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email id: ho@kspcb.gov.in

Industry Colour: RED Industry Scale: LARGE

(This document contains 5 pages including annexure & excluding additional conditions)

9. The applicant is liable to reinstate or restore, damaged or destroyed elements of environment at his cost, failing which, the applicant/occupier as the case may be shall be liable to pay the entire cost of remediation or restoration in advance an amount equal to the cost estimated by Competent Agency or Committee.

10. The applicant shall comply with all the Conditions and guidelines issued from time to time.

11. The applicant must create structure/facility for rain water harvesting and ground water recharge.

12. The applicant shall develop extensive green belt within the periphery of the plant.

13. This consent is issued without prejudice to Court Cases pending in any Hon'ble Court.

Please note that this is only consent for establishment issued to you to proceed with the formalities for establishment of the industry and does not give any right to proceed with trial/regular production. For this purpose, separate consents of the Board for discharge of liquid effluent and the emissions to the air shall have to be obtained by remitting prescribed consent fee. The application for consent has to be made 45 days in advance of commissioning for trial production of the plant.

The receipt of this letter may please be acknowledged.

Consent Fee paid : Rs. 125000

### **Note:**

The Conditions Nil mentioned in the schedule are not applicable.

### **Additional Conditions:**

II(2),(6), III(2), IV(1), V(1), VI(1) & VII(4) these conditions are not applicable.

The project authorities shall strictly comply with the conditions stipulated in Annexure I contains pages.

The CFE is issued as per the recommendations of the Enforcement Committee Meeting held on 5th May 2022 duly approved by Member Secretary & Hon'ble Chairman.

### **COPY TO:**

1. The Environmental Officer, KSPCB, Regional Office, Bangalore Mahadevapura for information and to inspect the industry during your next visit to the area.
2. Master copy (Dispatch).
3. Office copy.

## **ANNEXURE- II**



## Consent For Establishment (CFEs)

Consent No. CTE-332585 Valid  
upto: 29/07/2027

Karnataka State Pollution Control Board  
Parisara Bhavana, No.49, Church  
Street, Bengaluru-560001  
Tele : 080-25589112/3, 25581383  
Fax:080-25586321  
email id: ho@kspcb.gov.in

Industry Colour: RED Industry Scale: LARGE

(This document contains 5 pages including annexure & excluding additional conditions)

### LOCATION OF SAMPLING PORTHOLES, PLATFORMS, ELECTRICAL OUTLET.

#### 1. Location of Portholes and approach platform:

Portholes shall be provided for all chimneys, stacks and other sources of emission. These shall serve as the sampling points. The sampling point should be located at a distance equal to at least eight times the stack or duct diameters downstream and two diameters upstream from source of low disturbance such as a Bend, Expansion, Construction Valve, Fitting or Visible Flame or rectangular stacks, the equivalent diameter can be calculated from the following equation.

$$\text{Equivalent Diameter} = \frac{2 (\text{Length} \times \text{Width})}{(\text{Length} + \text{Width})}$$

2. The diameter of the sampling port should not be less than 100mm dia". Arrangements should be made so that the porthole is closed firmly during the non sampling period.
3. An easily accessible platform to accommodate 3 to 4 persons to conveniently monitor the stack emission from the portholes shall be provided. Arrangements for an Electric Outlet Point of 230 V 15 A with suitable switch control and 3 Pin Point shall be provided at the Porthole location.
4. The ladder shall be provided with adequate safety features so as to approach the monitoring location with ease.

FOR AND ON BEHALF OF KARNATAKA  
POLLUTION CONTROLBOARD

Signature Not Verified

Digitally signed by  
Date: 2022.07.30 17:53:05  
+05:30

# Annexure-III

Regional Office: Bangalore - Mahadevapura  
Karnataka State Pollution Control Board  
"NISARGA BHAVAN", 3rd Floor, Thimmalah Road,  
7th 'D' Cross, Shivanagar, Bangalore - 560 079.  
Phone : 080-23224002  
E-mail : bngmdpura@kspcb.gov.in

ಪ್ರಾದೇಶಿಕ ಕಛೇರಿ :  
ಬೆಂಗಳೂರು -ಮಹದೇವಪುರ  
"ನಿಸರ್ಗ ಭವನ",  
3ನೇ ಮಹಡಿ, ತಿಮ್ಮಲಾಹ ರಸ್ತೆ,  
7ನೇ "ಡಿ" ಮುಖ್ಯರಸ್ತೆ, ಶಿವನಗರ,  
ಬೆಂಗಳೂರು- 560 079

ಕರ್ನಾಟಕ ರಾಜ್ಯ  
ಮಾಲಿನ್ಯ ನಿಯಂತ್ರಣ ಮಂಡಳಿ



towards a cleaner Karnataka

//BY RPAD//

No. PCB /RO- MDP/United Projects Sun city/Notice/2022-23/1386

Date: 07 JAN 2022

DESPATCHED

To,  
Sri M. Panchaksharaiah Hiremat & Others, Managing Director,  
M/s United Projects Suncity,  
No.95/1, Dommasandra village,  
Bidarahalli Hobli, Bangalore East Taluk- 560 067.

Sir,

**Sub:** Non-Compliance under the provisions of Water (Prevention and Control of Pollution) Act, 1974 w.r.t. your Residential apartment under construction in the name of **M/s United Projects Suncity**, at Sy No. 3/1A3, 8/5, 9/7, 30/3 of Sadaramangala village, KR Puram Hobli, Bangalore East Taluk -reg.

**Ref:** 1.CFE issued from the Board vide consent order No. CTE-332585 with PCB ID: 131439 dtd. 30.07.2022.  
2. Complaint received by this office from Advocate Mrs Brinda A.S. on 28.11.2022.

\*\*\*\*\*

With reference to the above subject, it is to be informed that, the Board has issued a consent for establishment of your residential apartment in the name **M/s United Projects Suncity**, at Sy No. 3/1A3, 8/5, 9/7, 30/3 of Sadaramangala village, KR Puram Hobli, Bangalore East Taluk vide ref(1) with a condition that the applicant shall earmark buffer distance as per the bylaws of the local planning authority. However, this office has received a complaint from Advocate Mrs Brinda A.S. through registered post and the same has been received by this office on 28.11.2022 and they have alleged that "United Projects Suncity" have encroached the WATER BODY along with its BUFFER ZONE and attempt to construct the building on the water body, the copy of the complaint letter is herewith enclosed for reference.

In view of the above said facts, you are hereby directed submit the compliance within 7 days time, failing which action will be initiated as per the provisions of Water (Prevention and Control of Pollution) Act, 1974 by revoking the CFE issued to you for construction of your residential apartment at the said premises.

Encl: As above.

Yours faithfully,

  
Environmental Officer  
RO-Mahadevapura.

**Inspection Report of Sri. D.P.Mahendra, Environmental Officer, Regional Office -  
Mahadevapura, KSPCB, Bengaluru**

<b>Name and address of the project</b>	Residential Project by M/s. United Projects Suncity at Sy No. 3/1A3, 8/5, 9/7, 30/3 of Sadaramangala village, KR Puram Hobli, Bengaluru East Taluk, Bengaluru
<b>Date of inspection</b>	15.03.2023
<b>Person contacted</b>	Sri.M.Panchaksharaiah Hiremath-Managing Partner
<b>CFE status</b>	Obtained CFE vide no.CTE-332585 dated 30.07.2022 for construction of Residential Apartment having total BUA is 62,054.70 sq.mtr in an site area of 20,661.09 sq mtr with 404 flats sprawled across Wing-1: SF + G + 3 UF + TF and Wing-2.: SF + G + 3 UF + TF. The total water consumption is 273 KLD, wastewater generation is 219 KLD and with STP capacity of 250 KLD.
<b>EC details</b>	Obtained EC from SEIAA vide no.08 CON 2022 on 27.5.2022 for construction of Residential Apartment building project with 404 number of flats having total built up area (TBUA) of 62,054.70 sq.m in a site area of 20,661.09 sq mtr sprawled across Wing-1: SF + G + 3 UF + TF & Wing-2.: SF + G + 3 UF + TF. The total water consumption is 305.69 KLD, wastewater generation is 244.55 KLD and with STP capacity of 250 KLD and DG Sets of 500 KVA x 2 No as alternative source of power supply.
<b>Site plan details</b>	M/s. United Projects Suncity has obtained Site plan approval from BBMP on 27.04.2022, as per which, this is a Residential Apartment project having two wings viz., Wing 1 having 216 units with GBUA of 29,094.83 sq.m & TBUA of 28,960.31 sq.mt, Wing 2 having 188 units with GBUA of 26,250.62 sq.m & TBUA of 25,969.66 sq.mt in a plot area of 19,668.89 sq mt.  <b>Total:</b> Residential Apartment with 404 flats having GBUA of 55,345.45 sq.m & TBUA of 54,929.97 sq.mt in a plot area of 19,668.89 sq mt.
Latitude	: 13 <sup>0</sup> 0' 4.21" N
Longitude	: 77 <sup>0</sup> 44' 16.84" E
<b><u>Preamble:</u></b>	
M/s. United Projects Suncity authorities have obtained CFE vide no.CTE-332585 dated 30.07.2022 for construction of Residential Apartment having total BUA is 62,054.70 sq.mtr in an site area of 20,661.09 sq mtr with 404 flats sprawled across Wing-1: SF + G + 3 UF + TF and Wing-2.: SF + G + 3 UF + TF. The total water consumption is 273 KLD, wastewater generation is 219 KLD and with STP capacity of 250 KLD and obtained EC from SEIAA vide no.08 CON 2022 on 27.05.2022 for	

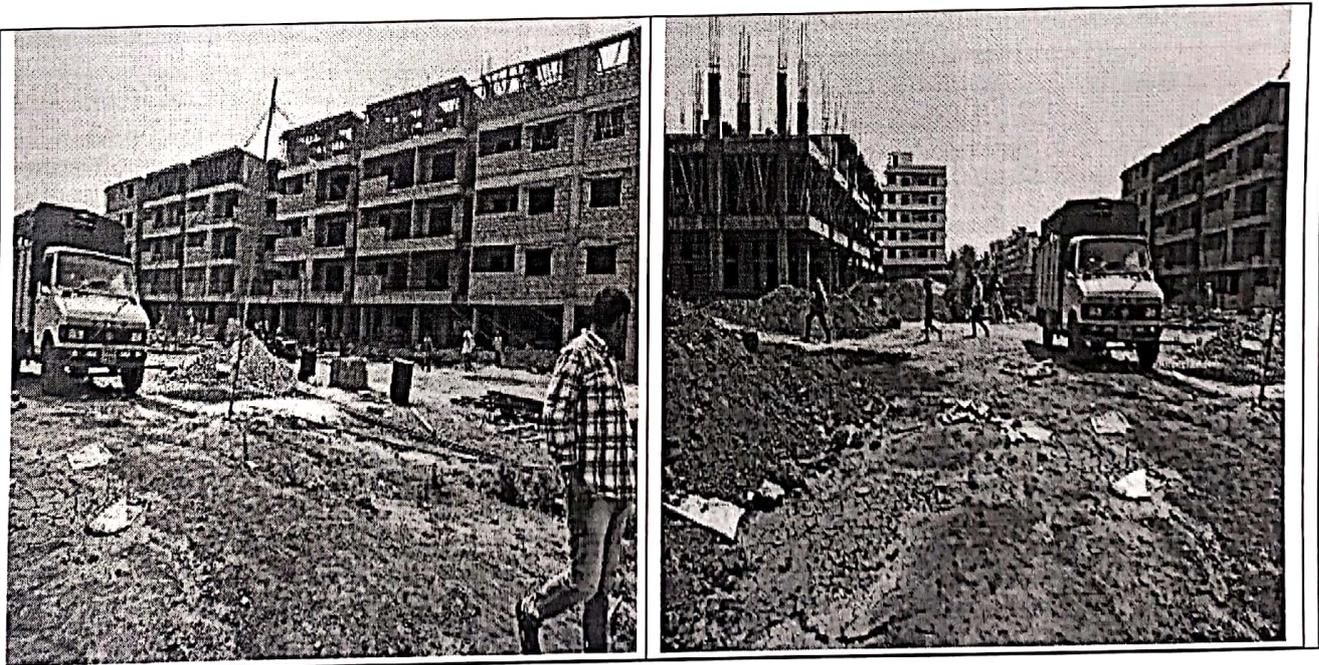
construction of Residential Apartment building project with 404 number of flats having total built up area (TBUA) of 62,054.70 sq.m in a site area of 20,661.09 sq mtr sprawled across Wing-1: SF + G + 3 UF + TF & Wing-2.: SF + G + 3 UF + TF. The total water consumption is 305.69 KLD, wastewater generation is 244.55 KLD and with STP capacity of 250 KLD and DG Sets of 500 KVA x 2 No as alternative source of power supply.

