

BEFORE THE NATIONAL GREEN TRIBUNAL (SZ) CHENNAI

Application No. 143 of 2021(SZ)

Sri Paramesh
Bengaluru - 560067

... Applicant

Vs

The Deputy Commissioner
Bengaluru urban District
And 13 others

... Respondents

INDEX TO LIST OF DOCUMENTS

S.No.	DATE	DESCRIPTION	PAGE No
1	29.05.2019 & 03.06.2019	Land conversion orders by the Deputy Commissioner, Bangalore Urban District (with translation) Annexure-B1	1-14
2	Aug, 2019	Application filed by R.Anjinappa to the Tahasildar, K.R. Puram, for Shifting the Feeder Canal (with translation) - Annexure-B 2	15-17
3	19.08.2019	Report of taluk surveyor (with translation) - Annexure-B 3	18-19
4	19.08.2019	Notice issued by Tashildar to Land owner and to Assistant Director of Land Records (with translation) - Annexure-B 4	20-21
5		The updated sketch signed by the all the authorities for shifting of Feeder canal (with translation) - Annexure-B 5	22-24
6	04.09.2020	Environmental clearance from the State Level Environment Impact Assessment Authority - Karnataka - Annexure-B 6	25-36
7	23.12.2020	Consent for Establishment of the project from the Pollution Control - Annexure-B 7	37-41
8	05.08.2021	NoC issued by Bangalore Water Supply and Sewerage Board also (with translation) - Annexure-B 8	42-43
9	11.08.2020	Real Estate Regulatory Authority (RERA)	44

Page no:

Corrections:

		Karnataka registration certificate- Annexure-B 9	
10	09.07.2019	The A-Katha extracts and certificates for S.No.31/1 & 34/1 issued by BBMP authorities (with translation)- Annexure-B 10 series (4 nos)	45-52
11		Revised settlement Akarbandh for S.No.31/1 (with translation) - Annexure-B 11	53-54
12		Revised settlement Akarbandh for S.No. 34/1 (with translation) - Annexure-B 12	55-56
13	03.02.2023	Order of Deputy Commissioner, the 1 st Respondent confirming the change of route and for shifting of Feeder canal (with translation) - Annexure-B 13	57-65
14	Feb, 2023	Photographs - Annexure-B 14	66

It is certified that the above documents are true copies of the respective originals.

Dated at Chennai on this the 19th day of February, 2023



COUNSEL for R 13 & R14

No: ALN (EBK) SR: 35/18-19



LAND10017140

ಜಿಲ್ಲಾಧಿಕಾರಿಗಳ ಕಾರ್ಯಾಲಯ ಬೆಂಗಳೂರು ನಗರ ಜಿಲ್ಲೆ

ಸಂಖ್ಯೆ: LAND10017140

ದಿನಾಂಕ: 19/05/2019

ಅಧಿಕೃತ ಜ್ಞಾಪನ

ವಿಷಯ: ಬೆಂಗಳೂರು ನಗರ ಜಿಲ್ಲೆ, ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು ಬಿದರಹಳ್ಳಿ, ಹೋಬಳಿ, ಕುಂಬೆನ ಅಗೃಹಾರ ಗ್ರಾಮದ ಸ.ನಂ: 317/1 ರಲ್ಲಿ 0.16.0.00 ಎಕರೆ ಗುಂಟೆ ವಿಸ್ತೀರ್ಣದ ವ್ಯವಸಾಯದ ಜಮೀನನ್ನು ವ್ಯವಸಾಯಾತರ Residential - Personal ಉದ್ದೇಶಕ್ಕಾಗಿ ಭೂ ಪರಿವರ್ತನೆ ಕೋರಿ ಶ್ರೀ: ಆರ್.ಅಂಜನಪ್ಪ ರವರು ಸಲ್ಲಿಸಿರುವ ಅರ್ಜಿ ದಿನಾಂಕ 01/02/2019

ಉಲ್ಲೇಖ: 1. ತಪರಿಲ್ಲಾರರು, ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು, ರವರ ಪತ್ನಿ ಸಂಖ್ಯೆ, ಎಎಲ್‌ಎನ್(ಶಾ)ಸಿಆರ್:55/18-19 ದಿನಾಂಕ 22.02/2019.
2. ಭೂ ಪರಿವರ್ತನಾ ಶುಲ್ಕ, ರೂ 31780 ಪೂರೈ ಶುಲ್ಕ, ರೂ 55 ದಂದ ಶುಲ್ಕ, ರೂ 0 ಹಾಗೂ ಐರಾಬು ಶುಲ್ಕ, ರೂ 0 ಒಟ್ಟು ರೂ 21835 ಗಳನ್ನು ಡಿ. ಡಿ ಚಲನ್ ಸಂ: J031460819 ದಿನಾಂಕ 03/05/2019 ರಂದು ಐಜಾನೆಗೆ ಅರ್ಪಿಸಿರುವುದು ಮಾಹಿತಿಯಾಗಿರುತ್ತದೆ.

ಕರ್ನಾಟಕ ಭೂ ಕಂದಾಯ ಅಧಿನಿಯಮ 1964 ರ ಕಲಂ 95 (2), 95(4) ಮತ್ತು 95(7) ರ ಪರಿಕರಗಳ ಹಾಗೂ ಈ ಕೆಳಕಂಡಿರುವ ಪರಿಶೋಧನಾ ನಿಯಮಗಳು. ಕರ್ನಾಟಕ ಭೂ ಕಂದಾಯ (ನಿರೀಕ್ಷೆ) ನಿಯಮಗಳು 1994 ರ ನಿಯಮ 107(1) ರಂತೆ ಎಕರೆ 2.0000, ರೂ 54450.0000 (ರೂಪಾಯಿಗಳು) ಐವತ್ತು ನಾಲ್ಕು ಸಾವಿರ ನಾಲ್ಕು ನೂರು ಐವತ್ತು ರೂಪಾಯಿಗಳು ಮಾತ್ರ ಗಳಿಸಿ ಅರ್ಜಿದಾರರು ಉಲ್ಲೇಖ(2) ರಲ್ಲಿ ನಮೂದಿಸಿರುವಂತೆ ಹಣವನ್ನು ಜಮಾ ಮಾಡಿದ ಮೇರೆಗೆ ಅರ್ಜಿದಾರರಾದ ಶ್ರೀ ಆರ್.ಅಂಜನಪ್ಪ ರವರ ಅರ್ಜಿಯನ್ನು ಪರಿಗಣಿಸಿ ಬಿದರಹಳ್ಳಿ, ಹೋಬಳಿ, ಕುಂಬೆನ ಅಗೃಹಾರ ಗ್ರಾಮದ ಸ.ನಂ: 317/1 ರಲ್ಲಿ 0.16.0.00 ಎಕರೆ ಒಟ್ಟು 0.16.0.00 ಎಕರೆ ಗುಂಟೆ ವಿಸ್ತೀರ್ಣದ ವ್ಯವಸಾಯದ ಜಮೀನನ್ನು ವ್ಯವಸಾಯಾತರ Residential | Personal ಉದ್ದೇಶಕ್ಕಾಗಿ ಬಳಸಲು ಈ ಕೆಳಕಂಡ ಪರಿಶೋಧನಾ ನಿಯಮಗಳನ್ನು ಜಾರಿ ಮಾಡುವುದು.

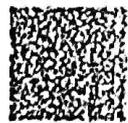
1. ಈ ಭೂಮಿಯು ಯಾವ ಉದ್ದೇಶಕ್ಕಾಗಿ ಪರಿವರ್ತನೆಯಾಗಿದೆಯೋ ಆ ಉದ್ದೇಶಕ್ಕೆ ಉಪಯೋಗಿಸಿಕೊಳ್ಳಲು ಸಕ್ರಮ ಪ್ರಾಧಿಕಾರಿಯಿಂದ ಅಂದರೆ ಅಭಿವೃದ್ಧಿ ಮಂಡಳಿ ಸಿಎಂಐಟಿಎಂಐಸಿಮಾಲಿಸ್, ನಿಯಂತ್ರಣ ಮಂಡಳಿಗ್ರಾಮ ಪಂಚಾಯತ್‌ಗಳಿಂದ ಮಂಜೂರಾತಿಯನ್ನು ಪಡೆಯದ ಹೊರತು ಈ ಅಧಿಕೃತ ಅನುಭವದಾರನಿಗೆ ಯಾವುದೇ ಹಕ್ಕನ್ನು ನೀಡುವುದಿಲ್ಲ.
2. ಈ ಭೂಪರಿವರ್ತಿತ ಜಮೀನನ್ನು Residential | Personal ಉದ್ದೇಶಕ್ಕಾಗಿ ಮಾತ್ರ ಉಪಯೋಗಿಸಿಕೊಳ್ಳತಕ್ಕದ್ದು. ಈ ಜಮೀನನ್ನು ಪೂರ್ವಾಸುಮತಿ ಇಲ್ಲದ ದೇರೆ ಉದ್ದೇಶಕ್ಕಾಗಿ ಉಪಯೋಗಿಸಬಾರದು.
3. ಈ ಜಮೀನಿನಲ್ಲಿ ಉದ್ದೇಶಿಸಿರುವ ಬಡಾವಣೆ ನಕ್ಷೆ ಹಾಗೂ ಪರಿವಾಸಿಗ ಇತ್ಯಾದಿಗಳನ್ನು BUA (ಪ್ರಾಧಿಕಾರ / ನಗರಪಾಲಿಕೆ/ಇತ್ಯಾದಿ) ರವರಿಂದ ಅನುಮೋದಿಸಿಕೊಂಡು ಆ ನಂತರ ಅನುಮೋದನೆಗೊಂಡ ನಕ್ಷೆಗೆ ಅನುಸಾರವಾಗಿ ಕಟ್ಟಡವನ್ನು ಕಟ್ಟುವುದು. ಸದರಿ ಜಮೀನಿನಲ್ಲಿ ಲೇಔಟ್ ಜ್ಞಾನಿ ಅನುಮೋದನೆ ಪಡೆಯದ ಪರಿಚಾರ ಮಾಡಬಾರದು.
4. ಇತರ ಅವಶ್ಯವಾದ ರಸ್ತೆ ಜಾಗ, ರಸ್ತೆ ಮಾರ್ಜಿಂಗ್, ಖಾಲಿ ಜಾಗ ಇತ್ಯಾದಿಗಳನ್ನು (ಪ್ರಾಧಿಕಾರ / ನಗರಪಾಲಿಕೆ/ಇತ್ಯಾದಿ) ರವರಿಂದ ಅನುಮೋದಿಸಿದ ಬಡಾವಣೆ ನಕ್ಷೆ ಪ್ರಕಾರ ಹಾಗೂ ನಿರ್ದಿಷ್ಟಪಡಿಸಿದ ನಿಯಮಗಳ ರೀತಿ, ಸದರಿ ಉದ್ದೇಶಕ್ಕಾಗಿ ಕಾಯ್ದಿರಿಸತಕ್ಕದ್ದು.
5. ಸಾರ್ವಜನಿಕ ಹಿತದೃಷ್ಟಿಯಿಂದ ಸದರಿ ಜಮೀನಿನಲ್ಲಿ ನಿವೇಶನದಾರರಿಗೆ ನಾಗರಿಕ ಸೌಲಭ್ಯಗಳಾದ ವಿದ್ಯುಚ್ಛಕ್ತಿ, ನೀರು ಸರಬರಾಜು ಒಳಬರಂದಿ ವ್ಯವಸ್ಥೆ, ಇತ್ಯಾದಿಗಳನ್ನು ಆರೋಗ್ಯ, ನೈರ್ಮಲ್ಯೋಪಕರಣ ಹಾಗೂ ಭದ್ರತೆಗಳ ಉದ್ದೇಶದಿಂದ ಎಲ್ಲಾ ಸೌಲಭ್ಯಗಳನ್ನು ಕಾನೂನು ರೀತಿ, ಒದಗಿಸಿಕೊಡುವುದು ಅರ್ಜಿದಾರರ ಜವಾಬ್ದಾರಿಯಾಗಿರುತ್ತದೆ.
6. ಈ ಜಮೀನಿಗೆ ತಾಕು ಪೂಜೆ ಐರಾಬು ಜಮೀನಿನಲ್ಲಿ ಕರ್ನಾಟಕ ಭೂ ಕಂದಾಯ ಕಾಯ್ದೆ 1964 ರ ಕಲಂ 67 ರಂತೆ ಸರ್ಕಾರದ ಉದ್ದೇಶಕ್ಕಾಗಿ ಕಾಯ್ದಿರಿಸತಕ್ಕದ್ದು ಹಾಗೂ ಪ್ರಸ್ತುತ ಭೂ ಪರಿವರ್ತನೆ ಒಳಪಟ್ಟಿರುವ ಕೆ, ಮಾರುಕಟ್ಟೆ ದರ ಮತ್ತು ಭೂ ಪರಿವರ್ತನೆ ಶುಲ್ಕ, ರೂ 0 ಪಾವತಿಸಿಕೊಳ್ಳಲಾಗಿದ್ದು Residential | Personal ಉದ್ದೇಶಕ್ಕಾಗಿ ಬಳಸಲು ಭೂ ಪರಿವರ್ತನೆ ನೀಡಿದ ಹಾಗೂ 317/1,0.2.0.00 ವಿಸ್ತೀರ್ಣ "ಬಿ" ಐರಾಬಿನಲ್ಲಿ ಬರುವ ಕಾರಣ ಇದನ್ನು ಸಾರ್ವಜನಿಕ ಉದ್ದೇಶಕ್ಕಾಗಿ ವಿಸ್ತರಿಸಲಾಗಿದೆ. ಈ ವಿಸ್ತೀರ್ಣದ ಮೇಲೆ ಅರ್ಜಿದಾರರಿಗೆ ಯಾವುದೇ ಹಕ್ಕು ಇರುವುದಿಲ್ಲ. ಈ "ಬಿ" ಐರಾಬಿನ ವಿಸ್ತೀರ್ಣದ ಹಕ್ಕು, ಯಾವಾಗಲೂ ಸರ್ಕಾರಕ್ಕೆ ಇರುತ್ತದೆ ತಹಶೀಲ್ದಾರ್ ರವರು ಈ ಬಾಬು ಆರ್ ಟಿ ಸಿ ಯಲ್ಲಿ ಸ್ಪಷ್ಟವಾಗಿ ನಮೂದಿಸತಕ್ಕದ್ದು.
7. ಸರ್ಕಾರದ ಅಧಿಕೃತ ಸಂಖ್ಯೆ ಬಿ.ಎ.ಎ.ಡಿ 7556-465-ಆರ್ ಮತ್ತು ಬಿ.6-54-5 ಮತ್ತು ಕೇಂದ್ರ ಸರ್ಕಾರದ ಸಾರಿಗೆ ಇಲಾಖೆಯ ಪತ್ರ ಸಂಖ್ಯೆ 7(11)*7, ದಿನಾಂಕ.1-1-1960 ರಂತೆ ಈ ಜಮೀನಿನಲ್ಲಿ ಕಟ್ಟಲು ಉದ್ದೇಶಿಸಿರುವ ಕಟ್ಟಡವು ರಾಷ್ಟ್ರೀಯ ಹಾಗೂ ರಾಜ್ಯ ಹೆದ್ದಾರಿಗೆ ಸಂಬಂಧಿಸಿದಂತೆ ರಸ್ತೆಯ ಮಧ್ಯಭಾಗದಿಂದ 40 ಮೀಟರ್ ಗಳ ಅಂತರವನ್ನು ಮತ್ತು ಜಿಲ್ಲಾ ಹೆದ್ದಾರಿಗೆ ಸಂಬಂಧಿಸಿದಂತೆ ರಸ್ತೆಯ ಮಧ್ಯಭಾಗದಿಂದ 25 ಮೀಟರ್ ಗಳ ಅಂತರವನ್ನು ಕಾಯ್ದಿರಿಸಬೇಕು ಹಾಗೂ ಈ ಖಾಲಿ ವ್ಯಾಜದಲ್ಲಿ ಯಾವುದೇ ಕಟ್ಟಡವನ್ನು ಕಟ್ಟಬಾರದು.
8. ಅರ್ಜಿದಾರರು ನಗರ ಭೂ ಪರಿಮಿತಿ ಕಾಯ್ದೆ 1976 ವಿಧಿ (1) ರ ಪ್ರಕಾರ ಸಕ್ರಮ ಪ್ರಾಧಿಕಾರದಲ್ಲಿ ಭೋಜನ ಪತ್ರವನ್ನು ಸಲ್ಲಿಸಿದಲ್ಲಿ ಈಗ ತಕ್ಷಣ ಅಂತಹ ಭೋಜನ ಪತ್ರವನ್ನು ಸಲ್ಲಿಸತಕ್ಕದ್ದು ಮತ್ತು ಈ ಅಧಿಕೃತದ ಪ್ರತಿಯನ್ನು ಸಂಬಂಧಪಟ್ಟ ಭೂ ಪರಿಮಿತಿ ಪ್ರಾಧಿಕಾರಕ್ಕೆ ಕಳುಹಿಸಲಾಗಿದೆ.
9. ಈ ಭೂ ಪರಿವರ್ತನಾ ಜಮೀನಿನಲ್ಲಿ ಸ್ಥಾಪಿಸಲಾಗುವ ಕೃಷಿಕರ ಭಿಟ್ಟಿಗಳ ಹೋಗಿ ಅನಿಲ ಇತರ ಕಲ್ಪನೆಗಳನ್ನು ಪರಿಣಾಮಕಾರಿಯಾಗಿ ತಡೆಗಟ್ಟಿ ಸಾರ್ವಜನಿಕರ ಆರೋಗ್ಯಕ್ಕೆ ಯಾವುದೇ ರೀತಿಯ ಹಾನಿಯಾಗದಂತೆ ಹಾಗೂ ಪರಿಸರ ಮಾಲಿನ್ಯವಾಗದಂತೆ ನೋಡಿಕೊಳ್ಳತಕ್ಕದ್ದು. ಕೃಷಿಕರ ಉದ್ದೇಶಕ್ಕಾಗಿ ಭೂ ಪರಿವರ್ತಿತ ಜಮೀನಿನಲ್ಲಿ ಸ್ಥಾಪಿಸುವ ಕೃಷಿಕರ ಭಿಟ್ಟಿಗಳು ಕರ್ನಾಟಕ ಮಾಲಿನ್ಯ ನಿಯಂತ್ರಣ ಮಂಡಳಿ/ಪರಿಸರ ಇಲಾಖೆಗಳ ಅನುಮತಿ ಹೊಂದಿರತಕ್ಕದ್ದು.
10. ಮೇಲಿಂದ ಯಾವುದೇ ಪರಿಶೋಧನಾ ಉಲ್ಲಂಘನೆಯಲ್ಲಿ ಈ ಭೂ ಪರಿವರ್ತನೆ ಅಧಿಕೃತ ಯಾವುದೇ ಸೂಚನೆ ನೀಡಿದ ರದ್ದುಗೊಳಿಸಲಾಗುವುದು ಮತ್ತು ಕರ್ನಾಟಕ ಭೂಕಂದಾಯ ಕಾಯ್ದೆ 1964 ರ ಕಲಂ 96 ರಂತೆ ದಂದ ಶುಲ್ಕವನ್ನು ವಿಧಿಸಲು ಮುಂದಿನ ಕ್ರಮ ತೆಗೆದುಕೊಳ್ಳಲಾಗುವುದು. ಅಲ್ಲದೆ ಈ ಜಮೀನಿನಲ್ಲಿ ಅನಧಿಕೃತವಾಗಿ ಕಟ್ಟಡ ಕಟ್ಟಡಗಳನ್ನು ಯಾವುದೇ ಪರಿಹಾರ ನೀಡದೆ ತೆರವುಗೊಳಿಸಲು ಕ್ರಮ ತೆಗೆದುಕೊಳ್ಳಲಾಗುವುದು. ಹಾಗೂ ಅದಕ್ಕೆ ತಗಲುವ ವೆಚ್ಚವನ್ನು ಭೂಕಂದಾಯ ಬಾಕಿ ಎಂದು ಖಾತೆದಾರರಿಂದ ವಸೂಲಿ ಮಾಡಲಾಗುವುದು.