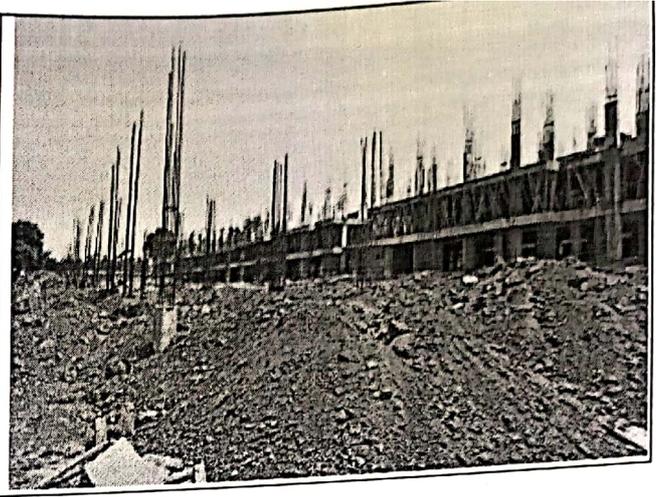
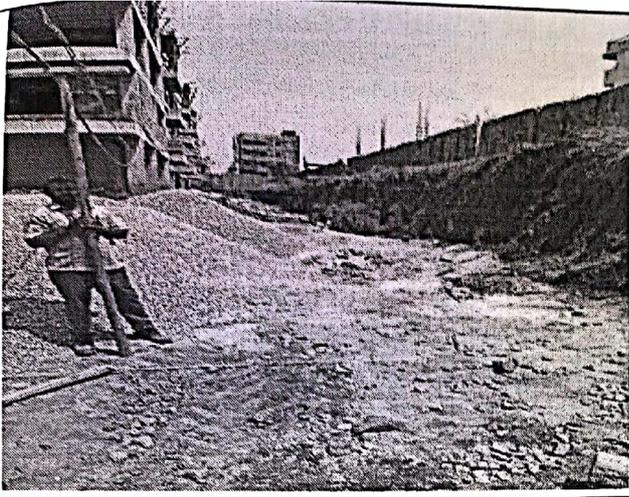
Later, this office had received a hard copy of private notice & legal notice from Brinda.A.S, Advocate through ZSEO pertaining to Hon'ble NGT OA No.13 of 2023 w.r.t Residential Apartment project "United Projects Suncity" wherein it is stated that "United Projects Suncity" have encroached the WATER BODY along with its BUFFER ZONE and attempt to construct the building on the water body. Hence, in this regard, a letter was addressed by this office to the P/A vide no.1386 dated 07.01.2023 seeking compliance to the legal notice. Copy enclosed. However, the P/A had failed to reply to this office notice.

Further, the order of Hon'ble NGT dated 13.02.2023 w.r.t said OA no. was downloaded from the website wherein, the matter is posted on 17.03.2023. Hence, in view of verifying the present status, the project was inspected on 15.03.2023 and following observations were made:

1. The project is under construction.
2. No development has been taken in nala kharab area towards South side.
3. All the set backs have been left as per the by-laws of local planning authority viz., BBMP.

Photographs taken during inspection on 15.03.2023 are as below:





Meanwhile, the P/A has submitted their reply vide letter dated 11.03.2023 along with supporting documents stating that, the project construction has been taken up upon obtaining all the required NOCs. Copy enclosed. On verification of the documents submitted by the P/A, following facts have been noted:

1. As per village map, there is a nala/drain passing in the project area in Sy.No.30 and 9. However, as per CDP-2015, there is no nala/drain present in these survey numbers.
2. M/s. United Projects Suncity has obtained Site plan approval from BBMP on 27.04.2022, as per which, nala kharab area has been marked and there is no development within the kharab area.
3. As per endorsement copy issued by BBMP dated 27.08.2021, the nala/drain present in sy.no.9/7 & 30/3 as per Village map is a lead of drain and does not belong to primary/secondary/tertiary category of drain and no buffer is applicable and as the path of said nala/drain has already been changed to Sy.no.3/1A, 5.15 gunta to be reserved for lead of drain.
4. Order has been issued by DC, Bengaluru on 29.12.2021 w.r.t path change of above said nala/drain.
5. Nala kharab area marked in approved BBMP site plan is in-line with the Survey sketch of path change of above said nala/drain.

**Conclusion:**

In view of the above, as the path of nala/drain has been changed to Sy.no.3/1A and the P/A has left the nala kharab area with no development, it is ascertained that, there is no encroachment of any water body/buffer area. Also, as per CDP-2015 & physical observation, there is no nala/drain existing in the project site.

  
**Environmental Officer**  
**RO-Mahadevapura**

Draft

Action taken report with respect to Hon'ble NGT OA No.13/2023

**Preamble:**

Earlier, M/s. United Projects authorities have obtained Environmental Clearance (EC) from State Level Environment Impact Assessment Authority (SEIAA) - Karnataka on 27.05.2022 for construction of Residential Apartment building project with 404 number of flats having total built up area (TBUA) of 62,054.70 sq.m. Copy is herewith annexed as **Annexure-I**.

Later, M/s. United Projects Suncity authorities has applied and obtained Consent for Establishment (CFE) from the Karnataka State Pollution Control Board (KSPCB) for construction of Residential apartment at Sy No. 3/1A3, 8/5, 9/7, 30/3 of Sadaramangala village, KR Puram Hobli, Bangalore East Taluk, Bengaluru with 404 flats having Total Built Up Area (TBUA) of 62,054.70 sq.m, for water consumption of 273 KLD, sewage generation of 219 KLD and Sewage Treatment Plant (STP) capacity of 250 KLD on 30.07.2022. Copy is herewith annexed as **Annexure-II**. The said CFE has been issued with a condition that the applicant shall earmark buffer distance as per the bylaws of the local planning authority.

Later, Regional Office-Mahadevapura, KSPCB had received copy of private notice & legal notice from Brinda.A.S, Advocate through Zonal Senior Environmental Officer (ZSEO) pertaining to Hon'ble NGT OA No.13 of 2023 w.r.t Residential Apartment project "United Projects Suncity" wherein it is stated that "United Projects Suncity" have encroached the WATER BODY along with its BUFFER ZONE and attempt to construct the building on the water body. Hence, in this regard, a letter was addressed by Regional Office-Mahadevapura to the project authority (P/A) vide no.1386 dated 07.01.2023 seeking compliance to the legal notice. Copy is herewith annexed as **Annexure-III**. However, the P/A had failed to reply to the notice.

Further, the order of Hon'ble NGT dated 13.02.2023 w.r.t said OA no. was downloaded from the website wherein, the matter was posted on 17.03.2023. Hence, in view of verifying the present status, the project was inspected by the Environmental Officer, Regional Office-Mahadevapura, KSPCB on 15.03.2023. Copy of the inspection report is herewith annexed as **Annexure-IV**.

Meanwhile, the P/A has submitted their reply vide letter dated 11.03.2023 along with supporting documents stating that, the project construction has been taken up upon obtaining all the required NOCs. Copy of the reply letter and documents is herewith annexed as **Annexure-V**.

On verification of the documents submitted by the P/A, following facts have been noted:

1. As per village map, there is a nala/drain passing in the project area in Sy.No.30 and 9. However, as per CDP-2015, there is no nala/drain present in these survey numbers.
2. M/s. United Projects Suncity has obtained Site plan approval from BBMP on 27.04.2022, as per which, nala kharab area has been marked and there is no development within the kharab area.
3. As per endorsement copy issued by BBMP dated 27.08.2021, the nala/drain present in sy.no.9/7 & 30/3 as per Village map is a lead of drain and does not belong to primary/secondary/tertiary category of drain and no buffer is applicable and as the path of said nala/drain has already been changed to Sy.no.3/1A, 5.15 gunta to be reserved for lead of drain.
4. Order has been issued by DC, Bengaluru on 29.12.2021 w.r.t path change of above said nala/drain.
5. Nala kharab area marked in approved BBMP site plan is in-line with the Survey sketch of path change of above said nala/drain.

Hence, the above said information along with **Annexures** is herewith respectfully submitted and KSPCB will be obliged to provide any additional information if so required by this Hon'ble Tribunal and we hereby submit this report for kind consideration

**Senior Environmental Officer**  
**KSPCB (Infra Cell)**  
**Bengaluru**



**UNITED**

*Destiny your life style*

Date: 11-03-2023.

To,

**The Environmental Officer,**  
KSPCB Regional Office, Bengaluru - Mahadevapura  
NISARGA BHAVANA, 3<sup>rd</sup> Floor, Thimmaiah Road  
7<sup>th</sup> D Main, Shivanagar, Bangalore- 560 010.

Dear Sir,

**Subject: Compliance under the provisions of Water (Prevention & Control of Pollution) Act, 1974, w.r.t the Constructing Residential Apartment building at Sy. No. 3/1A3, 8/5, 9/7, 30/3, of Sadaramangala Village, K R Puram Hobli, Bangalore East Taluk.**

**Ref. No:1.PCB/RO-MDP/United Projects Suncity/Notice/2022-23/1386.**

**Dated: 07 JAN 2023.**

**2.Consent Order No. CTE - 332585 with PCB ID: 131439.**

**Dated. 30.07.2022.**

With reference to the above subject, we have received a letter from your good office, complaint from Advocate Mrs Brinda A.S state that, have encroached the water body along with its buffer zone and attempt to construct the building on the water body.

1. We acknowledge the receipts of your letter vide Ref.No.1 above and we are herewith furnishing the additional information, as required by you we are submitting the required documents related to the above subject. There is irrigation canal as earmarked in the village map and there is no water flow in this canal and not used for agricultural purpose. Hence position of the field canal has been shifted as per the District Commissioner Vide Order No. LND(E)CR/195/2021-22. Further 0-02 guntas of Field irrigation canal passes through the property in Sy No-9/7 and 0-03.08 guntas of field irrigation canal passes through the property in Sy. No-30/3 and further 0-05.12 Guntas Canal B Kharab position and 0-01 Gunta Nala B Kharab position has been shifted towards Southern side edge of the property in Sy. No 3/1A3 and Sy.No.9/7 respectively. We have enclosed B Kharab shifting order and Sketch Copy, **Annexure - 01.**

## **UNITED PROJECTS**

Sy. No. 30, Near Cement Godown, Sadaramangala Main Road,  
Kadugodi Post, Bengaluru Urban, Bengaluru - 560 067.

Email: [crm.greencity@unitedproject.in](mailto:crm.greencity@unitedproject.in) URL: [unitedproject.in](http://unitedproject.in)

2. Storm water department (BBMP) opinion obtained Vide letter No. BBMP/CE/PR/603/2021-22 dated 27.08.2021, states that this irrigation canal considered as Lead of Drain, as per the RMP 2015, there is no earmark any - kind of nala and buffer in which there is no water flow and this land is not used for agricultural purpose and hence this Canal not comes under Primary, Secondary and Tertiary categories and need not to leave any buffer. Further as per the SWD opinion the B-kharab area as to be reserved as per the DC kharab shifting order. The concerned CE-SWD opinion letter enclosed.  
**Annexure - 02.**

3. We have obtained the Consent for Establishment from KSPCB vide order No.CTE-332585, PCB ID:131439 dated.30.07.2022 pertaining to the land, **Survey No. 3/1A3, 8/5, 9/7, 30/3, of Sadaramangala Village, K R Puram Hobli, Bangalore East Taluk**, which consist of 404 Flats (Stilt floor + Ground floor + 03 Upper floors) with Total Built up Area - 62054.70 sq.mtr. We are constructing the project without any changes/violation as per KSPCB/CFE. We will follow/obey all the norms of KSPCB/CFE conditions. We have enclosed CFE copy, **Annexure - 03.**

4. We have obtained Environmental Clearance from SEIAA vide No. SEIAA 08 CON 2022 dated .27.05.2022 pertaining to the land, **Survey No. 3/1A3, 8/5, 9/7, 30/3, of Sadaramangala Village, K R Puram Hobli, Bangalore East Taluk**, which consist of 404 flats (Stilt floor + Ground floor + 03 Upper floors) with Total Built up Area - 62054.70 sq.mtr. We are constructing the project without any changes/violation as per Environmental Clearance, we will follow/obey all the norms of Environmental Clearance. We have enclosed SEIAA Copy, **Annexure - 04.**

5. We have obtained Plan Sanction from concerned BBMP authority vide Project No. PRJ/12696/21-22, Vide LP No. BBMP/Ad.Com./MDP/0728/21-22, dated .27.04.2022 for the property situated at **Survey No. 3/1A3, 8/5, 9/7, 30/3, of Sadaramangala Village, K R Puram Hobli, Bangalore East Taluk**, which consists of 404 Flats (Stilt Floor + Ground floor + 03 Upper floors) with Total Built up Area - 55345.45 sq.mtr. We will follow/obey all the norms of BBMP, without any changes/violation. We will proceed with the construction as per the BBMP approved plan. We have enclosed Sanction plan copy, **Annexure - 05.**

## **UNITED PROJECTS**

Sy. No. 30, Near Cement Godown, Sadaramangala Main Road,  
Kadugodi Post, Bengaluru Urban, Bengaluru - 560 067.  
Email: crm.greencity@unitedproject.in URL: unitedproject.in

Hence, we are not encroaching and constructing any Water bodies and we will follow/obey all the norms of BBMP, KSPCB and Environmental Clearance Department without any changes/violations. Therefore, we are constructing the project as per BBMP approved plan, the above information satisfies your requirements and requesting you to consider our requisitions.

As per compliant given by advocate Mrs. BRINDA A.S, we are not doing any kind of violation. Kindly request you to check the same and not to give any conflict way forward during project execution.

For UNITED PROJECTS SUNCITY  
Thanks  
  
Yours sincerely PARTNER

## **UNITED PROJECTS**

Sy. No. 30, Near Cement Godown, Sadaramangala Main Road,  
Kadugodi Post, Bengaluru Urban, Bengaluru - 560 067.  
Email: [crm.greencity@unitedproject.in](mailto:crm.greencity@unitedproject.in) URL: [unitedproject.in](http://unitedproject.in)

ಜಿಲ್ಲಾಧಿಕಾರಿಗಳ ಕಾರ್ಯಾಲಯ, ಬೆಂಗಳೂರು ನಗರ ಜಿಲ್ಲೆ, ಬೆಂಗಳೂರು ರವರ ನಡವಳಿಗಳು.

ವಿಷಯ:- ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು ಕೆ.ಆರ್.ಪುರ ಹೋಬಳಿ ಸಾದರಮಂಗಲ ಗ್ರಾಮದ ಸ.ನಂ. 3/1ಎ3, 9/7 ಮತ್ತು 30/3 ರಲ್ಲಿ ಸರವು 'ಬಿ' ಖರಾಬನ್ನು ಪಥ ಬದಲಾವಣೆ ಮಾಡಲು ಅನುಮತಿ ನೀಡುವಂತೆ ಕೋರಿರುತ್ತಾರೆ.



- ಉಲ್ಲೇಖ:-
1. ತಹಶೀಲ್ದಾರ್ ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು ರವರ ವರದಿ ಸಂ: ಎಲ್‌ಎನ್‌ಡಿ(ಪೈ)ಸಿಆರ್:64/21-22, ದಿನಾಂಕ:25.11.2021.
  2. ಶ್ರೀ.ಆರ್.ರಮೇಶ್ ಬಾಬು ಬಿನ್ ಎ.ರಾಮಚಂದ್ರಯ್ಯ ಶೆಟ್ಟಿ, ಬೆಂಗಳೂರು ರವರ ಮನವಿ ದಿನಾಂಕ: 25.10.2021.

ಬೆಂಗಳೂರು ನಗರ ಜಿಲ್ಲೆ, ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು ಕೆ.ಆರ್.ಪುರ ಹೋಬಳಿ ಸಾದರಮಂಗಲ ಗ್ರಾಮದ ಸ.ನಂ.3/1ಎ3, 9/7 ಮತ್ತು 30/3 ರಲ್ಲಿ ಸರವು 'ಬಿ' ಖರಾಬನ್ನು ಪಥ ಬದಲಾವಣೆ ಮಾಡಿಕೊಡಲು ಅರ್ಜಿದಾರರಾದ ಶ್ರೀ.ಆರ್.ರಮೇಶ್ ಬಾಬು ಬಿನ್ ಎ.ರಾಮಚಂದ್ರಯ್ಯ ಶೆಟ್ಟಿ, ಬೆಂಗಳೂರು ರವರು ಉಲ್ಲೇಖ (2) ರಂತೆ ಮನವಿ ಸಲ್ಲಿಸಿರುತ್ತಾರೆ.

ತಹಶೀಲ್ದಾರ್ ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು ರವರು ಉಲ್ಲೇಖ (1) ರಂತೆ ವರದಿ ಸಲ್ಲಿಸಿದ್ದು, ನದರಿ ವರದಿಯಲ್ಲಿ ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು, ಕೆ.ಆರ್.ಪುರ ಹೋಬಳಿ, ಸಾದರಮಂಗಲ ಗ್ರಾಮದ ಸ.ನಂ.3/1ಎ3 ರ ಆರ್.ಟಿ.ಸಿ ಕಲಂ (3) ರಲ್ಲಿ ಒಟ್ಟು ವಿಸ್ತೀರ್ಣ 1-19.08 ಎ/ಗು ಇದ್ದು, ಪೈಕಿ 0-01.08 ಗುಂಟೆ ಬಿ ಖರಾಬು ಜಾತಾ 1-18 ಎ/ಗು ವಿಸ್ತೀರ್ಣವಿರುತ್ತದೆ ಹಾಗೂ ಆರ್.ಟಿ.ಸಿ ಕಲಂ (9) ರಲ್ಲಿ ಶ್ರೀಮತಿ.ಕೆ.ಅನಿತ ಕೋಂ ಎನ್.ಕೃಷ್ಣಮೂರ್ತಿ ರವರ ಹೆಸರಿಗೆ 0-05 ಗುಂಟೆ ಮತ್ತು 0-08 ಗುಂಟೆ ಹಾಗೂ ಪಿ.ಕೃಷ್ಣಾರೆಡ್ಡಿ ಬಿನ್ ಪಿ.ಪಾಪಯ್ಯ ರೆಡ್ಡಿ 1-00 ಎಕರೆ ಭೂಪರಿವರ್ತನೆಯಾಗಿರುತ್ತದೆ. ಸ.ನಂ.9/7 ರಲ್ಲಿ ಒಟ್ಟು ವಿಸ್ತೀರ್ಣ 1-22.08 ಎ/ಗು ಇದ್ದು, ಈ ಪೈಕಿ 0-02 ಗುಂಟೆ 'ಬಿ' ಖರಾಬು ಜಾತಾ 1-20.08 ಎ/ಗು ವಿಸ್ತೀರ್ಣವಿರುತ್ತದೆ ಹಾಗೂ ಆರ್.ಟಿ.ಸಿ ಕಲಂ 09 ರಲ್ಲಿ ಆರ್.ರಮೇಶ್ ಬಾಬು ಬಿನ್ ಎ.ರಾಮಚಂದ್ರಯ್ಯ ಶೆಟ್ಟಿ 1-20.08 ಎ/ಗು ಹಾಗೂ ಸ.ನಂ.30/3 ರಲ್ಲಿ ಒಟ್ಟು ವಿಸ್ತೀರ್ಣ 2-07.08 ಎ/ಗು ಇದ್ದು, ಈ ಪೈಕಿ 0-00.04 ಗುಂಟೆ 'ಎ' ಖರಾಬು 0-05.04 ಗುಂಟೆ 'ಬಿ' ಖರಾಬು ಜಾತಾ 2-02 ಎ/ಗು ವಿಸ್ತೀರ್ಣವಿರುತ್ತದೆ ಹಾಗೂ ಆರ್.ಟಿ.ಸಿ ಕಲಂ 09 ರಲ್ಲಿ ಪಿ.ಕೆ.ನತ್ಯಪಾಲ್ ಬಿನ್ ಲೇ.ಕೊಚ್ಚು ಕೃಷ್ಣನ್ 2-02 ಎ/ಗು ವಿಸ್ತೀರ್ಣ ಖಾತೆ ದಾಖಲಾಗಿದ್ದು, ಭೂಪರಿವರ್ತನೆಯಾಗಿರುತ್ತದೆ.

ಅದರಂತೆ, ತಾಲ್ಲೂಕು ಮೋಜಿಣಿದಾರರು ಋದ್ದು ಸ್ಥಳ ತನಿಖೆ ಮಾಡಿ ಸಲ್ಲಿಸಿರುವ ಸರ್ವೆ ನಕ್ಷೆಯಂತೆ ಕೆ.ಆರ್.ಪುರ ಹೋಬಳಿ, ಸಾದರಮಂಗಲ ಗ್ರಾಮದ ಸ.ನಂ.3/1ಎ3 ರಲ್ಲಿ ಆಕಾರ್‌ಬಂದ್‌ನಂತೆ ವಿಸ್ತೀರ್ಣ ಐನು 1-19.08 ಎ/ಗು ದಾರಿ ಬಗ್ಗೆ ಖರಾಬು 0-01.08 ಗುಂಟೆ, ಬಾಕಿ 1-18 ಎ/ಗು, ಸ.ನಂ.9/7 ರಲ್ಲಿ ಆಕಾರ್‌ಬಂದ್‌ನಂತೆ ವಿಸ್ತೀರ್ಣ ಐನು 1-22.08 ಗುಂಟೆ ಸರವು ಬಗ್ಗೆ 0-02 ಗುಂಟೆ ಬಾಕಿ 1-20.08 ಎ/ಗು ಹಾಗೂ ಸ.ನಂ.30/3 ರಲ್ಲಿ ಆಕಾರ್‌ಬಂದ್‌ನಂತೆ ವಿಸ್ತೀರ್ಣ ಐನು 2-07.08 ಎ/ಗು 'ಎ' ಖರಾಬು 0-00.04 ಗುಂಟೆ, ದಾರಿ ಬಗ್ಗೆ 0-01.12 ಗುಂಟೆ, ಸರವು ಬಗ್ಗೆ 0-03.08 ಗುಂಟೆ ಬಾಕಿ 2-02 ಎ/ಗು ಇರುತ್ತದೆ.