ಇದ್ದೇಶವಿವರ

ಬೆಂಗಳೂರು ನಗರ ಜಿಲ್ಲೆ, ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು ಬಿದರಹಳ್ಳಿ, ಹೋಬಳಿ, ಕುಂಬೆನ ಅಗೃಹಾರ ಗ್ರಾಮದ ಸ.ನಂ: 317/1 ರಲ್ಲಿ 0.16.0.00 ಎಕರೆ ಗುಂಟೆ ವಿಸ್ತೀರ್ಣಕ್ಕೆ ಭೂ ಪರಿವರ್ತಿತ ಜಮೀನಿಗೆ ಬಹುಬಂದಿ:

ಸ.ನಂ	ವಿಸ್ತೀರ್ಣ	ಬಹುಬಂದಿ			
		ಪೂರ್ವಕ್ಕೆ	ಪಶ್ಚಿಮಕ್ಕೆ	ಉತ್ತರಕ್ಕೆ	ದಕ್ಷಿಣಕ್ಕೆ
317/1	0.16.0.00	ಸ.ನಂ 29	ಸ.ನಂ 32	ಲಾ.ಹಿ 2	ಸ.ನಂ 34

DC Name
B M VIJAYA SHANKAR



ಸಹಿ
ಜಿಲ್ಲಾಧಿಕಾರಿ
ಬೆಂಗಳೂರು ನಗರ ಜಿಲ್ಲೆ

ಪ್ರತಿಯನ್ನು ಮುಂದಿನ ಸೂಕ್ತ ಕ್ರಮಕ್ಕಾಗಿ ಕೆಳಕಂಡವರಿಗೆ ಕಳುಹಿಸಿದೆ:

1. ತಹಶೀಲ್ದಾರ್ ಬೆಂಗಳೂರು ಪೂರ್ವ ರವರಿಗೆ ಮೂಲ ಕಡತ ಹಾಗೂ ಚಲನ್ ನೋಂದಿಗೆ ಕಳುಹಿಸುತ್ತಾ ಈ ಅಧಿಕೃತದ ಪ್ರಕಾರ ಸಂಬಂಧಪಟ್ಟ ಸರ್ವೆ ನಂಬರ್ ಭೂ ಪರಿವರ್ತನೆಯಾಗಿದೆ ಎಂದು ಸಂಬಂಧಪಟ್ಟ ಆರ್.ಟಿ ಸಿ ಯಲ್ಲಿ ನಮೂದಿಸತಕ್ಕದ್ದು ಮತ್ತು ಈ ಜಮೀನಿಗೆ ಖಾತೆದಾರರ ಲೆಕ್ಕದಲ್ಲಿ ಸದರಿ ಜಮೀನಿನ ಭೂ ಕಂದಾಯವನ್ನು ಕಡ್ಡಿಮುಗೊಳಿಸುವುದು.
2. BUA (ಪ್ರಾಧಿಕಾರ / ನಗರಪಾಲಿಕೆ) ಇವರಿಗೆ ಮುಂದಿನ ಸೂಕ್ತ ಕ್ರಮಕ್ಕಾಗಿ
3. ಉಪ ವಿಭಾಗಾಧಿಕಾರಿಗಳು, Bangalore North ಉಪ ವಿಭಾಗ.
4. ಉಪನಿರ್ದೇಶಕರು, ಭೂಮಾಪನ ಮತ್ತು ಭೂದಾಖಲೆಗಳ Bangalore North ಉಪ ವಿಭಾಗ
5. ಅರ್ಜಿದಾರರಾದ ಶ್ರೀ/ಶ್ರೀಮತಿ: ಆರ್.ಅಂಜನಪ್ಪ ವಿಳಾಸ: 01, KUMBENAGRAHARA, KUMBENAGRAHARA, BIDARAHALLI, BENGALURU EAST, BENGALURU URBAN, 560067 ರವರಿಗೆ ದೃಢೀಕೃತ ಅಂಚೆ ಮೂಲಕ.
6. ಹೆಚ್ಚಿನ ಪ್ರತಿ.

GOVERNMENT OF KARNATAKA

ALN/EBK/SR/35/2018-19

Office of the Deputy Commissioner
Bangalore District, Bangalore
Dated : 19.5.2019

OFFICIAL MEMORANDUM

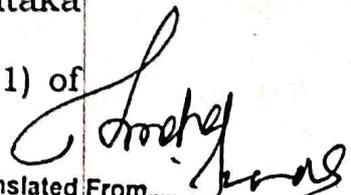
Sub : Application dated 31.1.2019 submitted by Sri.R.Anjinappa seeking for conversion of agricultural land bearing Sy No: 31/*/1 measuring 0.16.0.00 Acre/Guntas situated at Kumbena Agrahara Village, Bidarhalli Hobli Bangalore East Taluk, Bangalore District from agricultural to non agricultural residential/personal purpose.

Ref : 1) Letter of the Tahsildar, Bangalore East Taluk, vide No: ALN/K/55/2018-19 dated 22.2.2019

2) Land conversion charges Rs.21,780/- Phodi charges of Rs.55-00 fine amount of Rs.21,835/- karab charges 0 total amount of Rs.21,835/- paid by the applicant to SBM vide Challan No: JO31460819 dated 3.5.2019.

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Under Section 95(2), 95(4) and 95(7) of the Karnataka Land Revenue Rules 1964 and as per Rules 107(1) of


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To.....
S.K. SUDHA
Translator
City Civil Court, Typing Pool,
Bangalore, Mob: 9518683922

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the Karnataka Land Revenue (Amendment) Act 1994, at of Rs.54,450/- (Rupees fifty four thousand four hundred and fifty only) per acre paid by the applicant as mentioned in the reference (2), application of the applicant Sri.R.Anjinappa seeking for conversion of agricultural land bearing Sy No: 31/*/1 measuring 0.16.0.00 Acre/Guntas situated at Kumbena Agrahara Village, Bidarhalli Hobli Bangalore East Taluk, Bangalore District from agricultural to non agricultural residential/personal purpose is allowed and the order is passed on the following terms and conditions:-

1. The converted land should be made use for the purpose for which is got converted by getting permission from the Bangalore Development authority, Board,/BMRDA/Local Planning authority. Without getting permission from the said authorities this order will not give any right to the applicant over the above said property,

2) Converted land should be made use only for residential/personal purpose for which it is converted, it should not be used for any other purpose without getting permission.

(4)

3) Approval of the plan should be obtained from the Bangalore Development authority, Board/BMR DA/Local Planning authority and building should be constructed as per approved plan and alienations should not be done without getting approval of the layout plan.

4. Other necessities like Road, Road margin, Park, CA Sites, vacant space, and other spaces should be left as per the approved layout plan for the purpose for which it is reserved.

5) In the interest of the general public, it is the responsibility of the applicant to provide the basic necessities like electricity, water supply, drainage facility etc., should be provided for the sake of health and safety.

6) If there is Thaku phut karab land it should be reserved for the purpose for the purpose for which it is reserved under Section 67 of the Karnataka Land Revenue Act 1964. If the 0 market value and 0 lands conversion charge is collected, land conversion is given for using the said land for residential/personal purpose.

5

7) As per the Karnataka Government Order No. PWD/ 7556-665 R & B6.54.5 and Central Govt. Transport Department Order No.; P1/7(11)67 dated 1.1.1966 and the orders passed by the Government from time to time, 25 Mtrs from the middle of the road as per the District Highway Rules and 40 Mtrs from the middle of the National High way Rules should be left and no building should be constructed in the said area. The said land should be used for the purpose for which it is reserved.

8) If the applicant has not declaration under Section 6(1) of the urban land limits Act 1976 the same should be submitted immediately and copy of the order should be given to the concerned land limits authority.

9) The smoke, fuel and other waste particles left out from the Industrial building constructed in the converted land, should be prevented and care should be taken to see that health haphazard and air pollution will not occur. The Industrial layout so formed in the said land should be subject to approval from the Karnataka Pollution control Board, and environment Department.

6

10) If any of the above conditions are violated this order stands cancelled automatically and action will be taken to levy the penalty under Section 96 of the Karnataka Land Revenue Act and action will be taken to demolish the unauthorized building constructed in the said land by collecting the charges incurred for the said purpose as land Revenue dues.

SCHEDULE

All the piece and parcel of converted land bearing Sy No: 31/*/1 measuring 0.16.0.00 Acre/Guntas situated at Kumbena Agrahara Village, Bidarhalli Hobli Bangalore East Taluk, Bangalore District bearing Sy No: 31/*/1 measuring 0.16.0.00 Acres is bounded on :

East by : Sy No 29

West by : Sy No 32

North by : L H 2.

South by : Sy No 34

Sd/-
Deputy Commissioner
Bangalore Urban District.

Copy sent for further needful action to :

1) Tahsildar, Bangalore East Taluk, Bangalore along with challan and original file to enter in the concerned

①

computerised RTC about conversion of this land and to reduce the land revenue in the account of the khatedar in respect of this land.

2) BDA(authority/Nagara palike for further needful action.

3) Assistant Commissioner, Bangalore North Sub Division, Bangalore

4) Deputy Director, Land survey and land records Department, Bangalore Sub Division, Bangalore with RTC and sketch to complete land conversion phodi work.

5) Applicant Sri R.Anjinappa 01, Kumbena Agrahara, Bidarhalli, Bangalore East Bangalore Urban 560 067 through Certificate of posting.

6) Extra copies.

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To.....
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Translator
City Civil Court, Typing Pool,
Bangalore, Mob: 9916683922



ಜಿಲ್ಲಾಧಿಕಾರಿಗಳ ಕಾರ್ಯಾಲಯ ಬೆಂಗಳೂರು ನಗರ ಜಿಲ್ಲೆ

ಸಂಖ್ಯೆ: LAND10017074

ದಿನಾಂಕ: 03/06/2019

ಅಧಿಕೃತ ಆಜ್ಞಾನ

ವಿಷಯ: ಬೆಂಗಳೂರು ನಗರ ಜಿಲ್ಲೆ ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು ಬಿದರಹಳ್ಳಿ, ಹೋಬಳಿ ಕುಂಬೇನ ಅಗ್ರಹಾರ ಗ್ರಾಮದ ಸ.ನಂ: 34/1 ರಲ್ಲಿ 1.6.00 ಎಕರೆ ಗುಂಟೆ ವಿಸ್ತೀರ್ಣದ ವ್ಯವಸಾಯದ ಜಮೀನನ್ನು ವ್ಯವಸಾಯಕರ Residential - Personal ಉದ್ದೇಶಕ್ಕಾಗಿ ಭೂ ಪರಿವರ್ತನೆ ಕೋರಿ ಶ್ರೀ ಆರ್.ಅಂಜನಪ್ಪ ರವರು ಸಲ್ಲಿಸಿರುವ ಅರ್ಜಿ ದಿನಾಂಕ 31/01/2019

ಉಲ್ಲೇಖ: 1. ತಹಶೀಲ್ದಾರರು, ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು, ರವರ ವಕ್ರ ಸಂಖ್ಯೆ: ಎಎಲ್ ಎನ್(ಶಾ)ಸಿಆರ್:5418-19 ದಿನಾಂಕ 22/02/2019.
2. ಭೂ ಪರಿವರ್ತನಾ ಶುಲ್ಕ, ರೂ 63618 ವ್ಯಕ್ತಿ ಶುಲ್ಕ, ರೂ 55 ದಂಡ ಶುಲ್ಕ, ರೂ 13300 ಹಾಗೂ ಖರಾಬು ಶುಲ್ಕ, ರೂ 0 ಒಟ್ಟು ರೂ. 76473 ಗಳನ್ನು ಡಿ ಡಿ ಚಲನ್ ನಂ. J03163210 ದಿನಾಂಕ 03/06/2019 ರಂದು ಖಜಾನೆಗೆ ಅರ್ಜಿದಾರರು ಜಮಾ ಮಾಡಿರುತ್ತಾರೆ

ಕರ್ನಾಟಕ ಭೂ ಕಂದಾಯ ಅಧಿನಿಯಮ 1964 ರ ಕಲಂ 95 (2), 95(4) ಮತ್ತು 95(7) ರ ಪ್ರಕಾರ ಹಾಗೂ ಈ ಕೆಳಕಾಣಿಸಿದ ಪರಿಷ್ಕರಣೆಗಳನ್ನು ಕರ್ನಾಟಕ ಭೂ ಕಂದಾಯ (ತಿದ್ದುಪಡಿ) ನಿಯಮಗಳು 1994 ರ ನಿಯಮ 107(1) ರಂತೆ ಎಕರೆ 1.00 ರಷ್ಟು, ರೂ 54150.0000 (ರೂಪಾಯಿಗಳು) ಐವತ್ತು ನಾಲ್ಕು ಸಾವಿರ ನಾಲ್ಕು ನೂರು ಐವತ್ತು ರೂಪಾಯಿಗಳು ಮಾತ್ರ ಗಳಂತೆ ಅರ್ಜಿದಾರರು ಉಲ್ಲೇಖ(2) ರಲ್ಲಿ ನಮೂದಿಸಿರುವಂತೆ ಹಣವನ್ನು ಜಮಾ ಮಾಡಿದ ಮೇರೆಗೆ ಅರ್ಜಿದಾರರಾದ ಶ್ರೀ ಆರ್.ಅಂಜನಪ್ಪ ರವರ ಅರ್ಜಿಯನ್ನು ಪರಿಗಣಿಸಿ ಬಿದರಹಳ್ಳಿ, ಹೋಬಳಿ ಕುಂಬೇನ ಅಗ್ರಹಾರ ಗ್ರಾಮದ ಸ.ನಂ: 34/1 ರಲ್ಲಿ 1.6.00 ರಲ್ಲಿನ ಒಟ್ಟು 1.6.00 ಎಕರೆ ಗುಂಟೆ ವಿಸ್ತೀರ್ಣದ ವ್ಯವಸಾಯದ ಜಮೀನನ್ನು ವ್ಯವಸಾಯಕರ Residential - Personal ಉದ್ದೇಶಕ್ಕಾಗಿ ಬಳಸಲು ಈ ಕೆಳಕಂಡ ಪರಿಷ್ಕರಣೆಗಳ ಒಳಪಟ್ಟು ಭೂ ಪರಿವರ್ತನಾ ಆದೇಶವನ್ನು ಹೊರಡಿಸಲಾಗಿದೆ