ಸರವು ಪಥ ಬದಲಾವಣೆಯಲ್ಲಿ ಸ.ನಂ.3/1ಎ3 ರಲ್ಲಿ 1-19.08 ಎ/ಗು ದಾರಿ ಬಗ್ಗೆ 0-01.08 ಗುಂಟೆ ಸರವು ಬಗ್ಗೆ 0-05.12 ಗುಂಟೆ ಬಾಕಿ 1-12.04 ಎ/ಗು ಇರುತ್ತದೆ. ಸ.ನಂ.9/7 ರಲ್ಲಿ 1-22.08 ಎ/ಗು ಸರವು ಬಗ್ಗೆ ಖರಾಬು 0-01 ಗುಂಟೆ ಬಾಕಿ 1-21.08 ಎ/ಗು, ಸ.ನಂ.30/3 ರಲ್ಲಿ 2-07.08 ಎ/ಗು 'ಎ' ಖರಾಬು 0-00.04 ಗುಂಟೆ ದಾರಿ ಬಗ್ಗೆ 0-01.12 ಗುಂಟೆ ಸದರಿ ಸರವು ಖರಾಬು ಅಗಲದಲ್ಲಿ ಯಾವುದೇ ವ್ಯತ್ಯಾಸವಾಗುವುದಿಲ್ಲ. ಖರಾಬು ಅಗಲದಲ್ಲಿ ವ್ಯತ್ಯಾಸವಾಗದಂತೆ ನಕ್ಷೆಯಲ್ಲಿ ತೋರಿಸಿರುತ್ತಾರೆ ಹಾಗೂ ಕಾಲುದಾರಿಯಲ್ಲಿ ಯಾವುದೇ ಪಥ ಬದಲಾವಣೆ ಮಾಡಿರುವುದಿಲ್ಲ. ನಕ್ಷೆಯಂತೆ ಖರಾಬು ವಿಸ್ತೀರ್ಣದಲ್ಲಿ ಹಾಗೂ ವ್ಯತ್ಯಾಸ 3/1ಎ3 ರಲ್ಲಿ 0-05.12 ಗುಂಟೆ ಖರಾಬು ವಿಸ್ತೀರ್ಣ ಹೆಚ್ಚಾಗಿರುತ್ತದೆ. ....2

*(Handwritten signature)*

ಸ.ನಂ.9/7 ರಲ್ಲಿ 0-01 ಗುಂಟೆ ಖರಾಬು ವಿಸ್ತೀರ್ಣ ಕಡಿಮೆಯಾಗಿರುತ್ತದೆ ಮತ್ತು ಸ.ನಂ.30/3 ರಲ್ಲಿ 0-03.12 ಗುಂಟೆ ಖರಾಬು ವಿಸ್ತೀರ್ಣ ಕಡಿಮೆಯಾಗಿರುತ್ತದೆ. ಸರವು ಬದಲಾವಣೆಯಂತೆ ಅಗದಲ್ಲ ಯಾವುದೇ ವ್ಯತ್ಯಾಸ ಇರುವುದಿಲ್ಲ ಮತ್ತು ವಿಸ್ತೀರ್ಣದಲ್ಲಿ ವ್ಯತ್ಯಾಸ ಕಂಡುಬಂದಿದ್ದು, ಹೆಚ್ಚು ಕಡಿಮೆ ವಿಸ್ತೀರ್ಣವನ್ನು ನಕ್ಷೆಯಲ್ಲಿ ದಾಖಲು ಮಾಡಿರುತ್ತಾರೆ. ಸ.ನಂ.3/1ಎ3 ರಲ್ಲಿ ಸರವು 0-05.12 ಗುಂಟೆ, ಸ.ನಂ.9/7 ರಲ್ಲಿ 0-01 ಗುಂಟೆ ಸರವು ಮಾರ್ಗದ ಪಥ ಬದಲಾವಣೆ ಮಾಡುವ ಬಗ್ಗೆ ಮೋಜಣಿದಾರರು ನಕ್ಷೆ ತಯಾರಿಸಿರುತ್ತಾರೆ. ಅದರಂತೆ, ಅರ್ಜಿದಾರರು ಹಾಗೂ ಗ್ರಾಮಸ್ಥರ ಒಪ್ಪಿಗೆ ಇರುತ್ತದೆ. ಸರವು ಪಥ ಬದಲಾವಣೆ ಮಾಡಿರುವುದರಿಂದ, ಸಾರ್ವಜನಿಕರಿಗೆ ಯಾವುದೇ ಅಡ್ಡಿಯಾಗುವುದಿಲ್ಲವೆಂಬ ಅಭಿಪ್ರಾಯವನ್ನು ಗ್ರಾಮಸ್ಥರ ಮಹಜರ್‌ನಲ್ಲಿ ತಿಳಿಸಿರುತ್ತಾರೆ.



ಅದರಂತೆ ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು, ಕೆ.ಆರ್.ಪುರ ಹೋಬಳಿ, ಸಾದರಮಂಗಲ ಗ್ರಾಮದ ಸ.ನಂ.3/1ಎ3 ರಲ್ಲಿ 0-05.12 ಗುಂಟೆ ಹಾಗೂ ಸ.ನಂ.9/7 ರಲ್ಲಿ 0-01 ಗುಂಟೆ ವಿಸ್ತೀರ್ಣದ ಜಮೀನನ್ನು ಸರವು ಪಥ ಬದಲಾವಣೆ ವಿಚಾರದಲ್ಲಿ ತಾಲ್ಲೂಕು ಭೂಮಾಪಕರ ತಯಾರಿಸಿರುವ ನಕ್ಷೆಯನ್ನು ವರದಿಯೊಂದಿಗೆ ಲಗತ್ತಿಸಿ, ಕರ್ನಾಟಕ ಭೂ ಮಂಜೂರಾತಿ ನಿಯಮ 1969 ಕಲಂ 28-ಎ ಮತ್ತು ಉಪನಿಯಮದಲ್ಲಿ ಕ್ರಮವಹಿಸಿ ಪಥ ಬದಲಾವಣೆ ಮಾಡಲು ತಹಶೀಲ್ದಾರ್, ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು, ಬೆಂಗಳೂರು ಇವರು ಸರ್ವೆ ನಕ್ಷೆಯೊಂದಿಗೆ ಪ್ರಸ್ತಾವನೆ ಸಲ್ಲಿಸಿರುತ್ತಾರೆ.

ಮೇಲ್ಕಂಡಂತೆ ವಿವರಿಸಲಾಗಿರುವ ಪ್ರಸ್ತಾವನೆಯನ್ನು ಪರಿಶೀಲಿಸಿ, ಸದರಿ ಜಮೀನುಗಳಲ್ಲಿರುವ ಸರವು ಖರಾಬನ್ನು ಪಥ ಬದಲಾವಣೆ ಮಾಡುವ ಬಗ್ಗೆ ಮೋಜಣಿದಾರರು ಅಳತೆ ಮಾಡಿ ತಯಾರಿಸಿ ಸಲ್ಲಿಸಿರುವ ನಕ್ಷೆ ಹಾಗೂ ತಹಶೀಲ್ದಾರ್, ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು, ಬೆಂಗಳೂರು ರವರು ಸಲ್ಲಿಸಿರುವ ಪ್ರಸ್ತಾವನೆಯನ್ನಾಧರಿಸಿ, ಈ ಕೆಳಕಂಡಂತೆ ಆದೇಶ ಹೊರಡಿಸಲಾಗಿದೆ.

**== ಆದೇಶ ==**

ಸಂಖ್ಯೆ: ಎಲ್‌ಎನ್‌ಡಿ(ಪೂ)ಸಿಆರ್/195/2021-22

ದಿನಾಂಕ: 29.12.2021.

ಮೇಲ್ಕಂಡ ಪ್ರಸ್ತಾವನೆಯಲ್ಲಿ ವಿವರಿಸಿರುವಂತೆ, ಬೆಂಗಳೂರು ನಗರ ಜಿಲ್ಲೆ, ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು, ಕೆ.ಆರ್.ಪುರ ಹೋಬಳಿ, ಸಾದರಮಂಗಲ ಗ್ರಾಮದ ಸ.ನಂ.9/7 ರಲ್ಲಿ 0-02 ಗುಂಟೆ ಸರವು ಬಗೆಗಿನ ಮೂಲ ಖರಾಬು ಹಾಗೂ ಸ.ನಂ.30/3 ರಲ್ಲಿ 0-03.08 ಗುಂಟೆ ಸರವು ಬಗೆಗಿನ ಮೂಲ ಖರಾಬು ಇದ್ದು, ಪಥ ಬದಲಾವಣೆ ಮಾಡಿದ್ದಲ್ಲಿ ಸ.ನಂ.3/1ಎ3 ರಲ್ಲಿ 0-05.12 ಗುಂಟೆ ಹಾಗೂ ಸ.ನಂ.9/7 ರಲ್ಲಿ 0-01 ಗುಂಟೆ ವಿಸ್ತೀರ್ಣದ ಜಮೀನನ್ನು ತಹಶೀಲ್ದಾರ್, ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು ಹಾಗೂ ತಾಲ್ಲೂಕು ಮೋಜಣಿದಾರರು ಅಳತೆ ಮಾಡಿ ಸಲ್ಲಿಸಿರುವ ವರದಿಯನ್ನಾಧರಿಸಿ, ಕರ್ನಾಟಕ ಭೂ ಕಂದಾಯ ನಿಯಮ 1969 ರ ನಿಯಮ 28(1) ರಡಿ ಪಥ ಬದಲಾವಣೆ ಮಾಡಿ, ಕರ್ನಾಟಕ ಭೂ ಕಂದಾಯ ಕಾಯ್ದೆ 1964ರ ಕಲಂ 71 ರಡಿ ಕಾಯ್ದಿರಿಸಿ, ಈ ಕೆಳಕಂಡ ಷರತ್ತುಗಳೊಳಪಡಿಸಿ ಆದೇಶಿಸಿದೆ.

**ಷರತ್ತುಗಳು**

1. ಪ್ರಶ್ನಿತ ಜಮೀನಿನ ಬಗ್ಗೆ ಯಾವುದೇ ನ್ಯಾಯಾಲಯದಲ್ಲಿ ದಾವೆಗಳು ದಾಖಲಾಗಿದ್ದಲ್ಲಿ, ಈ ಆದೇಶವು ನ್ಯಾಯಾಲಯದ ಅಂತಿಮ ತೀರ್ಪಿಗೆ ಒಳಪಟ್ಟಿರುತ್ತದೆ.
2. ಈ ಭೂಮಿಯಲ್ಲಿ ವಿನಾಶಕಾರಿಯಾದ ಅಥವಾ ಖಾಯಂ ಆಗಿ ಹಾನಿಕರಕವಾಗುವ ರೀತಿಯಲ್ಲಿ ಏನನ್ನು ಮಾಡತಕ್ಕದ್ದಲ್ಲ.
3. ತಾಲ್ಲೂಕು ಮೋಜಣಿದಾರರು ಸದರಿ ಜಮೀನಿನ ಸರವು ಬಗೆಗಿನ ಖರಾಬನ್ನು ಸ್ಥಳಾಂತರಗೊಳಿಸಲು ಉದ್ದೇಶಿಸಿರುವಂತೆ ನಕ್ಷೆ ತಯಾರಿಸುವುದು.

....3

ಸಂಖ್ಯೆ: ಎಲ್‌ಎನ್‌ಡಿ(ಪೂ)ಸಿಆರ್/195/2021-22

ದಿನಾಂಕ: 24.12.2021.  
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4. ಜಿಲ್ಲಾ ತಾಂತ್ರಿಕ ಸಹಾಯಕರು ಪದನಿಮಿತ್ತ ಭೂ ದಾಖಲೆಗಳ ಉಪ ನಿರ್ದೇಶಕರು, ಬೆಂಗಳೂರು ಜಿಲ್ಲೆ ರವರು ಸದರಿ ಜಮೀನು ಪಥ ಬದಲಾವಣೆ ಮಾಡಿರುವಂತೆ ಕರ್ನಾಟಕ ಭೂ ಕಂದಾಯ ಅಧಿನಿಯಮ 1966 ರ ನಿಯಮ 73 ರಂತೆ ಸರ್ವೆ ದಾಖಲೆಗಳಲ್ಲಿ ತಿದ್ದುಪಡಿ ಮಾಡಿಕೊಳ್ಳತಕ್ಕದ್ದು.



5. ಉದ್ದೇಶಿತ ಯೋಜನೆಗೆ ಈ ಜಮೀನು ಬಳಕೆಯಾಗದಿದ್ದಲ್ಲಿ ಕೂಡಲೇ ಕಂದಾಯ ಇಲಾಖೆಗೆ ಹಿಂದಿರುಗಿಸತಕ್ಕದ್ದು. ಕರ್ನಾಟಕ ಭೂ ಕಂದಾಯ ಕಾಯ್ದೆ 1964 ರ ಕಲಂ 71 ರಡಿ ಸಾರ್ವಜನಿಕ ಉದ್ದೇಶಕ್ಕೆ ಆದೇಶದಲ್ಲಿ ಮೀಸಲಿರುವ (ಪ್ರತಿಬಂಧಿತ) ಹೆಚ್ಚುವರಿ ವಿಸ್ತೀರ್ಣವನ್ನು ಅರ್ಜಿದಾರರು ತಮ್ಮ ಸ್ವಂತ ಖರ್ಚಿನಲ್ಲಿ ಸರ್ಕಾರದ ಹೆಸರಿಗೆ ಪರಿತ್ಯಾಗ (Relinquish Deed) ದಂತೆ ನೋಂದಣಿ ಮಾಡತಕ್ಕದ್ದು.

ತಹಶೀಲ್ದಾರ್, ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು ರವರು ಸದರಿ ಆದೇಶದಂತೆ ಚಿಕ್ಕಬಂದಿಯೊಂದಿಗೆ ಸರ್ವೆ ನಕ್ಷೆ ತಯಾರಿಸಿ ಅರ್ಜಿದಾರರಿಂದ ಪರಿತ್ಯಾಗ (Relinquish Deed) ನೋಂದಣಿ ಮಾಡಿಸಿಕೊಂಡು ಪಹಣಿ ಮತ್ತು ಕಂದಾಯ ದಾಖಲೆಗಳಲ್ಲಿ ನಮೂದಿಸಿ ಈ ಕಛೇರಿಗೆ ಅನುಪಾಲನಾ ವರದಿ ನೀಡುವುದು.

8. ಅರ್ಜಿದಾರರು ನೀಡಿರುವ ಯಾವುದೇ ಮಾಹಿತಿಯು ತಪ್ಪು ಎಂದು ಕಂಡುಬಂದಲ್ಲಿ ಈ ಆದೇಶವನ್ನು ರದ್ದುಗೊಳಿಸುವ ಹಕ್ಕನ್ನು ಈ ಪ್ರಾಧಿಕಾರವು ಹೊಂದಿರುತ್ತದೆ.

9. ಪಥ ಬದಲಾವಣೆಯಂತೆ ಕಾಯ್ದಿರಿಸಲಾಗಿರುವ ಸರವು ಬಗೆಗಿನ "ಬಿ" ಖರಾಬು ಜಮೀನನ್ನು ಒತ್ತುವರಿಯಾಗದಂತೆ ಮತ್ತು ಸಾರ್ವಜನಿಕ ಮುಕ್ತವಾಗಿ ಇರುವಂತೆ ನಿಗಾವಹಿಸುವುದು ತಾಲ್ಲೂಕು ಆಡಳಿತ ಹಾಗೂ ಅರ್ಜಿದಾರರ ಜವಾಬ್ದಾರಿಯಾಗಿರುತ್ತದೆ.

ಸಹಿ/-

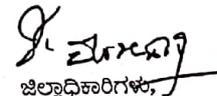
(ಜಿ.ಮಂಜುನಾಥ್)

ಜಿಲ್ಲಾಧಿಕಾರಿಗಳು

ಬೆಂಗಳೂರು ಜಿಲ್ಲೆ, ಬೆಂಗಳೂರು.

ಪ್ರತಿಯನ್ನು ಮಾಹಿತಿಗಾಗಿ ಮತ್ತು ಮುಂದಿನ ಕ್ರಮಕ್ಕಾಗಿ ಈ ಕೆಳಕಂಡವರಿಗೆ ಕಳುಹಿಸಿದೆ:

1. ಸರ್ಕಾರದ ಪ್ರಧಾನ ಕಾರ್ಯದರ್ಶಿಗಳು, ಕಂದಾಯ ಇಲಾಖೆ, ಬಹುಮಹಡಿಗಳ ಕಟ್ಟಡ, ಬೆಂಗಳೂರು ರವರಿಗೆ ಮಾಹಿತಿಗಾಗಿ
2. ಉಪವಿಭಾಗಾಧಿಕಾರಿಗಳು, ಬೆಂಗಳೂರು ಉತ್ತರ ಉಪವಿಭಾಗ, ಬೆಂಗಳೂರು ರವರಿಗೆ ಮಾಹಿತಿಗಾಗಿ
3. ಜಿಲ್ಲಾ ತಾಂತ್ರಿಕ ಸಹಾಯಕರು ಹಾಗೂ ಪದನಿಮಿತ್ತ ಭೂ ದಾಖಲೆಗಳ ಉಪ ನಿರ್ದೇಶಕರು, ಬೆಂಗಳೂರು ಜಿಲ್ಲೆ, ಬೆಂಗಳೂರು ರವರಿಗೆ ನಕ್ಷೆ ಹಾಗೂ ವರದಿಗಳನ್ನು ಲಗತ್ತಿಸಿ ಕಳುಹಿಸುತ್ತಾ, ಮುಂದಿನ ಅಗತ್ಯ ಕ್ರಮಕ್ಕೋಸ್ಕರ ತಿಳಿಸಿದೆ.
4. ತಹಶೀಲ್ದಾರ್, ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು ರವರಿಗೆ ಕಳುಹಿಸುತ್ತಾ, ಕಂದಾಯ ದಾಖಲೆಗಳಲ್ಲಿ ನಮೂದಿಸಲು ಸೂಚಿಸಿದೆ.
5. ಅರ್ಜಿದಾರರಾದ ಶ್ರೀ.ಆರ್.ರಮೇಶ್ ಬಾಬು ಬಿನ್ ಎ.ರಾಮಚಂದ್ರಯ್ಯ ಶೆಟ್ಟಿ, ನಾದರಮಂಗಲ ಗ್ರಾಮ, ಕೆ.ಆರ್.ಮಠಂ ಹೋಬಳಿ, ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು, ಬೆಂಗಳೂರು ರವರಿಗೆ ಮಾಹಿತಿಗಾಗಿ ಕಳುಹಿಸಿದೆ.
6. ಕಛೇರಿ ಪ್ರತಿ.

  
ಜಿಲ್ಲಾಧಿಕಾರಿಗಳು,

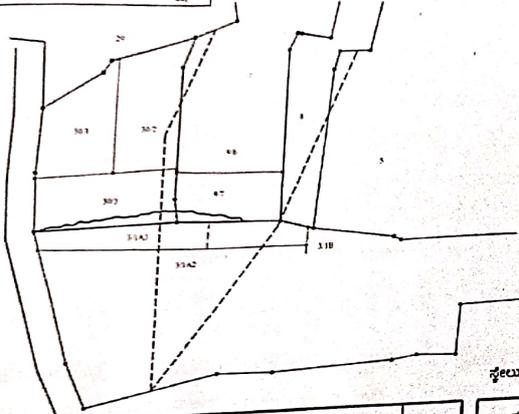
ಬೆಂಗಳೂರು ಜಿಲ್ಲೆ, ಬೆಂಗಳೂರು

ಗ್ರಾಮ ; ಸಾದರಮಂಗಲ ಮೋಬಳ ; ಕೆ.ಆರ್.ಪುರ ತಾಲ್ಲೂಕು ; ಬೆಂ.ಮೂರ್ವ ಜಿಲ್ಲೆ ; ಬೆಂ.ನಗರ

ಸರ್ವೆ ನಂ 3/1A3 9/7 30/3 ರ ಸರವು ಪಥಬದಲಾವಣೆ ಬಾಬು ಸಕ್ರೆ ಸಕ್ರೆ 2

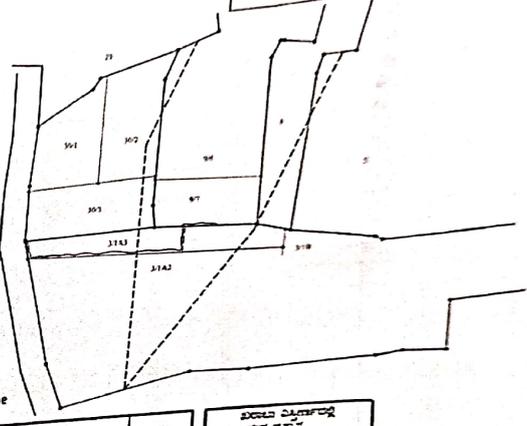
ಸಕ್ರೆ 1

ಸರ್ವೆ ದಾಖಲೆಗಳಂತೆ ಸಕ್ರೆ



ಸ್ಕೇಲು 1 ಸೆ.ಮೀ = 40 ಮೀ

ಪಥಬದಲಾವಣೆಯಂತೆ ಸಕ್ರೆ



ಕ್ರಮ ಸಂಖ್ಯೆ	ಸರ್ವೆ ಸಂಖ್ಯೆ	ಆಕಾರಬದ್ಧವಿನ್ಯಾಯ ವಿವರ					ದರ
		ಎ	ಬಿ	ಸಿ	ಡಿ	ಇ	
1	3/1A3	01-19%	-	00-01%	-	01-18	01-83
2	9/7	01-22%	-	-	00-02	01-20%	02-08
3	30/3	02-07%	00-00%	00-01%	00-03%	02-02	02-81

ಸರವು ಪಥಬದಲಾವಣೆಯಿಂದ ವಿವರ					ದರ
ಎ	ಬಿ	ಸಿ	ಡಿ	ಇ	
01-19%	-	00-01%	00-05%	01-12%	01-83
01-22%	-	-	00-01	01-21%	02-08
02-07%	00-00%	00-01%	-	02-05%	02-81

ಖಾಲಿ ವಿವರ	
ದರ	ಖಾಲಿ
00-05%	-
-	00-01
-	00-03%

- ಮಾನ್ಯ ಜಿಲ್ಲಾಧಿಕಾರಿಗಳ ಸಂಖ್ಯೆ ಎಂ. ಎಲ್.ಎಸ್.ಡಿ(ಜೂ)ಸಿ.ಆರ್/195/2021-22 ಹಾಗೂ ಮಾನ್ಯ ತಹಶೀಲ್ದಾರ್ ರವರ ಜ್ಞಾಪನ ಸಂಖ್ಯೆ ಎಲ್.ಎನ್.ಡಿ.ಸಿ.ಆರ್/64/2021-22 ರಂತೆ ಆಳತೆ ಮಾಡಿ ನಕ್ಷೆ ತಯಾರಿಸಿದೆ.
- ಸಕ್ರೆ 1 ರಲ್ಲಿ ತೋರಿಸಿರುವಂತೆ ಆಕಾರಬದ್ಧವಿನ್ಯಾಯ ಸಂಖ್ಯೆ 9/7 ರಲ್ಲಿ 0 - 02 ಗುಂಟೆ ಮತ್ತು 30/3 ರಲ್ಲಿ 0-03% ಗುಂಟೆ ಮತ್ತು 0 - 05% ಗುಂಟೆ ಸರವು ಬಗ್ಗೆ (ಎ) ಖಾಲಿ ಇರುತ್ತದೆ. ಆದರೆ ಪಥ ಬದಲಾವಣೆಯಂತೆ 3/1A3 ರಲ್ಲಿ ಸರವು ಬಗ್ಗೆ 0 - 05% ಗುಂಟೆ ಖಾಲಿ ಬದಲಾವಣೆಯಾಗಿರುತ್ತದೆ.
- ಸರವು ಖಾಲಿ ಅಗಲದಲ್ಲಿ ಯಾವುದೇ ವ್ಯತ್ಯಾಸವಾಗುವುದಿಲ್ಲ. ಖಾಲಿ ಅಗಲದಲ್ಲಿ ವ್ಯತ್ಯಾಸವಾಗದಂತೆ ನಕ್ಷೆ-2 ರಲ್ಲಿ ತೋರಿಸಿರುವ ಹಾಗೂ ಕಾಲುದಾರಿಯನ್ನು ಯಾವುದೇ ಪಥಬದಲಾವಣೆಗೆ ಮಾಡಿರುವುದಿಲ್ಲ ಆರ್ಥಿಕತೆಯಂತೆ ನಕ್ಷೆ ತಯಾರಿಸಿದೆ.
- ಸರವು ಬದಲಾವಣೆಯಂತೆ ಅಗಲದಲ್ಲಿ ಯಾವುದೇ ವ್ಯತ್ಯಾಸ ಇರುವುದಿಲ್ಲ ಮತ್ತು ವಿವರಗಳಲ್ಲಿ ವ್ಯತ್ಯಾಸ ಕಂಡುಬಂದಿದ್ದು ಹೆಚ್ಚು ಕಡಿಮೆ ವಿವರಗಳನ್ನು ನಕ್ಷೆಯ ತಪ್ಪು-3 ರಲ್ಲಿ ದಾಖಲೆ ಮಾಡಿದೆ.