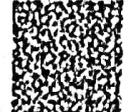
1. ಈ ಭೂಮಿಯು ಯಾವ ಉದ್ದೇಶಕ್ಕಾಗಿ ಪರಿವರ್ತನೆಯಾಗಿದೆಯೋ ಆ ಉದ್ದೇಶಕ್ಕೆ ಉಪಯೋಗಿಸಿಕೊಳ್ಳಲು ಸ್ಪಷ್ಟ ವ್ಯಾಧಿಕಾರಿಯಿಂದ ಅಂದರೆ ಅಭಿವೃದ್ಧಿ ಮಂಡಳಿ ಸಿಎಂಸಿ-ಟಿಎಂಸಿ-ಮಾಲಿನ, ನಿಯಂತ್ರಣ ಮಂಡಳಿಗಾಗುವ ಬೆಂಬಲಾಧಿಗಳಿಂದ ಮಂಜೂರತಿಯನ್ನು ವದೆಯದ ಹೊರತು ಈ ಆದೇಶವು ಅನುಭವದಾರರಿಗೆ ಯಾವುದೇ ಹಕ್ಕನ್ನು ನೀಡುವುದಿಲ್ಲ.
2. ಈ ಭೂಪರಿವರ್ತಿತ ಜಮೀನನ್ನು Residential | Personal ಉದ್ದೇಶಕ್ಕಾಗಿ ಮಾತ್ರ ಉಪಯೋಗಿಸಿಕೊಳ್ಳತಕ್ಕದ್ದು. ಈ ಜಮೀನನ್ನು ಪೂರ್ವಾಸುಮತಿ ಇಲ್ಲದ ಬೇರೆ ಉದ್ದೇಶಕ್ಕಾಗಿ ಉಪಯೋಗಿಸಲಾರದು.
3. ಈ ಜಮೀನಿನಲ್ಲಿ ಉದ್ದೇಶಿಸಿರುವ ಬಡಾವಣೆ ನಕ್ಷೆ ಹಾಗೂ ಪರಿವಾಹನ ಇತ್ಯಾದಿಗಳನ್ನು BDA (ಪ್ರಾಧಿಕಾರ / ನಗರವಾಲಿಕೆ/ಇತ್ಯಾದಿ) ರವರಿಂದ ಅನುಮೋದಿಸಿಕೊಂಡು, ಆ ನಂತರ ಅನುಮೋದನೆಗೊಂಡ ನಕ್ಷೆಗೆ ಅನುಗುಣವಾಗಿ ಕಟ್ಟಡವನ್ನು ಕಟ್ಟುವುದು. ಸದರಿ ಜಮೀನಿನಲ್ಲಿ ಲೇಔಟ್ ಪ್ಲಾನಿಗೆ ಅನುಮೋದನೆ ಪಡೆಯದ ಪರಿಚಾರ ಮಾಡಕೂಡದು.
4. ಇತರ ಅವಶ್ಯವಾದ ರಸ್ತೆ ಜಾಗ, ರಸ್ತೆ ಮಾರ್ಜಿನ್, ಬಾಲಿ ಜಾಗ ಇತ್ಯಾದಿಗಳನ್ನು (ಪ್ರಾಧಿಕಾರ / ನಗರವಾಲಿಕೆ/ಇತ್ಯಾದಿ) ರವರಿಂದ ಅನುಮೋದಿಸಿದ ಬಡಾವಣೆ ನಕ್ಷೆ ಪ್ರಕಾರ ಹಾಗೂ ನಿರ್ದಿಷ್ಟಪಡಿಸಿದ ನಿಯಮಗಳ ರೀತಿ ಸದರಿ ಉದ್ದೇಶಕ್ಕಾಗಿ ಕಾಯ್ದಿರಿಸತಕ್ಕದ್ದು.
5. ಸಾರ್ವಜನಿಕ ಹಿತದೃಷ್ಟಿಯಿಂದ ಸದರಿ ಜಮೀನಿನಲ್ಲಿ ನಿವೇಶನದಾರರಿಗೆ ನಾಗರಿಕ ಸೌಲಭ್ಯಗಳಾದ ವಿದ್ಯುಚ್ಛಕ್ತಿ, ನೀರು ಸರಬರಾಜು ಒಳಬರಂದಿ ವ್ಯವಸ್ಥೆ ಇತ್ಯಾದಿಗಳನ್ನು ಅರೋಗ್ಯ ವ್ಯವಸ್ಥೆಗಳಿಗಿಂತ ಹಾಗೂ ಭದ್ರತೆಗಳ ಉದ್ದೇಶದಿಂದ ಎಲ್ಲಾ ಸೌಲಭ್ಯಗಳನ್ನು ಕಾನೂನು ರೀತಿ ಒದಗಿಸಿಕೊಡುವುದು ಅರ್ಜಿದಾರರ ಜವಾಬ್ದಾರಿಯಾಗಿರುತ್ತದೆ.
6. ಈ ಜಮೀನಿಗೆ ತಾಕು ಪೂಜಾ ಖರಾಬು ಜಮೀನಿನಲ್ಲಿ ಕರ್ನಾಟಕ ಭೂ ಕಂದಾಯ ಕಾಯ್ದೆ 1964 ರ ಕಲಂ 67 ರಂತೆ ಸರ್ಕಾರದ ಉದ್ದೇಶಕ್ಕಾಗಿ ಕಾಯ್ದಿರಿಸತಕ್ಕದ್ದು ಹಾಗೂ ವ್ಯಸ್ಥಿತ ಭೂ ಪರಿವರ್ತನೆ ಒಳಪಟ್ಟಿರುವ ಕೆ, ಮಾರುಕಟ್ಟೆ ದರ ಮತ್ತು ಭೂ ಪರಿವರ್ತನೆ ಶುಲ್ಕ, ರೂ 0 ವಾದತೀರಿಸಲ್ಪಡಲಾಗಿದ್ದು Residential | Personal ಉದ್ದೇಶಕ್ಕಾಗಿ ಬಳಸಲು ಭೂ ಪರಿವರ್ತನೆ ನೀಡಿದ ಹಾಗೂ 34/1, 1.6.00 ವಿಸ್ತೀರ್ಣ "ಬಿ" ಖರಾಬಿನಲ್ಲಿ ಬರುವ ಕಾರಣ ಇದನ್ನು ಸಾರ್ವಜನಿಕ ಉದ್ದೇಶಕ್ಕಾಗಿ ಮೀಸಲಿರಿಸಲಾಗಿದೆ. ಈ ವಿಸ್ತೀರ್ಣದ ಮೇಲೆ ಅರ್ಜಿದಾರರಿಗೆ ಯಾವುದೇ ಹಕ್ಕು ಇರುವುದಿಲ್ಲ. ಈ "ಬಿ" ಖರಾಬಿನ ವಿಸ್ತೀರ್ಣದ ಹಕ್ಕು, ಯಾವಾಗಲೂ ಸರ್ಕಾರಕ್ಕೆ ಇರುತ್ತದೆ ತಹಶೀಲ್ದಾರ ರವರು ಈ ಬಾಬು ಆರ್.ಟಿ ಸಿ ಯಲ್ಲಿ ಸ್ಪಷ್ಟವಾಗಿ ನಮೂದಿಸತಕ್ಕದ್ದು.
7. ಸರ್ಕಾರದ ಆದೇಶ ಸಂಖ್ಯೆ ಬಿ.ಎ.ಎ.ಆರ್. ಮತ್ತು ಬಿ-6-54-5 ಮತ್ತು ಕೇಂದ್ರ ಸರ್ಕಾರದ ಸಾರಿಗೆ ಇಲಾಖೆಯ ಪತ್ರ ಸಂಖ್ಯೆ 7111/7 ದಿನಾಂಕ 1-1-1966 ರಂತೆ ಈ ಜಮೀನಿನಲ್ಲಿ ಕಟ್ಟಲು ಉದ್ದೇಶಿಸಿರುವ ಕಟ್ಟಡವು ರಾಷ್ಟ್ರೀಯ ಹಾಗೂ ರಾಜ್ಯ ಹದ್ದಾರಿಗೆ ಸಂಬಂಧಿಸಿದಂತೆ ರಸ್ತೆಯ ಮಧ್ಯಭಾಗದಿಂದ 40 ಮೀಟರ್ ಗಳ ಅಂತರವನ್ನು ಮತ್ತು ಜಿಲ್ಲಾ ಹದ್ದಾರಿಗೆ ಸಂಬಂಧಿಸಿದಂತೆ ರಸ್ತೆಯ ಮಧ್ಯಭಾಗದಿಂದ 25 ಮೀಟರ್ ಗಳ ಅಂತರವನ್ನು ಕಾಯ್ದಿರಿಸಬೇಕು ಹಾಗೂ ಈ ಬಾಲಿ ವ್ಯವಹಾರದಲ್ಲಿ ಯಾವುದೇ ಕಟ್ಟಡವನ್ನು ಕಟ್ಟಲಾರದು.
8. ಅರ್ಜಿದಾರರು ನಗರ ಭೂ ಪರಿಮಿತಿ ಕಾಯ್ದೆಯ 1976 ವಿಧಿ 4(1) ರ ಪ್ರಕಾರ ಸ್ಪಷ್ಟ ವ್ಯಾಧಿಕಾರದಲ್ಲಿ ಭೂಪಣೆ ವ್ಯವಸ್ಥೆ ಸಲ್ಲಿಸಿದಲ್ಲಿ ಈಗ ತಕ್ಷಣ ಅಂತಹ ಭೂಪಣೆ ವ್ಯವಸ್ಥೆ ಸಲ್ಲಿಸತಕ್ಕದ್ದು ಮತ್ತು ಈ ಆದೇಶದ ಪ್ರತಿಯನ್ನು ಸಂಬಂಧಪಟ್ಟ ಭೂ ಪರಿಮಿತಿ ವ್ಯಾಧಿಕಾರಕ್ಕೆ ಕಳುಹಿಸಲಾಗಿದೆ.
9. ಈ ಭೂ ಪರಿವರ್ತನಾ ಜಮೀನಿನಲ್ಲಿ ಸ್ವಾಮೀಶ್ವರನು ಕೈಗಾರಿಕಾ ಘಟಕಗಳ ಹೊಗೆ ಅನಿಲ ಇತರ ಕಲ್ಪನೆಗಳನ್ನು ಪಂಚಾಯತಿಯಾಗಿಯೂ ತಡಗಟ್ಟಿ ಸಾರ್ವಜನಿಕರ ಅರೋಗ್ಯಕ್ಕೆ ಯಾವುದೇ ರೀತಿಯ ಹಾನಿಯಾಗದಂತೆ ಹಾಗೂ ಪರಿಸರ ಮಾಲಿನ್ಯವಾಗದಂತೆ ನೋಡಿಕೊಳ್ಳತಕ್ಕದ್ದು. ಕೈಗಾರಿಕಾ ಉದ್ದೇಶಕ್ಕಾಗಿ ಭೂ ಪರಿವರ್ತಿತ ಜಮೀನಿನಲ್ಲಿ ಸ್ವಾಮೀಶ್ವರನು ಕೈಗಾರಿಕಾ ಘಟಕಗಳು ಕರ್ನಾಟಕ ಮಾಲಿನ್ಯ ನಿಯಂತ್ರಣ ಮಂಡಳಿ/ಪರಿಸರ ಇಲಾಖೆಗಳ ಅನುಮತಿ ಹೊಂದಿರತಕ್ಕದ್ದು.
10. ಮೇಲಿಂದ ಯಾವುದೇ ಪರಿಷ್ಕರಣೆಗಳನ್ನು ಉಲ್ಲೇಖಿಸಿದಲ್ಲಿ ಈ ಭೂ ಪರಿವರ್ತನೆ ಆದೇಶ ಯಾವುದೇ ಸೂಚನೆ ನೀಡದ ರದ್ದುಗೊಳಿಸಲಾಗುವುದು ಮತ್ತು ಕರ್ನಾಟಕ ಭೂ ಕಂದಾಯ ಕಾಯ್ದೆ 1964 ರ ಕಲಂ 96 ರಂತೆ ದಂಡ ಶುಲ್ಕವನ್ನು ವಿಧಿಸಲು ಮುಂದಿನ ಕ್ರಮ ತೆಗೆದುಕೊಳ್ಳಲಾಗುವುದು. ಅಲ್ಲದೆ ಈ ಜಮೀನಿನಲ್ಲಿ ಅನಧಿಕೃತವಾಗಿ ಕಟ್ಟಿದ ಕಟ್ಟಡಗಳನ್ನು ಯಾವುದೇ ಪರಿಚಾರ ನೀಡದೇ ತೆರವುಗೊಳಿಸಲು ಕ್ರಮ ತೆಗೆದುಕೊಳ್ಳಲಾಗುವುದು ಹಾಗೂ ಅದಕ್ಕೆ ತಗಲುವ ವೆಚ್ಚವನ್ನು ಭೂಕಂದಾಯ ಬಾಕಿ ಎಂದು ಖಾತೆದಾರರಿಂದ ವಸೂಲಿ ಮಾಡಲಾಗುವುದು.

ಪ್ರಕಟಣೆ ವಿವರ

ಬೆಂಗಳೂರು ನಗರ ಜಿಲ್ಲೆ ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು ಬಿದರಹಳ್ಳಿ, ಹೋಬಳಿ ಕುಂಬೇನ ಅಗ್ರಹಾರ ಗ್ರಾಮದ ಸ.ನಂ: 34/1 ರಲ್ಲಿ 1.6.00 ಎಕರೆ ಗುಂಟೆ ವಿಸ್ತೀರ್ಣಕ್ಕೆ ಭೂ ಪರಿವರ್ತಿತ ಜಮೀನಿಗೆ ಚಕ್ರಬಂಧಿ

ಸ.ನಂ	ವಿಸ್ತೀರ್ಣ	ಚಕ್ರಬಂಧಿ			
		ಪೂರ್ವಕ್ಕೆ	ಪಶ್ಚಿಮಕ್ಕೆ	ಉತ್ತರಕ್ಕೆ	ದಕ್ಷಿಣಕ್ಕೆ
34/1	1.6.00	ಸ.ನಂ 28	ಸ.ನಂ 32	ಸ.ನಂ 31 ಮತ್ತು 29	ಲಾ.ಹಿ 2

DC Name: B M VIJAYA SHANKAR



ಸಹಿ: ಜಿಲ್ಲಾಧಿಕಾರಿ, ಬೆಂಗಳೂರು ನಗರ ಜಿಲ್ಲೆ

ಪ್ರತಿಯನ್ನು ಮುಂದಿನ ಸೂಕ್ತ ಕ್ರಮಕ್ಕಾಗಿ ಕೆಳಕಂಡವರಿಗೆ ಕಳುಹಿಸಿದೆ

1. ತಹಶೀಲ್ದಾರ್ ಬೆಂಗಳೂರು ಪೂರ್ವ ರವರಿಗೆ ಮೂಲ ಕಡತ ಹಾಗೂ ಚಲನ್ ನೋಂದಿಗೆ ಕಳುಹಿಸುತ್ತಾ ಈ ಆದೇಶದ ಪ್ರಕಾರ ಸಂಬಂಧಪಟ್ಟ ಸರ್ವೆ ನಂಬರ್ ಭೂ ಪರಿವರ್ತನೆಯಾಗಿದೆ ಎಂದು ಸಂಬಂಧಪಟ್ಟ ಆರ್ ಟಿ ಸಿ ಯಲ್ಲಿ ನಮೂದಿಸತಕ್ಕದ್ದು ಮತ್ತು ಈ ಜಮೀನಿಗೆ ಖಾತೆದಾರರ ಲೆಕ್ಕದಲ್ಲಿ ಸದರಿ ಜಮೀನಿನ ಭೂ ಕಂದಾಯವನ್ನು ಕಡಮೆಗೊಳಿಸುವುದು.
2. BDA (ಪ್ರಾಧಿಕಾರ / ನಗರವಾಲಿಕೆ) ಇವರಿಗೆ ಮುಂದಿನ ಸೂಕ್ತ ಕ್ರಮಕ್ಕಾಗಿ
3. ಉಪ ವಿಭಾಗಧಿಕಾರಿಗಳು, Bangalore North ಉಪ ವಿಭಾಗ
4. ಉಪ ನಿರ್ದೇಶಕರು, ಭೂಮಾವನ ಮತ್ತು ಭೂದಾಖಲೆಗಳ Bangalore North ಉಪ ವಿಭಾಗ
5. ಅರ್ಜಿದಾರರಾದ ಶ್ರೀ/ಶ್ರೀಮತಿ: ಆರ್.ಅಂಜನಪ್ಪ, ವಿಳಾಸ: 01, KUMBENAAGRARIHARA, KUMBENAAGRARIHARA, BIDARAHALLI, BENGALURU EAST, BENGALURU URBAN, 560067 ರವರಿಗೆ ದೃಢೀಕೃತ ಅಂಚೆ ಮೂಲಕ.
6. ಹಬ್ಬಿನ ಪ್ರತಿ

(9)

GOVERNMENT OF KARNATAKA

ALN/EBK/SR/34/2018-19

Office of the Deputy Commissioner
Bangalore District, Bangalore
Dated : 3.6.2019

OFFICIAL MEMORANDUM

Sub : Application dated 31.1.2019 submitted by Sri.R.Anjinappa seeking for conversion of agricultural land bearing Sy No: 34/*/1 measuring 1.6.0.00 Acre/Guntas situated at Kumbena Agrahara Village, Bidarhalli Hobli Bangalore East Taluk, Bangalore District from agricultural to non agricultural residential personal purpose.

Ref : 1) Letter of the Tahsildar, Bangalore East Taluk, vide No: ALN/K/54/2018-19 dated 22.2.2019

2) Land conversion charges Rs.62,618/- Phodi charges of Rs.55-00 fine amount of Rs.13,800/- karab charges 0 total amount of Rs.76,173/- paid by the applicant to SBM vide Challan No: JO31636210 dated 3.5.2019.

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Under Section 95(2), 95(4) and 95(7) of the Karnataka

Land Revenue Rules 1964 and as per Rules 107(1) of

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Translator
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Bangalore, Mob: 991683922

(10)

the Karnataka Land Revenue (Amendment) Act 1994, at of Rs.54,450/- (Rupees fifty four thousand four hundred and fifty only) per acre paid by the applicant as mentioned in the reference (2), application of the applicant Sri.R.Anjinappa seeking for conversion of agricultural land bearing Sy No: 34/*/1 measuring 1.6.0.00 Acre/Guntas situated at Kumbena Agrahara Village, Bidarhalli Hobli Bangalore East Taluk, Bangalore District from agricultural to non agricultural residential/personal purpose is allowed and the order is passed on the following terms and conditions:-

1. The converted land should be made use for the purpose for which is got converted by getting permission from the Bangalore Development authority, Board,/BMRDA/Local Planning authority. Without getting permission from the said authorities this order will not give any right to the applicant over the above said property,

2) Converted land should be made use only for residential/personal purpose for which it is converted, it should not be used for any other purpose without getting permission.

(11)

3) Approval of the plan should be obtained from the Bangalore Development authority, Board/BMR DA/Local Planning authority and building should be constructed as per approved plan and alienations should not be done without getting approval of the layout plan.

4. Other necessities like Road, Road margin, Park, CA Sites, vacant space, and other spaces should be left as per the approved layout plan for the purpose for which it is reserved.

5) In the interest of the general public, it is the responsibility of the applicant to provide the basic necessities like electricity, water supply, drainage facility etc., should be provided for the sake of health and safety.