ತಯಾರಿಸಿದವರು  
 NK Gannal  
 ತಾಲ್ಲೂಕು ಕಚೇರಿ/ಖಾಲಿಮಾಪಕರು  
 ತಾಲ್ಲೂಕು ಮೂರ್ವ ತಾಲ್ಲೂಕು

Translation copy

PROCEEDINGS OF THE OFFICE OF THE DEPUTY  
COMMISSIONER, BANGALORE URBAN DISTRICT,  
BANGALORE

Sub :- Request made to change the track of  
"B" kharab in the land bearing Sy No.  
3/18A3, 9/7 and 30/3 of  
Sadaramangala Village, K.R.Pura  
Hobli, Bangalore East Taluk-reg.

Ref:-1) Report of Tahsildar, Bangalore East  
Taluk, vide No.LND(Y) CR.64/21-22  
dated 25-11-2021.

2) Sri R. Ramesh Babu S/o A.Rama  
chandraiah Shetty, Bangalore, vide his  
representation dated 25-10-2021.

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The applicant Sri R. Ramesh Babu S/o  
A.Ramachandraiah Shetty, Bangalore, submitted  
representation vide Ref(2) seeking change the track of  
"B" kharab in the land bearing Sy No. 3/18A3, 9/7  
and 30/3 of Sadaramangala Village, K.R.Pura Hobli,  
Bangalore East Taluk.

The Tahsildar, Bangalore East Taluk, submitted report vide Ref (1) above, in the said report he stated that, the land bearing Sy No.3/1A3 situated at Sadaramangala Village, K.R.Pura Hobli, Bangalore East Taluk and in RTC at column No.3 totally measuring 1-19.08 A/G and out of which 0-01.08 guntas 'B' kharab and balance 1-18 A/G of extent remained also at Column No.(9) of the RTC Smt.K. Anitha W/o N. Krishnamurthy, in her name 0-05 guntas and 0.08 guntas also an extent of 1-00 acre got converted in the name of P.Krishna Reddy S/o Papaiah Reddy. In Sy No.9/7 the total extent 1-22.08 A/G out of which 0.02 guntas 'B' kharab and balance remained 1-20.08 A/G also in Column No.9 RTC an extent of 1-20.08 A/G in the name of R. Ramesh Babu S/o A. Rama Chandra Shetty also in Sy No.30/3 totally measuring 2-07.08 A/G and in which 0-00.04 guntas 'A' kharab 0-05.04 guntas 'B' kharab and the balance

2-02 A/G extent remained also in Column No.09 to the name of P.K.Sathyapal S/o Late Kochhu Krishnan an extent of 2-02 A/G the katha recorded and the land is got converted.

Accordingly the Taluk Surveyor conducted spot inspection and submitted the survey sketch and as per which the land bearing Sy No.3/1A3 situated at Sadaramangala Village, K.R. Pura Hobli, as per akarabundh extent AINU 1-19.08 A.G about way kharab 0-01.08 gunta, the balance 1-18 A/G, in Sy No. 9/7 as per akarabundh extent AINU 1-22.08 guntas and about essence 0-02 guntas, the balance 1-20.08 A/G also in Sy No.30/3 as per akaarbundh extent AINU 2-07.08 A/G, "A" Kharab 0-00.04 gunta, about way 0-01.12 guntas, about essence 0-03.08 guntas, the remaining extent is 2-02 A.G.

In the change of essence track the land bearing Sy No.3/1A3 measuring 1-19.08 A/G about way 0-

01.08 guntas of essence about which 0-05.12 guntas  
balkance 1-012.04 A/G remained. In Sy No.9/7 an  
extent of 1-22.08 A.G essence about which kharab 0-  
01 gunta balance 1-21.08 A/G "A" kharab 0-00.04  
guntas about way 0-01.12 guntas, the said essence  
kharab width in which there will be no any change. It  
is shown in the sketch that in the width of kharab  
there will no any change will take place about the  
width of kharab also in the path way there is no any  
track change is made. As per the sketch in the kharab  
extent also difference in 3/1A3 an extent of 0-05.12  
guntas of kharab increased, in Sy No. 9/7 0-01 gunta  
kharab extent reduced and in Sy No.30/3 an extent of  
0-03.12 guntas of kharab extent reduced. By changing  
the essence there will be no any difference in width  
and in the extent the difference appears, the escalation  
of extent is recorded in the sketch. That in Sy  
No.3/1A3 essence measuring 0-05.12 guntas, in Sy

No. 9/7 essence measuring 0-01 gunta about change of route track surveyor has prepared the sketch. Accordingly the applicant also villagers also given consent, by changing the essence track change it will not cause any inconvenience to the general public and the same is stated by the villagers in the mahazar.

Accordingly in the matter of changing essence track in Sy No.3/1A3 measuring 0-05.12 gunta also in Sy No.9/7 an extent of 0-01 gunta of land situated at Sadaramangala village, K.R. Pura Hobli, Bangalore East Taluk, the sketch prepared by the Taluk Surveyor enclosed along with report and by taking steps under section 28-A of Land Grant Rules, 1989 and the clauses thereunder to make track change the Tahsildar, Bangalore East Taluk has submitted the proposal along with survey sketch.

That as narrated above perused the proposal, and the essence kharab existing in the said lands about making track change of the same the surveyor who conducted survey and prepared sketch the said sketch submitted by the Tahsildar, Bangalore East Taluk, Bangalore along with the proposal, based on which it is ordered as hereunder.

**ORDER**

No.LND(E)CR/195/2021-22

Date : 29-12-2021

That as narrated in the aforesaid proposal the land bearing Sy No. 9/7 measuring 0-02 guntas essence about which original kharab also in Sy No.30/3 in which 0-03.08 guntas essence about which original kharab existing, if the track is changed the land bearing Sy No.3/1A3 measuring 0-05.12 guntas also Sy No.9/7 measuring 0-01 gunta of land situated at Sadaramangala village, K.R. Pura Hobli, Bangalore East Taluk, got surveyed by the Taluk

Surveyor and based on the report submitted by the Tahsildar, Bangalore East Taluk along with the said survey report, it is ordered under Rule 28(1) of Karnataka Land Revenue Rules, 1969 to change the track, by reserving under section 71 of Karnataka Land Revenue Act, 1964, it is ordered by imposing certain conditions as hereunder.

#### **CONDITIONS**

1. In the event of any case is filed in respect of the land in question before the court, this order will be subject to the final judgment of the court.
2. That no destructive or permanently in the manner which may cause harm shall be done in this land.
3. The Taluk Surveyor shall prepare the sketch about the essence of the said land about proposed kharab shifting.

4. District Technical Assistant also designated Deputy Director of Land Records, Bangalore District, as per the track changed in the said land it may be corrected in the records under Rule 73 of Karnataka Land Revenue Act, 1966.
5. This land if, could not use to the proposed project immediately the same may be returned to Revenue Department.
6. The area reserved for public purpose (additional space) in the order under Section 71 of Karnataka Land Revenue Act, 1964, the said excess extent the applicant at their own cost shall execute the Relinquish Deed at their own cost in favour of the Government.
7. The Tahsildar, Bangalore East Taluk as per the said order shall prepare sketch along with

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boundary and obtain the Relinquish Deed from the applicant and RTC and in revenue records the same may be entered and the compliance report may be submitted to this office.

8. The information furnished by the applicant and if the same is found to be false, this authority reserve its right to cancel this order.
9. As per the change in the track the essence which is reserved about which "B" kharab land without any encroachment and it will be free for public and for which the Taluk administration also the applicant should monitor the same and it is their responsibility.

Sd/-  
(J.Manjunath)  
Deputy Commissioner  
Bangalore District, Bangalore.

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Copy forwarded for information and further needful action to the following persons.

- 1) Principal Secretary to Government, Revenue Department, Multistoried Building, Bangalore- for information.
- 2) Assistant Commissioner, Bangalore North Sub Division, Bangalore- for information.
- 3) District Technical Assistant also designated Deputy Director of Land Records, Bangalore District, Bangalore by enclosing sketch also the report forwarded duly intimating to take further needful steps.
- 4) Tahsildar, Bangalore East Taluk with an instruction to enter the same in the revenue records.
- 5) Applicant Sri R. Ramesh Babu S/o A. Ramachandraiah Shetty, Sadaramangala Village, K.R. Puram Hobli, Bangalore East Taluk, Bangalore- for information.
- 6) Office copy.

Sd/-  
Deputy Commissioner,  
Bangalore District, Bangalore.



## ಬೃಹತ್ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ

ಮುಖ್ಯ ಅಭಿಯಂತರರು, ಬೃಹತ್ ಮಳೆ ನೀರುಗಾಲುವೆ, 9ನೇ ಮಹಡಿ, ಜಯನಗರ ವಾಣಿಜ್ಯ ಸಂಕೀರ್ಣ,  
ಜಯನಗರ, ಬೆಂಗಳೂರು-560 011

ಸಂಖ್ಯೆ:ಬಿಬಿಎಂಪಿ/ಮು.ಅ(ಬೃ.ನೀ.ಗಾ)/ಪಿ.ಆರ್/603/2021-22

ದಿನಾಂಕ: 27.08.2021

### ಹಿಂಬರಹ

ವಿಷಯ: ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು, ಕೆ.ಆರ್.ಪುರಂ ಹೋಬಳಿ, ಸಾದರಮಂಗಲ ಗ್ರಾಮದ,  
ಸರ್ವೆ ನಂ.3/1ಎ3, 8/5, 9/7 ಮತ್ತು 30/3ರಲ್ಲಿ ಗ್ರಾಮ ನಕ್ಷೆಯಂತೆ ಸರ್ವೆ ನಂ.9/7  
ಮತ್ತು 30/3ರ ಮಧ್ಯಭಾಗದ ಸ್ವತ್ತಿನ ಉತ್ತರ-ದಕ್ಷಿಣ ಭಾಗದಲ್ಲಿ ಹರಿಯುತ್ತಿರುವ ನಾಲೆಯ  
ವರ್ಗೀಕರಣ ಮತ್ತು ಬಫರ್ ಅನ್ವಯಿಸುವ ಕುರಿತು ಹಿಂಬರಹ ನೀಡುವ ಬಗ್ಗೆ.

ಉಲ್ಲೇಖ: ತಮ್ಮ ಮನವಿ ಪತ್ರ ದಿನಾಂಕ:21.08.2021

\* \* \* \* \*

ಮೇಲ್ಕಂಡ ವಿಷಯಕ್ಕೆ ಸಂಬಂಧಿಸಿದಂತೆ, ಉಲ್ಲೇಖಿತ ಪತ್ರದಂತೆ ಪ್ರಶ್ನಿತ ಸ್ವತ್ತಾದ ಬೆಂಗಳೂರು ಪೂರ್ವ  
ತಾಲ್ಲೂಕು, ಕೆ.ಆರ್.ಪುರಂ ಹೋಬಳಿ, ಸಾದರಮಂಗಲ ಗ್ರಾಮದ, ಸರ್ವೆ ನಂ.3/1ಎ3, 8/5, 9/7 ಮತ್ತು 30/3ರ  
ಸ್ಥಳವನ್ನು ದಿನಾಂಕ:25.08.2021 ರಂದು ಪರಿಶೀಲಿಸಲಾಯಿತು.