6) If there is Thaku phut karab land it should be reserved for the purpose for the purpose for which it is reserved under Section 67 of the Karnataka Land Revenue Act 1964. If the 0 market value and 0 lands conversion charge is collected, land conversion is given for using the said land for residential/personal purpose.

12

7) As per the Karnataka Government Order No. PWD/ 7556-665 R & B6.54.5 and Central Govt. Transport Department Order No.;; P1/7(11)67 dated 1.1.1966 and the orders passed by the Government from time to time, 25 Mtrs from the middle of the road as per the District Highway Rules and 40 Mtrs from the middle of the National High way Rules should be left and no building should be constructed in the said area. The said land should be used for the purpose for which it is reserved.

8) If the applicant has not declaration under Section 6(1) of the urban land limits Act 1976 the same should be submitted immediately and copy of the order should be given to the concerned land limits authority.

9) The smoke, fuel and other waste particles left out from the Industrial building constructed in the converted land, should be prevented and care should be taken to see that health haphazard and air pollution will not occur. The Industrial layout so formed in the said land should be subject to approval from the Karnataka Pollution control Board, and environment Department.

(13)

10) If any of the above conditions are violated this order stands cancelled automatically and action will be taken to levy the penalty under Section 96 of the Karnataka Land Revenue Act and action will be taken to demolish the unauthorized building constructed in the said land by collecting the charges incurred for the said purpose as land Revenue dues.

SCHEDULE

All the piece and parcel of converted land bearing Sy No: 34/*/1 measuring 1.6.0.00 Acre/Guntas situated at Kumbena Agrahara Village, Bidarhalli Hobli Bangalore East Taluk, Bangalore District bearing Sy No: 34/*/1 measuring 1.6.0.00 Acres is bounded on :

East by : Sy No 28

West by : Sy No 32

North by : Sy Nos 31 and 29

South by : L.H. 2

Sd/-
Deputy Commissioner
Bangalore Urban District.

(14)

Copy sent for further needful action to :

- 1) Tahsildar, Bangalore East Taluk, Bangalore along with challan and original file to enter in the concerned computerised RTC about conversion of this land and to reduce the land revenue in the account of the khatedar in respect of this land.
- 2) BDA(authority/Nagara palike for further needful action.
- 3) Assistant Commissioner, Bangalore North Sub Division, Bangalore
- 4) Deputy Director, Land survey and land records Department, Bangalore Sub Division, Bangalore with RTC and sketch to complete land conversion phodi work.
- 5) Applicant Sri R.Anjinappa 01, Kumbena Agrahara, Bidarhalli, Bangalore East Bangalore Urban 560 067 through Certificate of posting.
- 6) Extra copies.

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Bangalore, Mob: 9916683922

ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲೂಕು ಬಸರಟ್ಟಿ ಹೊಬ್ಬಳಿ ಕೊಪ್ಪಳ
 ತಿರಪಾಟ (ನಿಮದ ಜ.ನಂ. 31/1 ಮತ್ತು 34/1) ಕೆ ಕುಡುಕವಾಡಿ
 ತೀ R- ಹೊಬ್ಬಳಿ ೨೦೨. ೪೦ ರೊಡುಯ್ಯ ಕೆದ ನಾನು ಭಗವಾ.
 -ಕುಡುಕವಾಡಿ ಕುಡುಕವಾಡಿ ಕುಡುಕವಾಡಿ ಕುಡುಕವಾಡಿ.

ಬಸರಟ್ಟಿ ಹೊಬ್ಬಳಿ ಕೊಪ್ಪಳ ತಿರಪಾಟ
 ನಿಮದ ಜ.ನಂ. 31/1 ಕೆ ದಕ್ಷಿಣದ ಗಡಿಯುಳ್ಳವ ಭರವುವನ್ನು
 ನನ್ನದೇ ಜ.ನಂ. 34/1 ಕೆ ದಕ್ಷಿಣದ ಗಡಿಯುಳ್ಳ ಶುಭ ಬದಲಾವಣೆ ✓
 ಮಾಡಿಕೊಡುವ ಬಗ್ಗೆ ಮುನ್ಯ ತಡವುಳ್ಳ ಕೆಡುಕವಾಡಿ
 ಕೆಡುಕವಾಡಿ ಕೆಡುಕವಾಡಿ ಕೆಡುಕವಾಡಿ ಕೆಡುಕವಾಡಿ

ಕೆಡುಕವಾಡಿ ಭಗವಾ. ಕುಡುಕವಾಡಿ ಮುನ್ಯ ತಡ
 -ಬಾಗಿ ಮುನ್ಯ ತಡವುಳ್ಳ ಕುಡುಕವಾಡಿ ಕುಡುಕವಾಡಿ ಶುಭ ಬದಲಾವಣೆ
 -ವಹಣೆ ಬದಲಾವಣೆ ಕುಡುಕವಾಡಿ ಕುಡುಕವಾಡಿ ಕುಡುಕವಾಡಿ
 ಕುಡುಕವಾಡಿ ಜ.ನಂ. ೧೯೫೧ ಕುಡುಕವಾಡಿ, ಬಾಬಿ ಕುಡುಕವಾಡಿ
 ನಮನೆ ಕುಡುಕವಾಡಿ ಕುಡುಕವಾಡಿ ಕುಡುಕವಾಡಿ ಕುಡುಕವಾಡಿ
 ತೆಡುಕವಾಡಿ ಕುಡುಕವಾಡಿ ಕುಡುಕವಾಡಿ ಜ.ನಂ. 31/1 ಕೆಡುಕವಾಡಿ
 ಕುಡುಕವಾಡಿ-ಕುಡುಕವಾಡಿ ಕುಡುಕವಾಡಿ ಕುಡುಕವಾಡಿ ಜ.ನಂ. 34/1 ಕೆ
 ದಕ್ಷಿಣದ ಗಡಿಯುಳ್ಳವ ಕುಡುಕವಾಡಿ ಕುಡುಕವಾಡಿ ಕುಡುಕವಾಡಿ
 ಕುಡುಕವಾಡಿ ಕುಡುಕವಾಡಿ ಕುಡುಕವಾಡಿ ಕುಡುಕವಾಡಿ ಕುಡುಕವಾಡಿ
 ಕುಡುಕವಾಡಿ ಕುಡುಕವಾಡಿ ಕುಡುಕವಾಡಿ ಕುಡುಕವಾಡಿ ಕುಡುಕವಾಡಿ

ಮಾಡಿಕೊಡುವ
 19.8.19
 ಕುಡುಕವಾಡಿ ಕುಡುಕವಾಡಿ
 ಕುಡುಕವಾಡಿ ಕುಡುಕವಾಡಿ
 ಕುಡುಕವಾಡಿ ಕುಡುಕವಾಡಿ

ಕುಡುಕವಾಡಿ ಕುಡುಕವಾಡಿ ಕುಡುಕವಾಡಿ ಕುಡುಕವಾಡಿ
 ಕುಡುಕವಾಡಿ ಕುಡುಕವಾಡಿ ಕುಡುಕವಾಡಿ ಕುಡುಕವಾಡಿ
 ಕುಡುಕವಾಡಿ ಕುಡುಕವಾಡಿ ಕುಡುಕವಾಡಿ ಕುಡುಕವಾಡಿ
 ಕುಡುಕವಾಡಿ ಕುಡುಕವಾಡಿ ಕುಡುಕವಾಡಿ ಕುಡುಕವಾಡಿ

ಕುಡುಕವಾಡಿ
 R. Amy

BHUSANI/PU/E/321/19-20

TO : The Government

I, Sri R.Anjinappa S/o later Ramaiah, pahanidar of land bearing Sy No: 31/1 and 34/1 situated at Kumbena agrahara Village, Bidarhalli Hobli, Bangalore East Taluk, have got written my statement in the presence of surveyor as follows :-

Property situated on the Southern side of Sy No 31/1 of Kumbena Agrahara Village, Bidarhalli Hobli, belongs to me. On the application submitted to the office of the Tahsildar for shifting federal canal on the Southern side, fo land bearing Sy No 34/1, vide letter No of the Tahsildar, surveyor came to the spot as mentioned in the notice and verified the spot in respect of which shifting federal canal is sought for. As the said Sy numbers are open and the surrounding hissas belong to us, there is no objection for the shifting federal canal. Therefore I request you to prepare the proposal plan for shifting federal canal passing through East West direction in Sy No 31/1, to the shifting federal canal abutting to Sy No 34/1 on the South side.

Translated From.....
To.....
S.K. SUDHA
Translator
City Civil Court, Typing Pool,
Bangalore, Mob: 9916683922

(17)

This statement is read out, explained, found to be correct, I agreed the same and affixed my signature.

In my presence

Sd/- 19.8.19
Taluk Surveyor
Bangalore East Taluk,
K.R.Puram

Present

1) Sd/-

2) Sd/-

Applicant

R.Anjinappa

S. K. Budha
12/08
Translated From.....
To.....
S.K. BUDHA
Translator
City Civil Court, Typing Pool,
Bangalore, Mob: 9916683922

ನಿರೀಕ್ಷಿಸಿ: ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲೂಕು ವ್ಯಾಪ್ತಿಯ
 ಹಾಗೂ ಕುಂಚಿನ ಅನುಷ್ಠಾನ(ನಿ.ಮದ ದ-ನಂ. 311 ಮತ್ತು
 341 ರಲ್ಲಿ ಕರವು ಶುಭಸದಲಾವಣೆ ಬಗ್ಗೆ ನಕ್ಷೆ ಮತ್ತು ವರದಿ
 ಸಿದ್ಧವಂತೆ ವಾಗ್ಯ ತರಬೇತರಿ ಕಾರ್ಯಾಲಯದ ಪತ್ರಕು
 ಸಂಖ್ಯೆ/ಆ/ಅ/CR/25/19-20 ದಿನಾಂಕ 17-8-2019 ರ ವೇಳೆಗೆ
 ಅರ್ಜಿದಾರರ ಕಮಿಷನ್ನು ಆಗಲೆ ಮಾಡಿ ಶುಭಸದಲಾವಣೆಗ
 ಕೂಡಿಸುವ ಲೆಕ್ಕಲೇಖ ಶುಭವನ್ನು ದೀಪಕೆಯಂತೆ ಮತ್ತು
 ಶುಭಸದಲಾವಣೆಯಂತೆ ನಕ್ಷೆ ತಯಾರಿ ವಿರೂಪವರಹ
 ತ್ರ.ಪ್ಪ ತಯಾರಿ ಜಿಲ್ಲೆಯಲ್ಲಿ ಲಾಭಿಸಿದೆ. ಶುಭ
 ಕಡತವನ್ನು ಮೂಂದಿ ತ್ರಯಾಶ್ವ ತರಬೇತರಿ ಕಾರ್ಯಾಲ-
 ಯಕ್ಕೆ ಸವಾನುಬದ ಬಗ್ಗೆ ಕಲ್ಪಿಸಿದೆ

 19.8
 ತಾಲೂಕು ಕಾರ್ಯಾಲಯ
 ಬೆಂಗಳೂರು

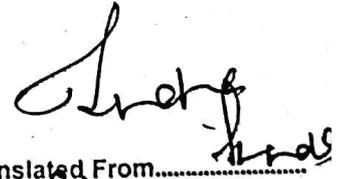
19

BHUSANI/PO/ORS/321/189-20

SUBMISSION :-

On the letter No:LND/LR/T/CR-25/19-20 dated 17.8.2019 of the Office of the Tahsildar for shifting federal canal in respect of lands bearing Sy Nos 31/1 andc 34/1 situated at Kumbena Agrahara Village, Buidarhalli Hobli, Bangalore East Taluk, I measured the land in the presence of the applicant, prepared the sketch in respect of the land in which change of route is sought for as per the proposed shifting federal canal and submitted the details along with details of karab land in duplicate for submitting the file to the Office of the Tahsildar for further needful action in this regard.

Sd/- 19.8.19
Taluk Surveyor
Bangalore East Taluk,
K.R.Puram



Translated From.....
To.....
S.K. SUDHA
Translator
City Civil Court, Typing Pool,
Bangalore, Mob: 9916683922

(20)

AAR/ಖಾ.ನಂ./324/19-20
ಕರ್ನಾಟಕ ಸರ್ಕಾರ

ಕರ್ನಾಟಕ ರೆವಿನ್ಯೂ ಸರ್ವೆ

ಶುಂಭಳನ ಸ್ವಾಮಿ ನೋಟೀಸು
 ಗ್ರಾಮ..... ತಾಲ್ಲೂಕು..... ಜಿಲ್ಲೆ.....

ಈ ಕೆಳಗೆ ನಮೂದಿಸಿರುವ ಸರ್ವೆ ನಂಬರುಗಳನ್ನು ಅಥವಾ ಹಿಸ್ಸೆಗಳನ್ನು ಕೆಳಗಿನ ತಾರೀಖಿನ ದಿವಸ ಅಳತೆ ಮಾಡುವುದಾಗಿ ಈ ಮೂಲಕ ಪ್ರಸಿದ್ಧ ಪಡಿಸಿದೆ ಸಂಬಂಧಪಟ್ಟ ಎಲ್ಲಾ ದನರು ಜಮೀನಿನ ಹತ್ತಿರ ಸರ್ವೆಯರ್‌ನಲ್ಲಿ ಹಾಜರಾಗಿ ತಮ್ಮ ನಂಬರು ಅಥವಾ ಹಿಸ್ಸೆಗಳನ್ನು ತೋರಿಸಿ ಅವಶ್ಯವಾದ ದಾಖಲೆಯನ್ನು ಒದಗಿಸಬೇಕು. ಇಲ್ಲವಾದರೆ ಸ್ಥಳದಲ್ಲಿ ದೊರೆಯಬಹುದಾದ ದಾಖಲೆಯಂತೆ ಅಳತೆಯ ಕೆಲಸ ನಡೆಸಲ್ಪಡುವುದು.

ತಾರೀಖು	ಸರ್ವೆನಂಬರು	ಹಿಸ್ಸೆ ನಂಬರು	ಖಾತೇದಾರನ ಅಥವಾ ಹಿಸ್ಸೆದಾರನ ಹೆಸರು	ನೋಟೀಸು ತಲುಪಿದ ದಿನಕ್ಕೆ ಸಹಿ ಅಥವಾ ಹೆಚ್ಚಿಟ್ಟನ ಗುರುತು
19-8-2019	311 3411		ಸುಬ್ಬೇಂದ್ರಪ್ಪ R. ಶಂಭುಚಾಮರಾಜು ಆರ್. ಶಂಭುಚಾಮರಾಜು	

ತಾಲ್ಲೂಕು ಭೂಮಾಲೀಕರು
 ಅಂಗಣದ ಪೂರ್ವ ತಾಲ್ಲೂಕು
 ಕೆ. ಆರ್. ಪುರಂ

(21)

ADLR/PU/E/321/19-20

GOVERNMENT OF KARNATAKA

KARNATAKA REVENUE SURVEY

NOTICE

Village : Kumbena Agrahara Taluk : Bangalore East
District : Bangalore Urban.

This is to publish that the lands bearing following Sy Nos or hissas will be measured on the below mentioned date, all the concerned persons should be present to show their Sy numbers of hissas by providing the required documents, failing which survey will be conducted on the basis of the available documents.

Date Sy No	Hissa No	name of khatedar/ Hissadar	Signature or LTM
having			Recd
notice 19.8.19	31/1	= Applicant R. Anjinappa S/o Late Ramaiah	Sd/-
34/1			

Sd/- 19.8.19
Taluk Surveyor
Bangalore East Taluk,
K.R.Puram

Translated From:.....
To:.....

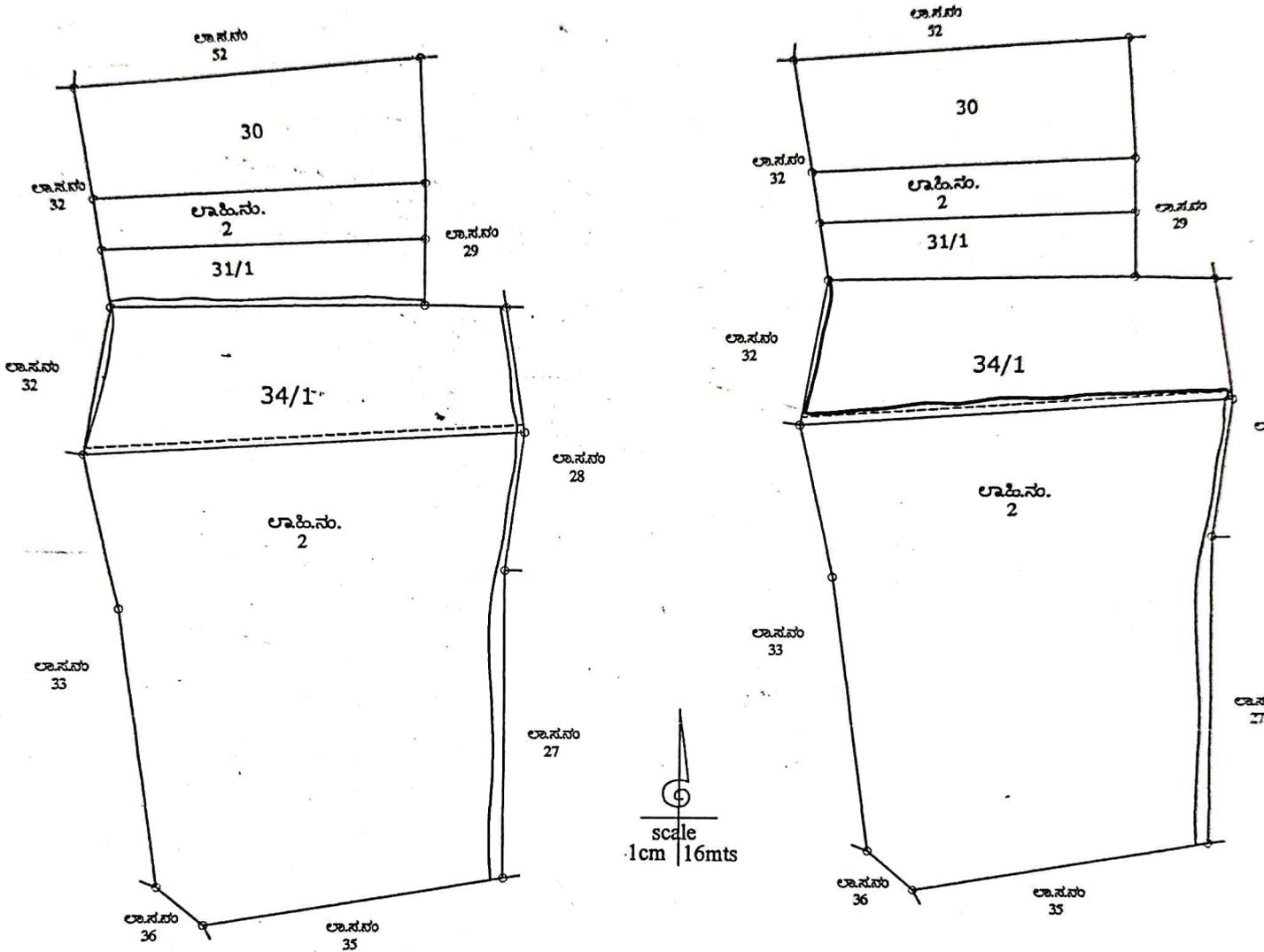
S.K. SUDHA
Typist / Translator
City Civil Court Typing Pool
BANGALORE, Mob: 99166 83922

ನಕಾಶೆಯಂತೆ ಸರವು ನಕ್ಷೆ - 1

**ಇಂದಿಕ್-
 ನಕ್ಷೆ**

- ದಾಖಲೆಗಳಂತೆ ಸರವು ಖರಾಬು
- ಬದಲಾವಣೆಯಂತೆ ಸರವು ಖರಾಬು
- ಸರ್ವೆ ಸಂಬಂಧ ಗಡಿ
- ಹಿನ್ನೆಲೆ ಸಂಬಂಧ ಗಡಿ

ಪಥಬದಲಾವಣೆಯಂತೆ ಸರವು ನಕ್ಷೆ - 2



ಆಕಾರಬಂದಿನಂತೆ ವಿವರ ತ:ಖ್ತೆ-1

ಕ್ರ.ಸಂ.	ಸ.ನಂ/ ಹಿ.ನಂ	ಆಕಾರಬಂದಿನಂತೆ ವಿಸ್ತೀರ್ಣ				
		ಐನು	ಖರಾಬು	ಬಾಕಿ	ಸರವು	ಕಾಲುದಾರಿ
1	31/1	0-18	0-02	0-16	0-02	—
2	34/1	1-11	0-05	1-06	0-02	0-03

ಪಥಬದಲಾವಣೆಯಂತೆ ವಿವರ ತ:ಖ್ತೆ-2

ಕ್ರ.ಸಂ.	ಸ.ನಂ/ ಹಿ.ನಂ	ಪಥಬದಲಾವಣೆಯಂತೆ ವಿಸ್ತೀರ್ಣ				
		ಐನು	ಖರಾಬು	ಬಾಕಿ	ಸರವು	ಕಾಲುದಾರಿ
1	31/1	0-18	—	0-18	—	—
2	34/1	1-11	0-07	1-04	0-04	0-03

ವ್ಯತ್ಯಾಸ ತ:ಖ್ತೆ-3

ಸ.ನಂ/ ಹಿ.ನಂ	ಖರಾಬು	
	ಹೆಚ್ಚು	ಕಡಿ
31/1	—	0-
34/1	0-02	—

1. ಮಾನ್ಯ ತಹಶೀಲ್ದಾರರವರ ಸಂಖ್ಯೆ ಎಲ್‌ಎನ್‌ಡಿ(ಕಾ)ಸಿ.ಆರ್/25/2019-20 ದಿನಾಂಕ:17-08-2019 ಹಾಗೂ ಮಾನ್ಯ ಭೂದಾಖಲೆಗಳ ನಕಾಯಕ ನಿರ್ದೇಶಕರವರ ಸಂಖ್ಯೆ ಭೂ.ಸ.ನಿ (ಪೋ)ಇಶರೆ/321/2019-20 ರ ಮೇರೆಗೆ ಸರವು ಪಥಬದಲಾವಣೆ ಕೋರಿರುವಂತೆ ಪ್ರಸ್ತಾವನೆ ನಕ್ಷೆ ತಯಾರಿಸಿ ಈ ಮೇಲ್ಕಂಡಂತೆ ವರದಿ ನೀಡಿದೆ.
- 2.ನಕಾಶೆಯಲ್ಲಿ ಕಂಡಂತೆ ಸರವುವನ್ನು ನಕ್ಷೆ-1 ರಲ್ಲಿ ಗುರ್ತಿಸಿರುತ್ತ,ಅರ್ಜಿದಾರರು ಸ್ಥಳ ಬದಲಾವಣೆ ಕೋರಿರುವ ಸರವುವನ್ನು ನಕ್ಷೆ-2 ರಲ್ಲಿ ಗುರ್ತಿಸಿರುತ್ತದೆ. ಸ.ನಂ.31/1 ಮತ್ತು ಸ.ನಂ.34/1 ರ ಹಾಲಿ ಖಾತೆದಾರರು ಒಬ್ಬರ ಆಗಿರುತ್ತಾರೆ.
- 3.ಸರವು ಸ್ಥಳ ಬದಲಾವಣೆಯಂತೆ ಸರವಿನ ಅಗಲದಲ್ಲಿ ಯಾವುದೇ ವ್ಯತ್ಯಾಸ ಇರುವುದಿಲ್ಲ ಮತ್ತು ವಿಸ್ತೀರ್ಣದಲ್ಲಿ ವ್ಯತ್ಯಾಸ ಕಂಡುಬಂದಿದ್ದು ಹೆಚ್ಚು ಕಮ್ಮಿ ವಿಸ್ತೀರ್ಣವು ವ್ಯತ್ಯಾಸ ತ:ಖ್ತೆ-3 ರಲ್ಲಿ ದಾಖಲು ಮಾಡಿದೆ.

ತಹಶೀಲ್ದಾರ
 ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು
 ಸಿ.ಆರ್. ಪುಲೆ

"ನಕ್ಷೆಬರಿಸಿದ"
 ಭೂದಾಖಲೆಗಳ ನಕಾಯಕ ನಿರ್ದೇಶಕರು
 ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು
 ಸಿ.ಆರ್. ಪುಲೆ

ತಯಾರಿಸಿದವರು
 ತಾಲ್ಲೂಕು ಭೂಮಾನ್ಯರು
 ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು
 ಸಿ. ಆರ್. ಭಂಡ

B4

DETAILS AS PER AKARBANDH 1						DETAILS AS PER ROUTE CHANGE 2						DIFFERENCE 3				
SL	Sy/ Hissa No	Cul	Kar	Bal	Road	Foot path	SI	Sy/ Hissa	cul	Kar	Bal	Road	F Path	Sy/ Hissa	More	Less
1	31/1	0-18	0-02	0-16	0-02	=	1	31/1	0-18	=	0.18	=	=	31/1	=	0-02
2	34/1	1-11	0-05	1-06	0-02	0-03	1	34/1	1-11	0-07	1-04	0-04	0-03	34/1	0-02	=

- 1) As per the letter No: LND(K) CR 25/2019-20 of the Tahsildar dated 17.8.2019 and letter No: BHUSANI (PO) ORS/20198-20 of the Hon'ble Assistant Director of Land Records, proposed sketch for the shifting federal canal is prepared and report is submitted as mentioned above.
- 2) Sketch 1 is prepared as per the land shown in the sketch. shifting federal canal sought for by the applicant is mentioned in sketch 2. Khatedar of lands bearing Sy Nos 31/1 and 34/1 is the same person.
- 3) Change of spot will not make any change in the width of the shifting federal canal. As the difference is notice in extent, more or loss extent is mentioned in sketch 3.

Tahsildar,
Bangalore East Taluk,
K.R.PURAM

Asst Director of land records
Bangalore East Taluk,
K.R.PURAM

Taluk Surveyor
Bangalore East Taluk

K.R.PURAM

Translated From.....

To.....

S.K.SUDHA

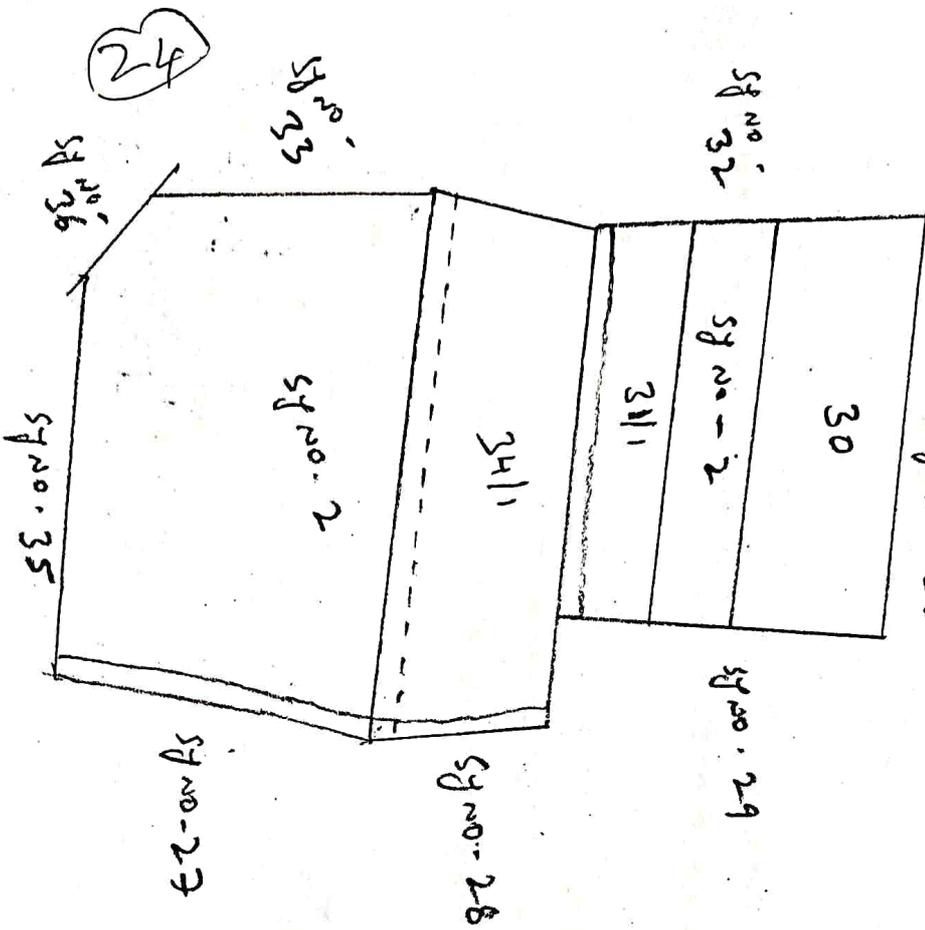
Translator

City Civil Court, Typing Pool,
Bangalore, Mob: 9916683922

23

VILLAGE : KUMBENA AGRAHARA, HOBLI ; BIDARAHALLI TALUK ; BANGALORE EAST
SHEETCH REGARDING CHANGE OF ROAD OF SY NOS 31/1 AND 34/1
ROAD AS PER THE SKETCH 1

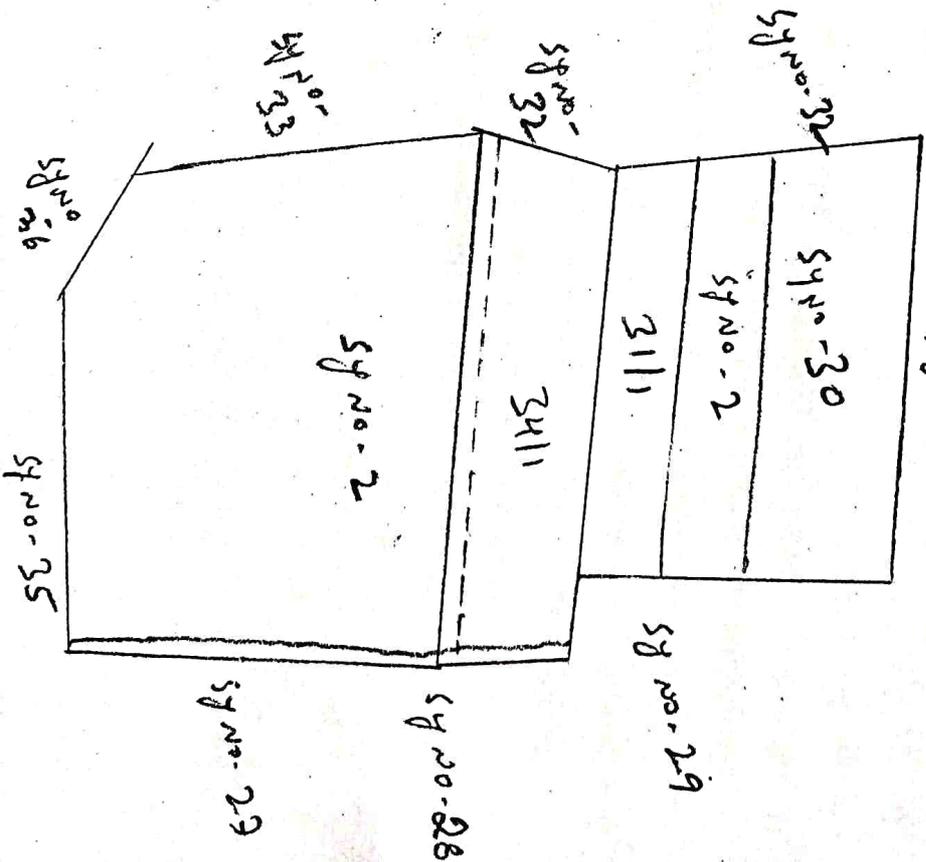
SKETCH 1 sy no. 52



ROAD AS PER CHANGE SKETCH 2

SKETCH 2

sy no - 52





सत्यमेव जयते

Annexure - B6

25

State Level Environment Impact Assessment Authority-Karnataka

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

No. SEIAA 49 CON 2020

Date: 4-9-2020

To,

Mr. Venu Gopal Reddy N
Managing Partner
M/s. NVR Developers
No.55, 3rd Floor, Room No. 6, Sapthagiri Layout,
Belathur Colony, Kadugodi Post, Bengaluru-560 067

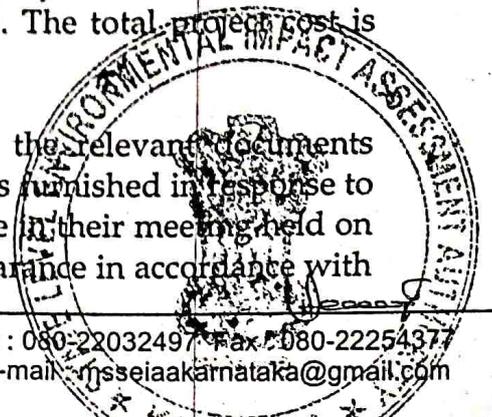
Sir,

Sub: Construction of Proposed Residential Multi Dwelling units project at Survey No's. 28, 30, 31/1, 31/2 & 34/1, Khatha No. 143, Kumbena Agrahara Village, Bidarahalli Hobli, Ward No - 54, Bengaluru East Taluk, Bengaluru Urban District by M/s. NVR Developers - Issue of Environmental Clearance - Reg.

This has reference to your online application dated 10th March 2020 bearing proposal No. SIA/KA/MIS/148262/2020 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 prescribed procedure and in the light of 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 26th August 2020.

2. It is inter-alia, noted that M/s. NVR Developers have proposed for Construction of Residential Multi Dwelling units Project on a plot area of 17,198.29 sqm. The total built up area is 43,954.08 Sqm. The proposed building consists of 432 Residential units in 2 Blocks. Block-A having S+GF+3F with 144 units & Block-B having S+GF+3F with 288 units. Total parking space proposed is for 458 Numbers. Total water consumption is 292 KLD (Fresh water + Recycled water). The total wastewater discharge is 248 KLD. It is proposed to construct Sewage Treatment Plant with a capacity of 250 KLD. The project shall have DG sets of 2No X 700 kVA as alternative source of power supply. The total project cost is Rs.70 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 31st August 2020 and decided to accord Environmental Clearance in accordance with



26

State Level Environment Impact Assessment Authority-Karnataka
(Constituted by MoEF, Government of India under section 3(3) of E(P) Act, 1986)

SEIAA 49 CON 2020

Construction of Residential Multi Dwelling Units
project by M/s. NVR Developers

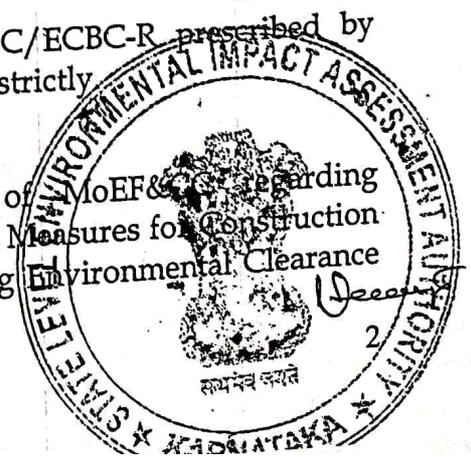
the provisions of Environmental Impact Assessment Notification-2006 and its subsequent amendments, subject to strict compliance of the following terms and conditions: -

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&O regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.