- ಸದರಿ ಪ್ರಶ್ನಿತ ಸ್ವತ್ತನ್ನು ಸಾದರಮಂಗಲ ಗ್ರಾಮ ನಕ್ಷೆಯೊಂದಿಗೆ ಪರಿಶೀಲಿಸಲಾಗಿ, ಪ್ರಶ್ನಿತ ಮನವಿ ಪತ್ರದಲ್ಲಿ  
ಕೋರಿರುವಂತೆ ಸರ್ವೆ ನಂ.3/1ಎ3, 8/5, 9/7 ಮತ್ತು 30/3ರ ಒಟ್ಟು 04 ಸರ್ವೆ ನಂಬರ್‌ಗಳ ಮಧ್ಯದಲ್ಲಿ  
ಬರುವ ನಾಲೆಯ ಬಗ್ಗೆ ಮಾಹಿತಿಯನ್ನು ಕೋರಲಾಗಿರುತ್ತದೆ.
- ಪ್ರಶ್ನಿತ ಸ್ವತ್ತಿನ ಅಂದರೆ, ಸರ್ವೆ ನಂ.3/1ಎ3, 9/7 ಮತ್ತು 30/3ಎ ಮಧ್ಯದಲ್ಲಿ ಹರಿಯುತ್ತಿರುವ  
ನಾಲೆಯನ್ನು ಪರಿಶೀಲಿಸಲಾಗಿ, ಸದರಿ ನಾಲೆಯು ಸ್ಥಳೀಯವಾಗಿ ಸರ್ವೆ ನಂ.9ರಲ್ಲಿ ಹುಟ್ಟಿ  
ಸಾದರಮಂಗಲದಿಂದ ಹೊಸಕೋಟೆಗೆ ಸಂಪರ್ಕಿಸುವ ರಸ್ತೆಯಲ್ಲಿ ಕೊನೆಗೊಳ್ಳುತ್ತಿರುತ್ತದೆ. ಸದರಿ ನಾಲೆಯು  
ಒಂದು ಗೆರೆಯ ಕೃಷಿಗಾಲುವೆಯಾಗಿರುವುದು ಕಂಡುಬಂದಿರುತ್ತದೆ.
- ಮುಂದುವರೆದು, ಸದರಿ ಪ್ರಶ್ನಿತ ಸ್ವತ್ತನ್ನು ಆರ್.ಎಂ.ಪಿ-2015ರ ನಕ್ಷೆಯೊಂದಿಗೆ ಪರಿಶೀಲಿಸಲಾಗಿ, ಸದರಿ  
ನಾಲೆಯನ್ನು ಉಲ್ಲೇಖಿಸಿರುವುದಿಲ್ಲ.
- ಮುಂದುವರೆದು, ಸದರಿ ಮಾಲೀಕರು ಸರ್ವೆ ನಂ.09 ಮತ್ತು 30ರಲ್ಲಿ ಇದ್ದಂತಹ ನಾಲೆಯನ್ನು ಸರ್ವೆ  
ನಂ.3/1ಎ3ಗೆ ಪಥ ಬದಲಾವಣೆ ಮಾಡಿ ವರ್ಗಾಯಿಸಿರುವುದು ಕಂಡುಬಂದಿರುತ್ತದೆ ಮತ್ತು ಹೆಚ್ಚುವರಿ 5.15  
ಗುಂಟೆ ಜಮೀನನ್ನು ನೀರುಗಾಲುವೆಗೆ ಮೀಸಲಿಟ್ಟಿರುವುದು ಕಂಡುಬಂದಿರುತ್ತದೆ. ಆದರೆ, ಪ್ರಸ್ತುತ ಸದರಿ  
ಜಾಗದಲ್ಲಿ ಯಾವುದೇ ನೀರುಗಾಲುವೆಯ ಆಸ್ತಿತ್ವ ಕಂಡುಬಂದಿರುವುದಿಲ್ಲ.

ಈ ಹಿನ್ನೆಲೆಯಲ್ಲಿ ಸದರಿ ಪ್ರಶ್ನಿತ ಸ್ವತ್ತಾದ ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು, ಕೆ.ಆರ್.ಪುರಂ ಹೋಬಳಿ,  
ಸಾದರಮಂಗಲ ಗ್ರಾಮದ, ಸರ್ವೆ ನಂ.3/1ಎ3, 8/5, 9/7 ಮತ್ತು 30/3ರಲ್ಲಿ ಗ್ರಾಮ ನಕ್ಷೆಯಂತೆ ಸರ್ವೆ ನಂ.9/7 ಮತ್ತು  
30/3ರ ಮಧ್ಯಭಾಗದಲ್ಲಿ ತೋರಿಸಿರುವ ನೀರುಗಾಲುವೆಯು ಸಂಪರ್ಕ ಕಾಲುವೆಯಾಗಿದ್ದು (Lead of Drain),  
ಯಾವುದೇ ಪ್ರಥಮ/ದ್ವಿತೀಯ/ತೃತೀಯ ಹಂತದ ವರ್ಗಕ್ಕೆ ಸೇರುವುದಿಲ್ಲವೆಂದು ಮತ್ತು ಯಾವುದೇ ಬಫರ್  
ಅನ್ವಯಿಸುವುದಿಲ್ಲವೆಂದು ಮತ್ತು ಸದರಿ ನಾಲೆಯನ್ನು ಈಗಾಗಲೇ ಸರ್ವೆ ನಂ.3/1ಎ3ಕ್ಕೆ ಪಥ ಬದಲಾವಣೆ  
ಮಾಡಿರುವುದರಿಂದ ಸದರಿ ಪ್ರದೇಶದಲ್ಲಿ 5.15 ಗುಂಟೆಗಳನ್ನು ಸಂಪರ್ಕ ಕಾಲುವೆಗೆ (Lead of Drain)  
ಮೀಸಲಿಡಬೇಕಾಗುತ್ತದೆ ಎಂದು ಅಭಿಪ್ರಾಯಿಸುತ್ತಾ ಹಿಂಬರಹ ನೀಡಲಾಗಿದೆ.

ಮುಖ್ಯ ಅಭಿಯಂತರರು  
ಬೃಹತ್ ನೀರುಗಾಲುವೆ, ಬಿಬಿಎಂಪಿ

27/8/21

ಲಲಿಗೇ,

ಮೌಯುನ್ಸೆಟೆಡ್ ಪ್ರಾಜೆಕ್ಟ್ ರವರ ಪರವಾಗಿ  
ವ್ಯವಸ್ಥಾಪಕ ಪಾಲುದಾರರಾದ  
ಆರ್.ಗಂಗಾಧರ್ & ಎಸ್.ಪ್ರದೀಪ್,  
ನಂ.317, ಬಾಳನೂರು ಗ್ರಾಮ,  
ಕಾಡುಗೋಡಿ, ಬೆಂಗಳೂರು

Translation copy-

**BRUHAT BANGALORE MAHANAGARA PALIKE**  
Chief Engineer, Major Rain Channel, 9<sup>th</sup> Floor, Jayanagar  
Commercial Complex, Jayanagar, Bangalore-560 011

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No.BBMP/CE(MWC)/PR/603/2011-12      Date : 27-08-2021

**ENDORSEMENT**

Sub :- Issue of endorsement about classification of Channel and about applicability of buffer zone of the channel flowing on north-south portion middle portion of property bearing Sy No.9/7 and 30/3 as per the village map in Sy No.30/1A3, 8/5,9/7 and 30/1 of Sadaramangala Village, K.R.Puram Hobli, Bangalore East Taluk -reg.

Ref:- Your representation dated 21-08-2021.  
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With regard to aforesaid subject, as per the letter referred above the property in question spot inspection was conducted on 25-08-2021 in respect of land bearing

Sy No.3/1A3, 8/5, 9/7 and 30/3 of Sadaramangala Village, K.R.Puram Hobli, Bangalore East Taluk .

\* The said property in question on verifying the same with Sadaramangala village map, in the representation as sought the information about the channel coming between Sy No.3/1A3, 8/5, 9/7 and 30/3, in total middle portion of 04 survey number.

\* The property in question, the channel which is flowing in the middlepart of Sy No.3/1A3, 9/7 and 30/3A, on verifying the same the said channel locally born in Sy No.9 and ending at road connect from Sadaramangala to Hoskote. The said channel is one line agriculture channel as it appears.

\* Further, the said property in question on verifying with R.M.P-2015 sketch, the said channel has not been quoted therein.

\* Further, the said landlord diverted te said channel which was existing in Sy No.09 and 30 towards Sy No.3/1A3 by changing the track as it appears and the additional 5.15 guntas of land reserved for water channel as it appears. But, at present in the said place there are no any water channel is existing as it appears.

On this ground the said property in question bearing Sy No.3/1A3, 8/5, 0/7 and 30/3 of Sadaramangala village, K.R. Puram Hobli, Bangalore East Taluk, as per the village sketch in the middle portion of Sy No.9/7 as shown the water channel is approaching channel (lead of Drain) and hence in the said area 5.15 guntas to be reserved for link channel and by opining the same this endorsement given.

Sd/-

// True copy //

Translation copy-

BRUHAT BANGALORE MAHANAGARA PALIKE  
Assistant Director, Urban Planning, Mahadevapura  
Range, Bangalore.

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No. BBMP/UP/DD/08/2022-2      Date: 08-02-2022

**“COMMENCEMENT CERTIFICATE “**

Sub :-      On Line L.P.No.BBMP/ Ad.com./  
MDP/ 0728/2021-22 obtained on 27-  
04-2022 the building plan license for  
proceeding with residential apartment  
building construction work and for  
which to issue Commencement  
Certificate -reg.

Ref:-      Your representation dated 01-07-2022.  
\*\*\*\*\*

The land bearing Sy No.9/7, 8/5, 30/3, 3/1A  
(old) 3/1A3 (New) khatha No.983, situated at  
Sadaramangala Village, K.R. Puram Hobli, Bangalore  
East Taluk, the said property inspected on 04-07-  
2022 by the Assistant Engineer along with Assistant  
Director, Urban Planning, Mahadevapura Range, that

in the stilt floor pillars formed which is constructed as per bylaw and the sketch given approval given through internet of Bruhat Bangalore Mahanagara Palike, vide L.P.No. BBMP/ Ad.com./ MDP/ 0728/2021-22 dated 27-04-2022 and by comparing the same all the setbacks which formed appears as per the approved plan. In order to get Commencement Certificate the charge payable Rs.7,81,650-00 is to be remitted for which it was instructed, you have remitted D.Ds for a sum of Rs.7,81,650-00, vide D.D No.004250 dated 02-08-2022 and submitted to this office on 02-08-2022, the said amount remitted to the Treasury of Bruhat Bangalore Mahanagara Palike on 02-08-2022.

Therefore, subject to the conditions hereunder to proceed with the work the approval given herein.

- Supporting Document Proof of industry  
ensure that the
1. The work to be taken up strictly as per the approved plan and building bylaw without making any changes, modification or violations.
  2. That for having taken up the work, the foundation or pillars support or pillars confirmation on completion of said work on reaching the said stage the construction work for having taken up as per the approved plan and building bylaw in order to facilitate to inspect and verify the work the message is to be sent to Mahanagara Palike also after completion of the building to take possession certificate the message is to be sent to Bruhat Bangalore Mahanagara Palike also obtain possession certificate.
  - 3) The instructions that may be given from time to time by the Bruhat Bangalore Mahanagara Palike

is to be complied and also the conditions imposed  
at the time of grant to which binding upon.

Yours faithfully,  
Sd/-  
Assistant Director  
Urban Planning  
Mahadevapura Range,  
BBMP, Bangalore.