State Level Environment Impact Assessment Authority-Karnataka
(Constituted by MoEF, Government of India under section 3(3) of E(P) Act, 1986)

27

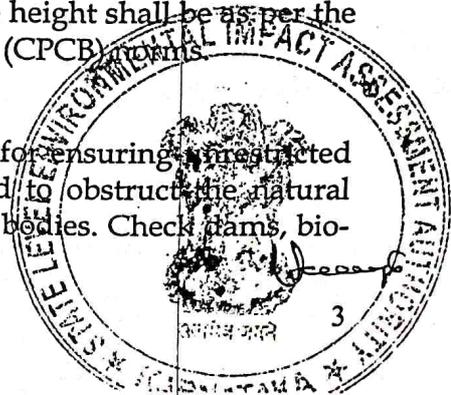
SEIAA 49 CON 2020

Construction of Residential Multi Dwelling Units
project by M/s. NVR Developers

- 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. PM₁₀ and PM_{2.5}) 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-



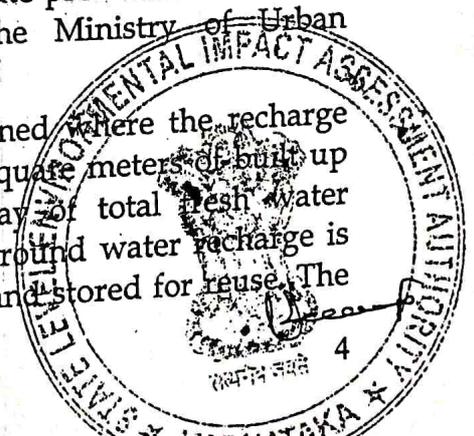
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State Level Environment Impact Assessment Authority-Karnataka
(Constituted by MoEF, Government of India under section 3(3) of E(P) Act, 1986)

SEIAA 49 CON 2020

Construction of Residential Multi Dwelling Units
project by M/s. NVR Developers

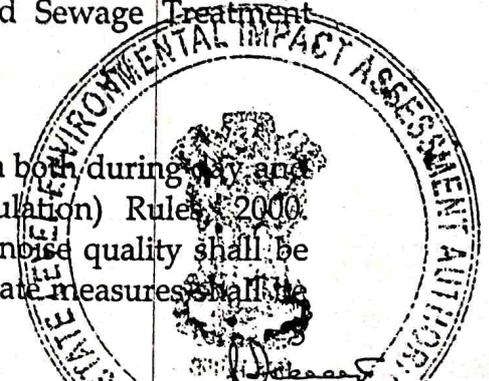
- swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.
- ii) Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
 - iii) Total fresh 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



30

State Level Environment Impact Assessment Authority-Karnataka
(Constituted by MoEF, Government of India under section 3(3) of E(P) Act, 1986)

SEIAA 49 CON 2020

Construction of Residential Multi Dwelling Units
project by M/s. NVR Developers

made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB / SPCB.

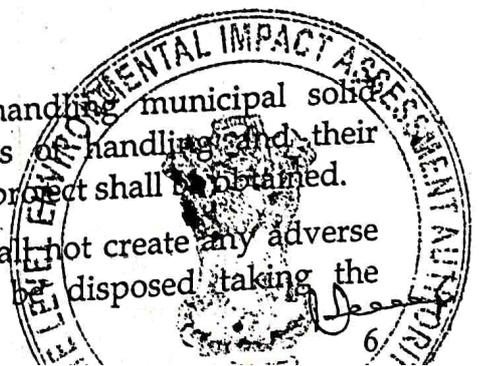
- ~~ii) Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of six-monthly compliance report.~~
- iii) Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating 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

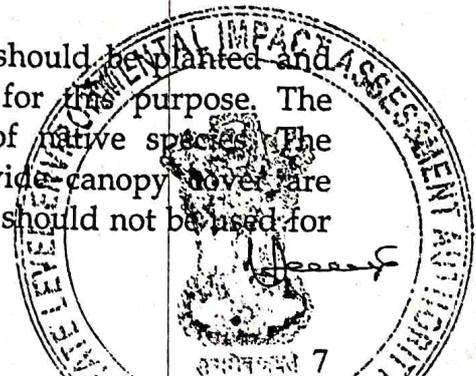


necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.

- 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 27th August, 2003 and 25th 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.



32

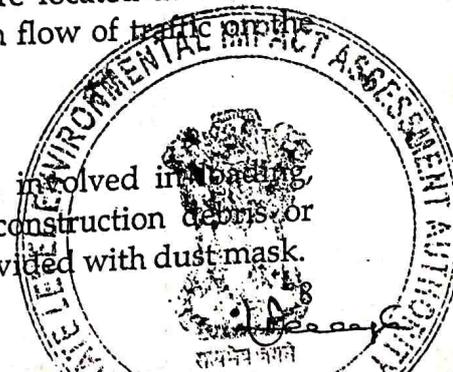
- iii) Where the trees need to be cut with prior permission from the concerned local Authority, compensatory plantation in the ratio of 1:10 (i.e. planting of 10 trees for every 1 tree that is cut) shall be done and maintained. Plantations to be ensured species (cut) to species (planted).
- iv) Topsoil 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 MoU 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.



State Level Environment Impact Assessment Authority-Karnataka
(Constituted by MoEF, Government of India under section 3(3) of E(P) Act, 1986)

33

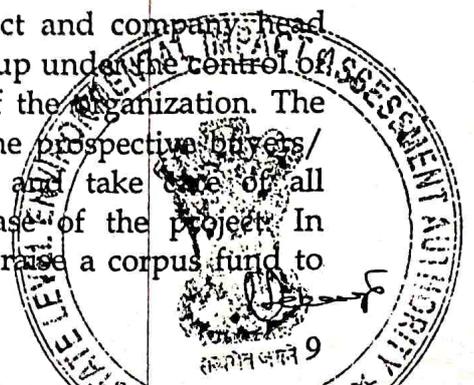
SEIAA 49 CON 2020

Construction of Residential Multi Dwelling Units
project by M/s. NVR Developers

- 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 1st May 2018, of the Ministry of Environment, Forest and Climate Change as applicable, regarding Corporate Environment Responsibility and shall execute the action plan with a total cost of minimum of Rs. 140 Lakhs towards contribution of CM Cares Fund, as submitted vide letter dated on 3-9-2020.
- 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.



34

State Level Environment Impact Assessment Authority-Karnataka

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

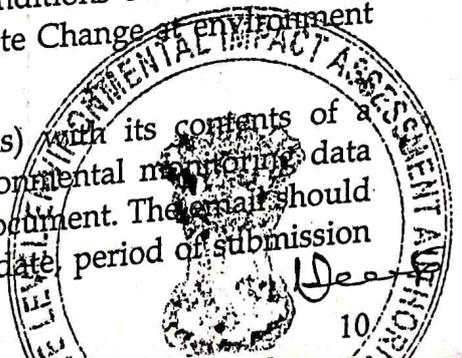
SEIAA 49 CON 2020

Construction of Residential Multi Dwelling Units
project by M/s. NVR Developers

- 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 of 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



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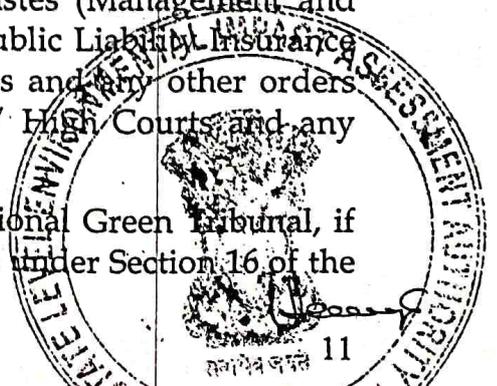
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SEIAA 49 CON 2020

Construction of Residential Multi Dwelling Units
project by M/s. NVR Developers

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.



36

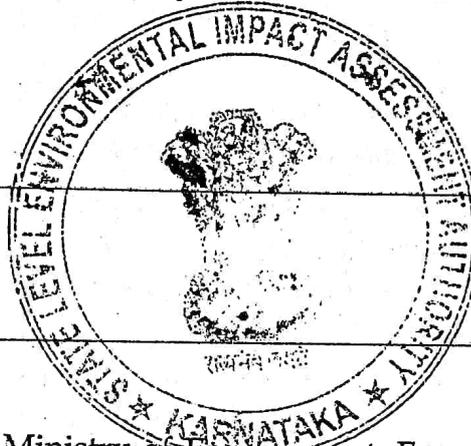
State Level Environment Impact Assessment Authority-Karnataka
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SEIAA 49 CON 2020

Construction of Residential Multi Dwelling Units
project by M/s. NVR Developers

XII. Specific Conditions

- i) CNG Gen sets in place of DG Sets may be put up if feasible
- ii) Only registered labourers should be employed
- iii) 20% eco friendly materials to be used for construction.
- iv) The waste generated during the process of construction should be disposed in accordance with construction & Demolition waste handling rules-2016.
- v) E-Waste generated should be separately collected and disposed off through authorized recycles in accordance with the E- Waste handling.



Yours faithfully,

Vijayakumar Gogi
(Vijayakumar Gogi)
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, 17th Main Road, Koramangala II Block, Bengaluru - 560 034.
5. Guard File.



(CFE-EXP)

Consent No. CTE-322431 Valid upto: 22/12/2025

Industry Colour: RED Industry Scale: LARGE

Parasara Bhavana, No.49, Church Street, Bengaluru-560001
Tele : 080-25589112/3, 25581383
Fax:080-25586321
email id: ho@kspcb.gov.in

Annexure B7

37

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

Consent Order No: CTE-322431

PCB ID: 99027

Date: 23/12/2020

To,

The Applicant,

Nvr Developers

No. 55, 3rd Floor, Room No.
6, Sathagiri Layout, Belathur
Colony, Kadugodi Post

Sir,

Sub: Consent for Expansion of the unit in the Existing premises under the Water (Prevention & Control of Pollution) Act, 1974 & the Air (Prevention & Control of Pollution) Act, 1981

Ref: 1.CFE expansion application submitted by the organization on 07/10/2020 at Regional Office KSPCB

2. Inspection of the project site by Regional Officer on 12/11/2020

3. Proceedings of the CCM date 03/12/2020 held on 02/12/2020

With reference to the above, Karnataka State Pollution Control Board hereby accords Consent for Expansion of the unit in the existing premises 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 terms & conditions indicated in Schedule Annexed.

Location:

Name of the Industry: Nvr Developers

Address: Sy. Nos 28,30,31/1,31/2&34/1, BBMP Khatha No. 143, Bidarahalli Hobli, Bangalore East Taluk

Industrial Area: Not In I.A, Kumbena Agrahara Village,

Taluk: BBMP- W- 54, District: Bangalore Urban

CONDITIONS:

1. The Consent for Expansion is granted considering the following activities:

Sr.	Product Name	CFE Qty	CFO Qty	Applied Qty/Month	Units	Existing/Proposed
1	cf expansion for residential apartment building with 432 flats in block a & block b with a total bu	16050.0700	0.000 - MT2	43954.0800	MT2	Proposed

2. This consent for establishment is valid up to 22/12/2025 from the date of issue.

3. The applicant shall not undertake further expansion/diversification without the prior consent of the Board.

4. The applicant shall obtain necessary license/clearance from other relevant statutory agencies as required under the law.

I. WATER CONSUMPTION:

1. The source of water shall be from BWSSB and shall obtain prior permission from the concerned

authority. Total water consumption shall not exceed as indicated below:



(CPE-EXP)

Consent No. CTE-322431 Valid
upto: 22/12/2025

Industry Colour: RED Industry Scale: LARGE

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

38

(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/Rules made there under.
2. The sewage/domestic effluent shall be treated in Septic Tank with Soak pit. No overflow from the soak pit is allowed. The septic tank and Soak pit shall be as per IS 2470 Part-I & Part-II.
3. The Effluent Treatment Plant proposal is generally agreeable and shall be constructed as per the specifications mentioned in the proposal and it shall consist of following units.
4. The industry 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.
5. If the treatment plant does not achieve the effluent standards stipulated in this consent order and/ or if it is found to be inadequate, then the industry shall have to modify the units so as to meet the standards with prior consent of the Board.
6. All the treatment units shall be totally impervious.
7. The applicant shall provide separate flow meter for measuring the quantity of effluents through ETP and separate energy meter and shall maintain a logbook for the verification of inspecting officers.
8. The applicant shall operate and maintain Treatment Plant continuously and maintain at all times to achieve the stipulated standards as per Annexure-I & also maintain regular log-books/operation records.
9. There shall not be any increase in generation of Domestic sewage due to proposed expansion.
10. There shall be no bypass or discharge of effluents either within or outside the factory premises under any circumstances.
11. There shall not be any discharge of untreated trade/domestic sewage inside/outside the industry premises.
12. The applicant shall explore the possibility of reducing freshwater consumption & adopt recycling/ reuse.

III. AIR POLLUTION CONTROL:

1. The type of emissions, stack heights and the air pollution control equipment for the air pollution control sources to be installed as specified in Annexure-II.
2. The discharge of emissions from the air pollution sources shall pass through the stacks/chimneys mentioned in Annexure-II where from the Board shall be free to collect the samples at any time in accordance with the provisions of the Act and Rules made there under.
3. The stacks shall have port holes and platforms as per the guidelines specified in Annexure-II to facilitate monitoring of emissions.
4. The applicant shall upgrade/modify/replace the control equipments if they are found inadequate to meet the standards stipulated with Prior permission of the Board shall be obtained for the same.
5. There shall not be any other sources of air pollution from the proposed expansion.
6. If there is going to be any new air pollution sources in future, the project authorities shall apply and obtain consent for establishment for the same from the Board.
7. Any fugitive emission has to be controlled to meet the ambient air quality standards.

IV. SOLID WASTE (OTHER THAN HAZARDOUS WASTE) DISPOSAL:

1. The applicant shall collect, treat and dispose off all solid waste generated during construction i.e. Muck, and Garbage after construction in such manner so as not to cause environmental pollution.
2. The details of solid waste generated from the expansion activity shall be as follows



(CFE-EXP)

Consent No. CTE-322431 Valid upto: 22/12/2025

Industry Colour: RED Industry Scale: LARGE

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

39

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

V. HAZARDOUS AND OTHER WASTES (MANAGEMENT & TRANSBOUNDRY MOVEMENT) RULES 2016:

1. The industry shall apply and obtain authorization under Hazardous and Other Wastes (Management & Transboundary Movement) Rules 2016, and comply with the conditions of the authorization. The applicant shall apply for authorization along with the consent for operation (CFO) application under the Rules in Form-I to obtain authorization and comply with conditions.
2. There shall not be any Hazardous Waste generation from the proposed expansion project.

VI. NOISE POLLUTION CONTROL:

1. The applicant shall ensure that the ambient noise levels within its premises shall not exceed the limits i.e 75 dB(A) Leq during day time and 70 dB(A) Leq during night time as specified in the Environment (Protection) Rules.

VII. GENERAL CONDITIONS:

1. 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.
2. The applicant shall not commission the proposed plant for trial or regular production unless necessary pollution control measures are installed as specified in this Consent Order.
3. 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.
4. 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.
5. 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.
6. 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.
7. The Board reserves the right to review, impose additional condition or conditions, revoke, change or alter the terms and conditions.
8. 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.
9. The applicant shall furnish point wise compliance to the conditions given under this consent for establishment within 30 days.
10. The applicant shall take measures to develop green belt all along the periphery of the factory premises.
11. This consent is issued without prejudice to any Court Cases pending in any Hon'ble Court
12. The applicant shall comply with all the Conditions and guidelines issued by the Board from time to time.

Please note that this is only consent for establishment issued to you to proceed with the formalities for expansion of the industry and does not give any right to proceed 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. 75000



(CFE-EXP)

Consent No. CTE-322431 Valid upto: 22/12/2025

Industry Colour: RED Industry Scale: LARGE

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

40

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

NOTE:

The Conditions Nilmentioned in the schedule are not applicable.

Additional Conditions:

III(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 09 pages.

The CFExp is issued as per the recommendations of the Enforcement Committee Meeting held on 02.12.2020 & duly approved by Member Secretary & Hon'ble Chairman.

FOR AND ON BEHALF OF

KARNATAKA STATE POLLUTION CONTROL BOARD

Encl.: Annexure-I & II.

COPY TO:

1. The Environmental Officer, KSPCB, Regional Office Bangalore Mahadevapura for information and necessary action.

1. Master copy (Dispatch).
2. Office copy.

Chimney No.	Chimney attached to	Capacity/ KVA Rating	Minimum chimney height to be provided above ground level (in Mts)	Constituents to be controlled in the emission	Tolerance limits mg/NM3	Fuel	Air pollution Control equipment to be installed, in addition to chimney height as per col.(4)	Date of which air pollution control equipments shall be provided to achieve the stipulated tolerance limits and chimney heights conforming to stipulated heights.
1	D.G. Sets	DG Set of 700 KVA		5 PM(mg/NM3), SO2 (PPM), NOx(PPM)	0,0,0	DIE	N.A	Before commissioning.
2	D.G. Sets	DG Set of 700 KVA		5 PM(mg/NM3), SO2 (PPM), NOx(PPM)	0,0,0	DIE	N.A	Before commissioning.

Note:

N.A Not Applicable



(CFE-EXP)

Consent No. CTE-322431 Valid
upto: 22/12/2025

Industry Colour: RED

Industry Scale: LARGE

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

41

(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 diameter downstream from any flow disturbance such as bend, expansion, contraction and visible flame. Further, the selected port has to be at least 2 stack/duct diameter before stack/duct exit or from any other flow disturbance. For rectangular stacks, an equivalent diameter can be calculated using following expression.

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

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 off 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.