To:

Sri Ramesh Babu,  
Sri Satthyapal,  
M/s United Projects Suncity,  
Rep. by Sri M. Panchaksharaiah Hiremath,  
Sri R. Suresh  
Khatha No.983,  
Survey No.9/7, 8/5, 30/3, 3/1A (old) 3/1A3 (New),  
Sadaramangala Village,  
K.R. Puram Hobli, Bangalore

// True copy //



**BRUHAT BENGALURU MAHANAGARA PALIKE**  
Office of the Assistant Director Town Planning – (Mahadevapura), RHB colony, Whitefield  
main road, Bengaluru-560048

Licence Sl. No. BBMP/CC/1002/22-23

LP.No: BBMP/Ad.Com./MDP/0728/21-22

Project No.: PRJ/12696/21-22

**BUILDING LICENCE**

The request of the Katha Holder/GPA Holder Sri / Smt / M/s. MS UNITED PROJECTS SUNCITY REP BY MANAGING PARTNERS M PANCHAKSHARAIHAH HIREMATH AND OTHERS dated. 19 March, 2022 to issue licence / building plan approval for the construction of building at Property No./PID No. 983 ,Sadaramangala Village, K.R. Puram Hobli, Bangalore,3/1A3, 8/5, 9/7 & 30/3 Ward No: Ward-054 ,Mahadevapura Zone under the jurisdiction of Bruhat Bengaluru Mahanagara Palike has been accepted by the EoDB-JC Mahadevapura ,BBMP on Date. 23 March, 2022.

The prescribed fee for Building Plan Sanction as intimated vide revised demand notice dated. 23 March, 2022 is remitted by the applicant amounting to Rs. 19448697 by Net banking/Credit Card/Debit Card on Receipt Number. BBMP/EoDB/RC/32027/21-22 on Date 18 March, 2022, BBMP/EoDB/RC/2709/22-23 on Date 26 April, 2022, towards CANARA BANK, BBMP Branch A/C No. 8401132000014. Further Labour Cess Amount of Rs. 1000 is remitted by the applicant to the Building & other construction workers welfare board, through Net banking/Credit Card/Debit Card/NEFT/RTGS on BBMP/EoDB/RC/2715/22-23 Dated 26 April, 2022 towards Canara Bank, Hombegowda Nagar A/C No:1371101079786

Approval for Building Plans is hereby accorded subject to the conditions annexed, for the construction of building/s detailed below in the Site Area 19,668.89 Sq.m.

Sl.no.	Building / Block Details	Building Use	Total No. of floors	Tenements	Height (m)	Total Built-up area (sq.m.)
1	WING 2 (RESIDENTIAL BUILDING)	/Residential	1Stilt + 1Ground + 3	188	14.99	25969.66
2	WING 1 (RESIDENTIAL BUILDING)	/Residential	1Stilt + 1Ground + 3	216	14.99	28960.31

Permission is hereby accorded under section 301 of KMC Act 1976 for the New (FRESH PLAN SANCTION) of Building and is subject to the conditions and sanctioned detailed plans annexed to this Licence. In case of failure to adhere / comply to sanction plans / conditions imposed, action will be initiated as per section 321 and 462 of KMC Act 1976. This License is valid for a period of two years from this day.

- Enclosures. 1) Licence Conditions  
2) Building Plans



Digitally signed by PRAKASH M  
DHARESHWAR  
Date: 2022.04.27 17:31:51  
Project No.:PRJ/12696/21-22IN  
Organization :Bruhat Bengaluru Mahanagara  
Palike  
Designation :Assistant Director Town Planning  
(ADTP)  
FileNo :BBMP/Ad.Com./MDP/0728/21-22

To,

M/s, Sri MS UNITED PROJECTS SUNCITY REP BY MANAGING PARTNERS M PANCHAKSHARAIHAH HIREMATH AND OTHERS

Dommasandra Village Bidarahalli Hobli Bangalore 560067



## ಬೃಹತ್ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ

ಸಹಾಯಕ ನಿರ್ದೇಶಕರು ನಗರ ಯೋಜನೆ, ಮಹದೇವಪುರ ವಲಯ, ಬೆಂಗಳೂರು.

ಸಂಖ್ಯೆ: ಬಿಬಿಎಂಪಿ/ನಯೋ/ಮವ/08/2022-23

ದಿನಾಂಕ: 02/08/2022

### “ಪ್ರಾರಂಭಿಕ ಪ್ರಮಾಣ ಪತ್ರ”

**ವಿಷಯ:-** On Line LP No.BBMP/Ad.Com./MDP/0728/2021-22 ದಿನಾಂಕ:27/04/2022 ರಂದು ಕಟ್ಟಡ ನಕ್ಷೆ ಪರಿವಾನಿಗೆ ಪಡೆದಿರುವ Residential Apartment ಕಟ್ಟಡ ನಿರ್ಮಾಣವನ್ನು ಮುಂದುವರೆಸಲು ಪ್ರಾರಂಭಿಕ ಪ್ರಮಾಣ ಪತ್ರ ನೀಡುವ ಬಗ್ಗೆ.

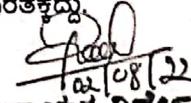
**ಉಲ್ಲೇಖ:-** ತಮ್ಮ ಮನವಿ ಪತ್ರದ ದಿನಾಂಕ:01/07/2022

\*\*\*\*\*

ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು, ಕೆ.ಆರ್.ಪುರಂ ಹೋಬಳಿ, ಸಾದರಮಂಗಲ ಗ್ರಾಮ, ಸರ್ವೆ ನಂ.9/7, 8/5, 30/3, 3/1A (Old), 3/1A3 (New) ಖಾತಾ ಸಂಖ್ಯೆ.983 ರ ಅಸ್ತಿಯನ್ನು ದಿನಾಂಕ:04/07/2022 ರಂದು ಸಹಾಯಕ ನಿರ್ದೇಶಕರು, ನಗರ ಯೋಜನೆ, ಮಹದೇವಪುರ ವಲಯ ರವರು ಸಹಾಯಕ ಅಭಿಯಂತರರೊಡನೆ ಪರಿವೀಕ್ಷಣೆ ಮಾಡಲಾಗಿ ಸ್ವಿಲ್ಡ್ ಅಂತಸ್ತಿನಲ್ಲಿ ನಿರ್ಮಿಸಿರುವ ಸ್ತಂಭಗಳನ್ನು ಬೃಹತ್ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆಯ, ಅಂತರ್ಜಾಲ ತಂತ್ರಾಂಶದ ಮೂಲಕ ಎಲ್.ಪಿ.ಸಂಖ್ಯೆ.BBMP/Ad.Com./MDP/0728/2021-22 (Project No.PRJ/12696/21-22) ದಿನಾಂಕ:27/04/2022 ರಂದು ಮಂಜೂರಾಗಿರುವ ನಕ್ಷೆಗೆ ಹೋಲಿಕೆ ಮಾಡಲಾಗಿ ಈ ನಡುಜಾಗಗಳು ಮಂಜೂರಾತಿ ನೀಡಿರುವ ನಕ್ಷೆಯಂತೆ ಬೈಲಾ ಪ್ರಕಾರ ಇರುವುದು ಕಂಡುಬಂದಿದೆ. ಪ್ರಾರಂಭಿಕ ಪ್ರಮಾಣ ಪತ್ರ ಪಡೆಯಲು ಪಾವತಿಸಬೇಕಾದ ಶುಲ್ಕ ರೂ.7,81,650=00 ಗಳನ್ನು ಪಾವತಿಸಲು ತಿಳಿಸಿದ್ದು, ತಾವು ರೂ.7,81,650=00 ಡಿ.ಡಿ.ಸಂಖ್ಯೆ.004250, ದಿ:02/08/2022 ರಂದು ಪಡೆದಿರುವ ಡಿ.ಡಿ.ಗಳನ್ನು ದಿನಾಂಕ:02/08/2022 ರಲ್ಲಿ ಈ ಕಛೇರಿಗೆ ಸಲ್ಲಿಸಿದ್ದು, ಸದರಿ ಮೊತ್ತವನ್ನು ದಿನಾಂಕ:02/08/2022 ರಂದು ಬೃಹತ್ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ ಬೊಕ್ಕಸಕ್ಕೆ ಪಾವತಿಸಲಾಗಿದೆ.

ಆದ್ದರಿಂದ ಕೆಳಕಂಡ ಷರತ್ತುಗಳಿಗೆ ಒಳಪಟ್ಟು ಕಾಮಗಾರಿಯನ್ನು ಮುಂದುವರೆಸಲು ಈ ಮೂಲಕ ಅನುಮೋದನೆ ನೀಡಲಾಗಿದೆ.

- 1) ಯಾವುದೇ ಬದಲಾವಣೆಗಳನ್ನಾಗಲೀ, ಮಾರ್ಪಾಡುಗಳನ್ನಾಗಲೀ ಅಥವಾ ಉಲ್ಲಂಘನೆಗಳನ್ನಾಗಲೀ ಮಾಡದೆ ಕಟ್ಟುನಿಟ್ಟಾಗಿ ಮಂಜೂರಾತಿ ನೀಡಿರುವ ನಕ್ಷೆಯ ಮತ್ತು ಕಟ್ಟಡ ಉಪವಿಧಿಗಳ ಪ್ರಕಾರವೇ ಕಾಮಗಾರಿಯನ್ನು ಕೈಗೊಳ್ಳತಕ್ಕದ್ದು.
- 2) ಕಾಮಗಾರಿಯು, ಅಡಿಪಾಯದ ಅಥವಾ ಸ್ತಂಭಗಳ ಆಧಾರ ಅಥವಾ ಸ್ತಂಭಗಳ ಸ್ಥಿರೀಕರಣ ಕಾರ್ಯವು ಪೂರ್ಣಗೊಂಡ ಹಂತವನ್ನು ತಲುಪಿದಾಗ ನಿರ್ಮಾಣವನ್ನು ಮಂಜೂರಾತಿ ನೀಡಿರುವ ನಕ್ಷೆಯ ಮತ್ತು ಕಟ್ಟಡ ಉಪವಿಧಿಗಳ ಪ್ರಕಾರ ಕೈಗೊಂಡಿರುವ ಬಗ್ಗೆ ಕಾಮಗಾರಿಯನ್ನು ಪರಿವೀಕ್ಷಣೆ ಮತ್ತು ಶೋಧನೆ ಮಾಡಲು ನೆರವು ನೀಡುವ ದೃಷ್ಟಿಯಿಂದ ಮಹಾನಗರ ಪಾಲಿಕೆಗೆ ಸಂದೇಶವನ್ನು ಕಳುಹಿಸತಕ್ಕದ್ದು ಹಾಗೂ ಕಟ್ಟಡ ಪೂರ್ಣಗೊಂಡ ನಂತರ ಸ್ವಾಧೀನಾನುಭವ ಪತ್ರವನ್ನು ಪಡೆಯಲು ಬೃಹತ್ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆಗೆ ಸಂದೇಶವನ್ನು ಕಳುಹಿಸತಕ್ಕದ್ದು ಹಾಗೂ ಸ್ವಾಧೀನಾನುಭವ ಪತ್ರವನ್ನು ಪಡೆಯುವುದು.
- 3) ಕಾಲಕಾಲಕ್ಕೆ ಸಂದರ್ಭಾನುಸಾರ ಬೃಹತ್ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆಯು ನೀಡುವ ಸೂಚನೆಗಳನ್ನು ಪಾಲಿಸತಕ್ಕದ್ದು ಹಾಗೂ ಮಂಜೂರಾತಿ ಸಮಯದಲ್ಲೇ ನೀಡಿರುವ ಷರತ್ತುಗಳಿಗೆ ಬದ್ಧರಾಗಿರತಕ್ಕದ್ದು.

  
 ಸಹಾಯಕ ನಿರ್ದೇಶಕರು  
 ನಗರ ಯೋಜನೆ, ಮಹದೇವಪುರ ವಲಯ  
 ಬಿ.ಬಿ.ಎಂ.ಪಿ. ಬೆಂಗಳೂರು  
 ದಿ.02.08.2022

ರವರಿಗೆ,

Sri R Ramesh Babu,  
 Sri P K Sathyapal,  
 M/s United Projects Suncity,  
 Rep by Sri M Panchaksharalah Hiremath,  
 Sri R Suresh  
 Khatha No.983,  
 Survey No.9/7, 8/5, 30/3, 3/1A (Old), 3/1A3 (New)  
 Sadaramangala Village, K R Puram Hobli  
 Bangalore.