Signature Not Verified
Digitally signed by
Date: 2020.12.23 16:54:22
+05:30



Annexure-B8

42

BANGALORE WATER SUPPLY AND SEWERAGE BOARD

NO OBJECTION CERTIFICATE (NOC)

To
NVR DEVELOPERS
NO.55, 3RD FLOOR, ROOM NO.6,
SAPTHAGIRI LAYOUT, BELATHUR COLONY, BANGALORE - 560067.
MAHADEVPURA
560067

Sir,

Issue of No Objection Certificate for the proposed Residential Building at KHATHA NO.143, SY.NO.28,30,31/1,31/2 & 34/1, KUMBENA AGRAHARA VILLAGE, BIDARAHALLI HOBLI, MAHADEVPURA, BANGALORE, 560067 in favour of NVR DEVELOPERS

- Ref 1) Application Number: BWSSB-NOC-2020-8-75-080608115107
2) Date of Application: 2020-08-06
3) Demand Note Generation Date: 2020-08-20
4) NOC Generation Date: 2021-08-05

The "No Objection Certificate" from BWSSB for providing water supply and underground drainage facilities is issued subject to the following conditions:

1. The NOC (no objection certificate) document issued shall not be considered as the substitution for any statutory rules governing the state and can't set aside the competent authorities to enforce / impose the restrictions with respect to rules under town/country planning, Buffer zones of lakes and drains etc.
2. The NOC issued is solely on the information provided by applicant while submitting the NOC application online without inspection of site by BWSSB. If any discrepancies/ malafide information are found in the submitted application BWSSB is not responsible and the NOC issued is not valid/and it is Null & Void
3. The builder/ developers should abide the "Acts, Rules and Regulations of BWSSB" issued time to time.
4. The builder/ developer has to pay the necessary prorata and other charges towards the building as specified by the Board prevailing at the time of sanction of water supply and sanitary connection.
5. Builder/ developer has to bear the cost of pipeline estimate for both water supply and U.G.D lines, if there is no network near by the premises or requires up gradation of existing system at the time of sanctioning of connection.
6. NOC issued should be produced at the time of availing connection along with plan.
7. The difference in amount collected towards NOC and GBWASP charges, between the proposed area & actual construction area shall be paid at the time of seeking water supply and sanitary connections.
8. Under any circumstances, the NOC charges collected will not be refunded.
9. The treated water shall be used for construction purposes.
10. As per BWSSB Act Section 72(A) and relevant regulations, Rain Water Harvesting is mandatory, the applicant has to make necessary provisions for harvesting rain water. Letting out rain water into the Board sewer line is strictly prohibited as per Sec 72. The builder/developer should not provide sanitary points in cellar or Basement floor.
11. As per Bangalore Sewerage regulation 4(A) Adoption of STP & dual piping system is mandatory for the below mentioned buildings
 - i) Residential buildings consisting of 20 and above apartments or measuring 2000 sqm and above whichever is lower; or
 - ii) Commercial building measuring 2,000 sqm and above; or
 - iii) Buildings of educational institutions measuring 5,000 sqmtrs and above.Accordingly the owner / developer has to set up suitable sewage treatment plant as per KSPCB and NGT orders for treating the waste water generated in their premises to achieve the standards. Consent for operation of STP from KSPCB is mandatory.
12. This NOC is issued subject to condition that applicant/builder/owner should not discharge the treated sewage into BWSSB sewer network and should not discharge the untreated sewage into storm water drain and the applicant is solely responsible for any environmental pollution due to the same.
13. The owner / developer is abide to the notification regarding Environment Impact Assessment issued from department of Forest, Ecology and environment from time to time and the directions issued in the NGT orders.
14. The orders of the National Green Tribunal (NGT) original application No.222/2014. Principal Bench New Delhi. Forward Foundation and others vs. State of Karnataka and others should be followed stringently
15. Owner / Developer has to provide internal meters and Automatic water level control system as per the BWSSB regulation 43(A)-Obligation

43

- to provide internal meters and 43(B) - Obligation to provide Automatic water level control system
16. The building including basement should be above the High Flood level of adjacent valleys, storm water drain, low lying area.
 17. STP operation log book should be maintained duly incorporating other details such as test results etc.,
 18. Chartered energy meter should be installed for STP duly obtaining permission from BESCOM.
 19. Authorized personnel from Board & other Government Departments are empowered to inspect the STP without prior intimation & randomly at any time
 20. For NOC to layouts, the applicant has to ear-mark the land if required for construction of GLR, OHT, sump tank, pump house service station etc., and land should be handed over to BWSSB "free of cost".
 21. If any BWSSB lines are passing through the premises, the necessary shifting charges has to be borne by the builder/ developers. Further, set back has to be provided as directed by Board for safety of the pipelines.
 22. BWSSB reserves the right to sanction or reject the water supply or UGD Connections without assigning any reasons. The quantity and pressure of water will not be assured.
 23. Land acquired or notified for BWSSB infrastructure development or earmarked for BWSSB works should not be encroached or any structures constructed. If violated, penal action will be initiated.
 24. Necessary approval should be obtained from BWSSB/Karnataka Ground Water Authority before sinking Borewells in the premises.
 25. Water Supply & Sewage Connection for buildings in 110 villages will be given only after completion of Cauvery Stage-V which is likely to be completed by 2023. Till then developer / builder / owner will have to make their own arrangements for water.

The Proposed project is for Residential Building consists of Block-A1&B1 (Total 432 Units) each Block having StiltFloor+GF+3UF+TF with the total Builtup area 44043.06 Smt and the Site Area is 17198.29 Smt. The premises comes under 110 Villages area

The Developer has paid an amount of Rs.15,41,508/- (Towards No Objection Certificate charges of Rs.11,01,077/- and Treated Water Charge of Rs.4,40,431/-) vide receipt No.25309 dt:26.07.2021.

The NOC issued to the above premises is based on Interim order of Hon'ble High Court of Karnataka in the Writ Petition vide No. WP:10436/2020 dtd:28.09.2020 the developer has paid total amount of Rs.15,41,508/- (Towards No Objection Certificate charges of Rs.11,01,077/- and Treated Water Charge of Rs.4,40,431/-) vide receipt No.25309 dt:26.07.2021. Subject to condition that the Advance Probable Prorata charges Rs.26,45,254/- and GBWASP/BCC charges of Rs.41,48,734/- shall be payable based on the final outcome of the Hon'ble Court Order in said Writ Petition

Note:

1. The NOC is issued on the condition that the Advance Probable Prorata charges and GBWASP/BCC charges shall be payable based on the final outcome of the Hon'ble High Court Order in said Writ Petition.
2. Water supply to your premises can be assured subject to availability.
3. The current NOC shall be only for the plan submitted for the above property & the applicant shall obtain the revised NOC from BWSSB for any modification in the plan.
4. The cost of additional strengthening work or change in tapping / disposal point has to be borne by the builder / owner, at the time of sanctioning the water supply & UGD connection as per the prevailing rules and regulation.
5. NOC issued by the Board will be valid for three (3) years only from the date of issue of NOC. NOC issued will be revoked if any dispute arises at any stage
6. If the above area falls under Thippagondanahalli Catchment area this NOC will automatically be treated as cancelled

Yours faithfully

Signature Not Verified

Signed By: SIDDANAHUNDI VODDAGALLIAH VENKATESI
Signing Time: 05-08-2021 14:45:03
Signing Reason: NOC Approval
Location: Bangalore Water Supply and Sewerage Board,
Bengaluru

Chief Engineer(East)

BWSSB

Annexure - B9

44



Real Estate Regulatory Authority Karnataka
ರಿಯಲ್ ಎಸ್ಟೇಟ್ ನಿಯಂತ್ರಣ ಪ್ರಾಧಿಕಾರ ಕರ್ನಾಟಕ

FORM-C
[See sub-rule (1) of rule 6]
REGISTRATION CERTIFICATE OF PROJECT (COMPANY)

This registration is granted under section 5 of the Real Estate (Regulation & Development) Act, 2016 to the following project under project registration number PRM/KA/RERA/1251/446/PR/200811/003534

Project Details: NVR SUNPEARL BLOCK B, KUMBHENA AGRAHARA
KADUGODI, BENGALURU EAST, BENGALURU URBAN

1. (Name of the Firm or society or company or competent authority)
NVR DEVELOPERS having its registered office or principal place of business at
NO.55, 3RD FLOOR, ROOM NO.6
SAPTHAGIRI LAYOUT, BELATHUR COLONY,,KADUGODI POST, BENGALURU URBAN, KARNATAKA - 560067

2. This registration is granted subject to the following conditions, namely:-
- The promoter shall enter into an agreement for sale with the allottees as provided in Real Estate (Regulation & Development) Act, 2016 and Karnataka Real Estate (Regulation & Development) Rules, 2017;
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per section 17 of Real Estate (Regulation & Development) Act, 2016;
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (1) of sub-section (2) of section 4 of the the Real Estate (Regulation & Development) Act, 2016;
 - The registration shall be valid from 11-08-2020 and ending with 19-01-2023 unless renewed by the Real Estate Regulatory Authority in accordance with section 6 of the Real Estate (Regulation & Development) Act, 2016 read with Rule 7 of Karnataka Real Estate (Regulation & Development) Rules, 2017. This certificate is valid till the ending date mentioned above;
 - The promoter shall comply with the provisions of the Real Estate (Regulation & Development) Act, 2016 and the Karnataka Real Estate (Regulation & Development) Rules, 2017 and regulations made thereunder;
 - The promoter shall not contravene the provisions of any other law for the time being in force in the area where the project is being developed.
3. If the above mentioned conditions are not fulfilled by the promoter, the regulatory authority may take necessary action against the promoter including revoking the registration granted herein, as per the Real Estate (Regulation & Development) Act, 2016 and the Karnataka Real Estate (Regulation & Development) Rules, 2017 and regulations made thereunder.

Signature Not Verified
Digitally signed by
MAHADEV
RUDRAPPA KAMBLE
Date: 2020.08.11
17:03:08 IST
Location: Bengaluru



*Please scan the QR code to validate the authenticity of the certificate.

Digitally Signed By
Kamble M R, IAS(Retd.)
Chairman, Karnataka Real Estate Regulatory Authority

Project Approval Date: 11-08-2020

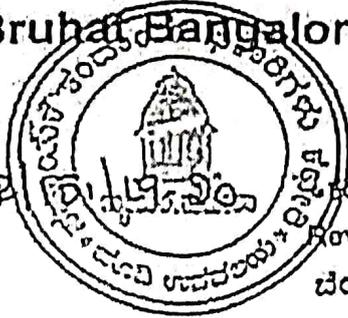
45



ಬೃಹತ್ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ
Bruhat Bangalore Mahanagara Palike

ವಾರ್ಡ್ ಸಂಖ್ಯೆ ಎ.ಎ.

No.: DAWA 54 / KTR / 19



ಆಯುಕ್ತರವರ ಕಛೇರಿ
Office of the Commissioner,

ಇಂದಾಯ ಇಲಾಖೆ, ಹೊಸಕೋಟೆ, ಬೆಂಗಳೂರು, ವಲಯ,
Revenue Department.....Range

ಬೆಂಗಳೂರು, ದಿನಾಂಕ : ೧೧/೭/೧೯.....
Bangalore, Date :

ಪ್ರಮಾಣ ಪತ್ರ / CERTIFICATE

ಬೆಂಗಳೂರಿನಲ್ಲಿ - ಕ್ಷೇತ್ರ ನಂ. ೫೧೬ ನಲ್ಲಿರುವ ಕುಟುಂಬದ ಕುಟುಂಬದ
ಇರುವ ಕ್ಷೇತ್ರ - ೫೧೬ ನಲ್ಲಿರುವ ಕುಟುಂಬದ ಕುಟುಂಬದ
ಶ್ರೀ / ಶ್ರೀಮತಿ/..... ಇವರ ಹೆಸರಿನಲ್ಲಿ ಇರುತ್ತದೆ.

Certified that the Khatha of Property No.....

In.....

Ward No..... Bangalore, Stands in the name of

Sri / Smt.....

in the register of this office.

ಸಹಾಯಕ ಆಯುಕ್ತರ ಕಛೇರಿ
Assistant Revenue Officer

ಬೃಹತ್ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ
Bruhat Bangalore Mahanagara Palike

ಗೆ/To,

ಶ್ರೀ/ಶ್ರೀಮತಿ/.....

Sri/Smt.....

.....

BRUHAT BANGALORE MAHANAGARA PALIKE

Ward
No D.A.
No: DAW/54/KTR/CR 101/19-20

Office of the Commissioner
Hoodi Sub Division,
Revenue Department
Bangalore Dated 9.7.19

CERTIFICATE

Certified that the katha in respect of property bearing SL No.418, Sy No 31/1, coming under Ward No 54 Hoodi Division, situated at Kumbena Agrahara Village, stands in the name of Sri R.Anjinappa in the Register of this Office.

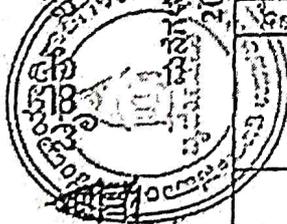
Sd/- 9/7/19
Assistant Revenue Officer
Bruhat Bangalore Mahanagara
Palike, Hoodi Sub Division
Bangalore

To:

Sri Anjinappa
Kumbeha Agrahara.

Translated From.....
To.....
S.K. SUDHA
Translator
City Civil Court, Typing Pool,
Bangalore, Mob: 9916683922

ಕರ್ನಾಟಕ ರಾಜ್ಯ ಸರ್ಕಾರದ ಮಹಾನಗರ ಪಾಲಿಕೆ
 ಕಂದಾಯ ಇಲಾಖೆ



ಕ್ರ. ಸಂಖ್ಯೆ : 1

ವರ್ಗ ಸಂಖ್ಯೆ : 50
 ವಾಣಿಜ್ಯ ಸಂಖ್ಯೆ : 109

ಮತ್ತು ಪಾಲಿ ಜಾಗಗಳ ವಾಣಿಜ್ಯ ಪುಸ್ತಕ
 20/19 ರಿಂದ 20/20 ರವರೆಗೆ

ಕ್ರ. ಸಂಖ್ಯೆ	ವರ್ಗ ಸಂಖ್ಯೆ	ವಾಣಿಜ್ಯ ಸಂಖ್ಯೆ	ವಿವರಣೆ	ಮೊತ್ತ	ತೆರಿಗೆ	ಇತರೆ	ಒಟ್ಟು	ವಿವರಣೆ	ತೆರಿಗೆ	ಇತರೆ	ಒಟ್ಟು																		
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118	50	109	ಕರ್ನಾಟಕ ರಾಜ್ಯ ಸರ್ಕಾರದ ಮಹಾನಗರ ಪಾಲಿಕೆ ಕಂದಾಯ ಇಲಾಖೆ	50	109	50	109	50	109	50	109	50	109	50	109	50	109	50	109	50	109	50	109	50	109	50	109	50	109

ವಾಣಿಜ್ಯ ಸಂಖ್ಯೆ : 6267
 ವಾಣಿಜ್ಯ ಸಂಖ್ಯೆ : 19/6/19

ವಾಣಿಜ್ಯ ಸಂಖ್ಯೆ : 19/6/19

ಮಹಾನಗರ ಪಾಲಿಕೆ
 ಕಂದಾಯ ಇಲಾಖೆ
 ಮೊತ್ತ : 500048

49



ಬೃಹತ್ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ
Bruhat Bangalore Mahanagara Palike

ವಾರ್ಡ್ ಸಂಖ್ಯೆ ೨.ಎ.

No.: D.A. 54/19



ಆಯುಕ್ತರವರ ಕಛೇರಿ
Office of the Commissioner,

ಕಂದಾಯ ಇಲಾಖೆ... ಶೃಂಗೇರಿ... ವಲಯ,
Revenue Department.....Range
ಬೆಂಗಳೂರು, ದಿನಾಂಕ : 9/7/19
Bangalore, Date :

ಪ್ರಮಾಣ ಪತ್ರ / CERTIFICATE

ಬೆಂಗಳೂರಿನ 54-ಶೃಂಗೇರಿ ನಯ ವಿಭಾಗದ ಕೊಂಪ್ಲಿಕ್ಸ್ ರಿಜಿಸ್ಟ್ರಾರ್ಡ್
ಇರುವ ಕ್ರಮ - 419 ನೋಡ್ 34/1 ನಯ ಸಂಖ್ಯೆಯ ಆಸ್ತಿ ಖಾತೆಯ ಈ ಕಛೇರಿಯ ದಾಖಲೆ ಪುಸ್ತಕದಲ್ಲಿ
ಶ್ರೀ / ಶ್ರೀಮತಿ ಕೆ. ಎಂ. ನೇಶ್ವರಿ ಇವರ ಹೆಸರಿನಲ್ಲಿ ಇರುತ್ತದೆ.

Certified that the Khatha of Property No.....
in.....
Ward No.....Bangalore, Stands in the name of
Sri / Smt.....
in the register of this office.

ಹೆಚ್ ಕೆ. ಎಂ. ನೇಶ್ವರಿ
Assistant Revenue Officer

ಬೃಹತ್ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ
Bruhat Bangalore Mahanagara Palike
560048

ಗೆ/To,
ಶ್ರೀ/ಶ್ರೀಮತಿ/ ಕೆ. ಎಂ. ನೇಶ್ವರಿ
Sri/Smt. ಕೊಂಪ್ಲಿಕ್ಸ್ ರಿಜಿಸ್ಟ್ರಾರ್ಡ್

50

BRUHAT BANGALORE MAHANAGARA PALIKE

WARD NO: DAW 54/KTR/152/19-20

Office of the Commissioner
Revenue department Range
Bangalore Date 9.7.2019

CERTIFICATE

Certified that the katha of property No: Sl No 419 Sy
No 34/1 situated at Kumbena Agrahara Village,
coming under 54th Hoodi Division stands in the name
of Sri R.Anjinappa in revenue records in the Register
of this Office.

Sd/- 9.7.2019
Assistant Revenue Officer
Bruhat Bangalore Mahanagara
Palike

To:

Sri R.Anjinappa
Kumbena Agrahara,

Translated From:.....

To:.....

S.K. SUDHA

Typist / Translator

City Civil Court Typing Pool

BANGALORE, Mob: 99166 83922

ಜಿಲ್ಲಾಧಿಕಾರಿಗಳ ಕಾರ್ಯಾಲಯ, ಬೆಂಗಳೂರು ನಗರ ಜಿಲ್ಲೆ, ಬೆಂಗಳೂರು ರವರ ನಡವಳಿ

ವಿಷಯ:- ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು ಬಿದರಹಳ್ಳಿ ಹೋಬಳಿ ಕುಂಬೇನ ಅಗ್ರಹಾರ ಗ್ರಾಮದ ಸ.ನಂ.31/1 ರಲ್ಲಿ 0-02 ಗುಂಟೆ ಮತ್ತು ಸ.ನಂ.34/1 ರಲ್ಲಿ 0-05 ಗುಂಟೆ ಪೈಕಿ 0-02 ಗುಂಟೆ 0-04 ಗುಂಟೆ 'ಬಿ' ಖರಾಬಿನ ಸರವು ಪಥ ಬದಲಾವಣೆ ಮಾಡಿಕೊಡುವಂತೆ ಕೋರಿರುವ ಬಗ್ಗೆ

- ಉಲ್ಲೇಖ:-**
1. ತಹಶೀಲ್ದಾರ್, ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು, ಬೆಂಗಳೂರು ರವರ ಪತ್ರ ಸಂ.ಎಲ್.ಎನ್.ಡಿ(ಕಾ)ಸಿಆರ್/25/19-20 ದಿನಾಂಕ:31-01-2023.
 2. ಶ್ರೀ.ಆರ್. ಅಂಜಿನಪ್ಪ ಬಿನ್ ಲೇಟ್ ರಾಮಯ್ಯ, ಮನವಿ ದಿನಾಂಕ:24-01-2023.

ಪ್ರಸ್ತಾವನೆ:

ಅರ್ಜಿದಾರರು ಉಲ್ಲೇಖ(2)ರಂತೆ ಮನವಿ ಸಲ್ಲಿಸಿ ಬೆಂಗಳೂರು ನಗರ ಜಿಲ್ಲೆ, ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು ಬಿದರಹಳ್ಳಿ ಹೋಬಳಿ ಕುಂಬೇನ ಅಗ್ರಹಾರ ಗ್ರಾಮದ ಸ.ನಂ.31/1 ರಲ್ಲಿ 0-02 ಗುಂಟೆ ಮತ್ತು ಸ.ನಂ.34/1 ರಲ್ಲಿ 0-05 ಗುಂಟೆ ಪೈಕಿ 0-02 ಗುಂಟೆ 0-04 ಗುಂಟೆ 'ಬಿ' ಖರಾಬಿನ ಸರವು ಪಥ ಬದಲಾವಣೆ ಮಾಡಿಕೊಡುವಂತೆ ಕೋರಿರುತ್ತಾರೆ.

ತಹಶೀಲ್ದಾರ್ ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು ರವರು ಉಲ್ಲೇಖ(1)ರ ವರದಿ ಮೂಲಕ ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು ಬಿದರಹಳ್ಳಿ ಹೋಬಳಿ ಕುಂಬೇನ ಅಗ್ರಹಾರ ಗ್ರಾಮದ ಸ.ನಂ.31/1 ರಲ್ಲಿ 0-18 ಗುಂಟೆ ಪೈಕಿ 0-02 ಗುಂಟೆ 'ಬಿ' ಖರಾಬು (ಸರವು) ಉಳಿಕೆ 0-16 ಗುಂಟೆ ಮತ್ತು ಸ.ನಂ.34/1 ರಲ್ಲಿ 1-11 ಎ/ಗುಂ 0-05 ಗುಂಟೆ 'ಬಿ' ಖರಾಬು (0-02 ಗುಂಟೆ ಸರವು & 0-03 ಗುಂಟೆ ಕಾಲುದಾರಿ) ಉಳಿಕೆ 1-06 ಎ/ಗುಂ ಜಮೀನಿದ್ದು, ಅರ್ಜಿದಾರರಿಗೆ ವಿಭಾಗದ ಮೂಲಕ ಹಕ್ಕುಬಂದು ಖಾತೆಯಾಗಿರುತ್ತದೆ.

ಭೂ ಮಾಪಕರು ತಯಾರಿಸಿರುವ ಪಥ ಬದಲಾವಣೆ ಸರ್ವೆ ನಕ್ಷೆಯಂತೆ ಸ.ನಂ.31/1 ರಲ್ಲಿ 0-02 ಗುಂಟೆ ಸರವಿನ 'ಬಿ' ಖರಾಬು ಕಮ್ಮಿಯಾಗಿದ್ದು, ಸ.ನಂ.34/1 ರಲ್ಲಿ ಮೂಲ 0-05 ಗುಂಟೆ 'ಬಿ' ಖರಾಬಿನ ಪೈಕಿ ಸರವಿನ 0-02 ಗುಂಟೆಯಿದ್ದು, ಸದರಿ ಖರಾಬನ್ನು ಪಥ ಬದಲಾವಣೆ ಮಾಡಿದಾಗ 0-02 ಗುಂಟೆ ಹೆಚ್ಚುವರಿಯಾಗಿ ಒಟ್ಟು 0-04 ಗುಂಟೆ ಸರವಿನ ಬಗ್ಗೆ ಪಥ ಬದಲಾವಣೆ ಮಾಡಲು ವರದಿ ಸಲ್ಲಿಸಿರುತ್ತಾರೆ.

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

(58)

-2-

ದಿನಾಂಕ:03-02-2023

ಸಂಖ್ಯೆ: ಎಲ್‌ಎನ್‌ಡಿ(ಪೂ)ಸಿಆರ್‌273/2022-23

:: ಆದೇಶ ::

ಮೇಲ್ಕಂಡ ಪ್ರಸ್ತಾವನೆಯಲ್ಲಿ ವಿವರಿಸಿರುವಂತೆ, ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು ಬಿದರಹಳ್ಳಿ ಹೋಬಳಿ ಕುಂಬೇನಅಗ್ರಹಾರ ಗ್ರಾಮದ ಸ.ನಂ.31/1 ಮತ್ತು ಸ.ನಂ.34/1 ರಲ್ಲಿನ 0-04 ಗುಂಟೆ ಸರವಿನ 'ಬಿ' ಖರಾಬನ್ನು ಪಥ ಬದಲಾವಣೆ ಮಾಡುವ ಬಗ್ಗೆ ತಾಲ್ಲೂಕು ಭೂಮಾಪಕರು ಅಳತೆ ಮಾಡಿ ಸಲ್ಲಿಸಿರುವ ನಕ್ಷೆ ಹಾಗೂ ತಹಶೀಲ್ದಾರ್, ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು, ಬೆಂಗಳೂರು ರವರ ವರದಿಯನ್ನಾಧರಿಸಿ, ಸದರಿ ಸರವು ಜಮೀನನ್ನು ಕರ್ನಾಟಕ ಭೂ ಕಂದಾಯ ಕಾಯ್ದೆ 1964ರ ಕಲಂ 71 ರಡಿ ಕಾಯ್ದಿರಿಸಿ, ಕರ್ನಾಟಕ ಭೂ ಮಂಜೂರಾತಿ ನಿಯಮಗಳು 1969ರ ನಿಯಮ 28(ಎ)(i)ರಂತೆ ಪಥ ಬದಲಾವಣೆ ಮಾಡಿ ಈ ಕೆಳಕಂಡ ಷರತ್ತುಗೊಳಪಡಿಸಿ ಆದೇಶಿಸಿದೆ.

ಷರತ್ತುಗಳು

ಪ್ರಶ್ನಿತ ಜಮೀನಿನ ಬಗ್ಗೆ ಯಾವುದೇ ನ್ಯಾಯಾಲಯದಲ್ಲಿ ದಾವೆಗಳು ದಾಖಲಾಗಿದ್ದಲ್ಲಿ, ಈ ಆದೇಶವು ನ್ಯಾಯಾಲಯದ ಅಂತಿಮ ತೀರ್ಪಿಗೆ ಒಳಪಟ್ಟಿರುತ್ತದೆ.

ಈ ಭೂಮಿಯಲ್ಲಿ ವಿನಾಶಕಾರಿಯಾದ ಅಥವಾ ಖಾಯಂ ಆಗಿ ಹಾನಿಕರಕವಾಗುವ ರೀತಿಯಲ್ಲಿ ಏನನ್ನು ಮಾಡತಕ್ಕದ್ದಲ್ಲ.

3. ತಾಲ್ಲೂಕು ಮೋಜಣಿದಾರರು ಸದರಿ ಜಮೀನಿನ ಸರವು ಬಗೆಗಿನ ಖರಾಬನ್ನು ಸ್ಥಳಾಂತರಗೊಳಿಸಲು ಉದ್ದೇಶಿಸಿರುವಂತೆ ನಕ್ಷೆ ತಯಾರಿಸುವುದು.
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 ಮಾಡಿಸೊಳ್ಳತಕ್ಕದ್ದು.
5. ಉದ್ದೇಶಿತ ಯೋಜನೆಗೆ ಈ ಜಮೀನು ಬಳಕೆಯಾಗದಿದ್ದಲ್ಲಿ ಕೂಡಲೇ ಕಂದಾಯ ಇಲಾಖೆಗೆ ಹಿಂದಿರುಗಿಸತಕ್ಕದ್ದು.
6. ಕರ್ನಾಟಕ ಭೂ ಕಂದಾಯ ಕಾಯ್ದೆ 1964 ರ ಕಲಂ 71 ರಡಿ ಸಾರ್ವಜನಿಕ ಉದ್ದೇಶಕ್ಕೆ ಆದೇಶದಲ್ಲಿ ಮೀಸಲಿರುವ (ಬಿಟ್ಟುಕೊಡುವ) ಹೆಚ್ಚುವರಿ ವಿಸ್ತೀರ್ಣವನ್ನು ಅರ್ಜಿದಾರರು ತಮ್ಮ ಸ್ವಂತ ಖರ್ಚಿನಲ್ಲಿ ಸರ್ಕಾರದ ಹೆಸರಿಗೆ ಪರಿತ್ಯಾಗ ಪತ್ರ (Relinquish Deed)ದಂತೆ ನೋಂದಣಿ ಮಾಡತಕ್ಕದ್ದು.
7. ತಹಶೀಲ್ದಾರ್, ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು ರವರು ಸದರಿ ಆದೇಶದಂತೆ ಚೆಕ್ಕುಬಂದಿಯೊಂದಿಗೆ 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/-

(ದಯಾನಂದ್.ಕೆ.ಎ)

ಜಿಲ್ಲಾಧಿಕಾರಿಗಳು

ಬೆಂಗಳೂರು ಜಿಲ್ಲೆ, ಬೆಂಗಳೂರು.

ಪ್ರತಿಯನ್ನು ಮಾಹಿತಿಗಾಗಿ ಮತ್ತು ಮುಂದಿನ ಕ್ರಮಕ್ಕಾಗಿ ಈ ಕೆಳಕಂಡವರಿಗೆ ಕಳುಹಿಸಿದೆ:

1. ಉಪವಿಭಾಗಾಧಿಕಾರಿಗಳು, ಬೆಂಗಳೂರು ಉತ್ತರ ಉಪವಿಭಾಗ, ಬೆಂಗಳೂರು ರವರಿಗೆ ಮಾಹಿತಿಗಾಗಿ
2. ಜಿಲ್ಲಾ ತಾಂತ್ರಿಕ ಸಹಾಯಕರು ಹಾಗೂ ಪದನಿಮಿತ್ತ ಭೂ ದಾಖಲೆಗಳ ಉಪ ನಿರ್ದೇಶಕರು, ಬೆಂಗಳೂರು ಜಿಲ್ಲೆ, ಬೆಂಗಳೂರು ರವರಿಗೆ ನಕ್ಷೆ ಹಾಗೂ ವರದಿಗಳನ್ನು ಲಗತ್ತಿಸಿ ಕಳುಹಿಸುತ್ತಾ, ಮುಂದಿನ ಅಗತ್ಯ ಕ್ರಮಕೈಗೊಳ್ಳಲು ತಿಳಿಸಿದೆ.
3. ತಹಶೀಲ್ದಾರ್, ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು ರವರಿಗೆ ಕಳುಹಿಸುತ್ತಾ, ಕಂದಾಯ ದಾಖಲೆಗಳಲ್ಲಿ ನಮೂದಿಸಲು ಸೂಚಿಸಿದೆ.
4. ಅರ್ಜಿದಾರರಾದ ಶ್ರೀ.ಆರ್. ಅಂಜಿನಪ್ಪ ಬಿನ್ ಲೇಟ್ ರಾಮಯ್ಯ, ಕುಂಬೇನಅಗ್ರಹಾರ ಗ್ರಾಮ, ಬಿದರಹಳ್ಳಿ ಹೋಬಳಿ, ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು, ಬೆಂಗಳೂರು ರವರಿಗೆ ಮಾಹಿತಿಗಾಗಿ ಕಳುಹಿಸಿದೆ.



[Signature]
3/2/27
ಜಿಲ್ಲಾಧಿಕಾರಿಗಳು,
ಬೆಂಗಳೂರು ಜಿಲ್ಲೆ, ಬೆಂಗಳೂರು
[Signature]

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

Sub : Application seeking for change of route in
respect of 0-02 guntas and 0-04 guntas of B Karab
land in respect of land bearing Sy No: 31/1 measuring
0-02 guntas and Sy No 34/1 measuring 0-05 guntas
situated at Kumbena Agrahara Village, Bidarhalli
Hobli Bangalore East Taluk, Bangalore District

2) Letter of the Tahsildar, Bangalore East Taluk, vide
No: LND/K/CR 25/2019-20 dated 31.1.2023

3) Application dated 24.1.2021 submitted by Sri
R.Anjinappa

===

PREAMBLE :

Applicant has submitted an application for change of
route in respect of 0-02 guntas and 0-04 guntas of B
Karab land in respect of land bearing Sy No: 31/1
measuring 0-02 guntas and Sy No 34/1 measuring 0-
05 guntas situated at Kumbena Agrahara Village,

Translated From.....
To.....
S. H. SUDHA
Translator
City Civil Court, Typing Pool,
Bangalore, Mob: 9916683922

(61)

Bidarhalli Hobli Bangalore East Taluk, Bangalore District.

As per the report submitted by the Tahsildar under Ref (1) it is evident that the land situated at Kumbena Agrahara Village, Bidarhalli Hobli Bangalore East Taluk, Bangalore District situated at Kumbena Agrahara Village, Bidarhalli Hobli Bangalore East Taluk, Bangalore District bearing Sy No: 31/1 measuring 0-18 guntas with B karab land of 0-02 guntas, remaining 0-16 Guntas and Sy No 34/1 measuring 1-11 guntas in which 0-05 guntas B karab land 0-02 guntas out of 0-05 guntas B karab (0-02 guntas shifting federal canal and 0-03 guntas path) remaining land measuring 1-065 Acre/Guntas of land has been acquired by the applicant by way of partition.

As per the shifting federal canal change survey sketch prepared by the surveyor there is 0-02 guntas of B karab land less in Sy No 31/1 and in Sy No 34/1

62

out of 0-05 guntas B Karab land, 0-02 guntas is meant for the shifting federal canal when the shifting federal canal (route) of the said land is changed there will be extra land of 0-02 guntas, hence submitted report for the change of shifting federal canal in respect of 0-04 guntas of land.

On verification of the above detailed preamble, based on the survey sketch prepared and submitted by the Taluk surveyor after measuring the land and proposal submitted by the Tahsildar, Bangalore East Taluk, Bangalore I pass the following order.

O R D E R

No; LND (E) CR 273/2022-23

DATE 3.2.2023

Based on the survey sketch prepared and submitted by the Taluk surveyor after measuring the land and proposal submitted by the Tahsildar, Bangalore East Taluk, Bangalore regarding shifting federal canal in respect of land measuring 0-04 guntas bearing Sy Nos 31/1 and 34/1 situated at Kumbena Agrahara

63

Village, Bidarhalli Hobli Bangalore East Taluk, Bangalore District, by reserving the said (saravu) shifting federal canal land under Section 71 of the Karnataka Land Revenue Act 1964, the following order is passed under Karnataka Land Grant Rules 28(a)(i) of 1969 on the following terms and conditions.

CONDITIONS :-

- 1) In case if any case is pending adjudication in respect of the land in question, this order is subject to the order passed in the said case.
- 2) No harmful and permanent harming activities should be carried out in this land.
- 3) Taluk surveyor should prepare the sketch showing the proposed shifting of the shifting federal canal karab land.
- 4) District Technical Assistant and authorized Deputy Director of Land Records, Bangalore District, should change the survey documents showing the

(64)

change of shifting federal canal under Rule 71 of the Karnataka Land Revenue Act 1966.

- 5) If the land in question is not used for the said purpose, to return the same to the Revenue Department immediately.
- 6) Applicant should release the extra land mentioned in the order which is reserved for the public purpose, under Section 71 of the Karnataka Land Revenue Act 1964, by registering the same through release deed.
- 7) Tahsildar, Bangalore East Taluk should prepare the survey sketch as per the order, get the release deed registered, mention the same in the pahani and revenue documents and should submit the report accordingly to this Office.
- 8) Authority reserves its right to cancel the order if the information submitted by the applicant is found to be false.

65

9) It is the duty of the Taluk Administration and applicant to see that the area meant for the change of shifting federal canal should not encroach the B Karab land and free from the public.

Sd/-
DAYANAND K.A
Deputy Commissioner
Bangalore District
Bangalore.

Copy for information to :

- 1) The Assistant Commissioner, Bangalore North Sub Division, Bangalore for information.
- 2) District Technical Assistant and authorized Deputy Director of Land Records, Bangalore District, enclosing the sketch and reports for taking further needful action.
- 3) The Tahsildar, Bangalore East Taluk, to mention the same in the Revenue Records.
- 4) Applicant Sri R.Anjinappa S/o late Ramaiah, Kumbena Agrahara village, Bidarhalli Hobli, Bangalore East Taluk, Bangalore for information.
- 5) Office copy.

Sd/- 3.2.2023
Deputy Commissioner
Bangalore District, Bangalore

Translated From.....
To.....
S.K. SUDHA
Translator
City Civil Court, Typing Pool,
Bangalore, Mob: 9916583922



**BEFORE THE NATIONAL GREEN TRIBUNA
(SZ) CHENNAI**

Application No. 143 of 2022 (SZ)

Sri Paramesh
Bengaluru - 560067

... Applicant

Vs

The Deputy Commissioner
Bengaluru urban District
And 13 others

... Respondents

INDEX TO LIST OF DOCUMENTS

Ms.M.Sivavarthanam(Ms.1255/2007)
T.Senthilkumar(Ms.605/2014)
COUNSEL for R 13 & R14
9500078679