

**BEFORE THE NATIONAL GREEN TRIBUNAL,
SITTING AT CHENNAI**

APPLICATION NO. 144/2022 (SZ)

ADVOCATES
**ABITHA BANU &
NAMAN JHABAKH, ADVOCATES**
NO. 270/1, 1ST FLOOR,
LLOYD'S ROAD, ROYAPETTAH,
CHENNAI – 600014
+919962100188
namanjhabakh@holla.in

BETWEEN:
SRI PARAMESH. V

AND

**THE DEPUTY COMMISSIONER,
BENGALURU URBAN DISTRICT,
BENGALURU & ORS**

PRESENTATION FORM

Sl.No.	Description of paper presented	Court Fee Affixed on the paper
	<u>STATEMENT OF OBJECTIONS ON BEHALF OF THE 7TH RESPONDENT</u>	

Total

Number of Copies Furnished

Other side served

Presented by



Advocates for the 7th Respondent

Received Paper

Place: Bangalore

Date: 29.01.2023

**BEFORE THE NATIONAL GREEN TRIBUNAL,
SITTING AT CHENNAI**

APPLICATION NO. 144 OF 2022 (SZ)

BETWEEN:

SRI PARAMESH V

...APPLICANT

AND

DEPYTY COMMISSIONER
& OTHERS

...RESPONDENTS

INDEX

SL. NO.	DESCRIPTION	PAGE NOS.
1.	STATEMENT OF OBJECTIONS FILED BY THE 7 TH RESPONDENT	1 – 10
2.	AFFIDAVIT	11
3.	ANNEXURE – R1: COPY OF THE ENVIRONMENT CLEARANCE ISSUED BY THE STATE LEVEL ENVIRONMENTAL IMPACT ASSESSMENT AUTHORITY (SEIAA) DATED 7.2.2015	12 – 20
4.	ANNEXURE – R2: COPY OF THE CONSENT FOR ESTABLISHMENT ISSUED BY KARNATAKA STATE POLLUTION CONTROL BOARD DATED 3.2.2014 PERMITTING CONSTRUCTION OF 392 APARTMENTS	21 – 25
5.	ANNEXURE – R3: BUILDING LICENSE ISSUED IN FAVOR OF THE 7 TH RESPONDENT	26 – 27

6.	ANNEXURE – R4: COPY OF THE BUILDING PHOTOGRAPH	28 – 29
7.	ANNEXURE – R5: COPY OF THE OCCUPANCY CERTIFICATE ISSUED BY BBMP	30 – 33
8.	ANNEXURE – R6: COPY OF THE RELEVANT PAGE OF THE MASTER PLAN OF BANGALORE PERTAINING TO THE AREA WHERE THE LANDS OF THIS RESPONDENT LIES	34 – 35
9.	ANNEXURE – R7: COPY OF THE JUDGMENT PASSED BY THE HON'BLE HIGH COURT OF KARNATAKA IN WRIT PETITION NO.44277/2011 REPORTED IN 2012 SCC ONLINE KARNATAKA 2679	36 – 42
10.	ANNEXURE – R8: COPY OF THE ORDER DATED 24.1.2015 PASSED BY THE BBMP	43 – 44
11.	TYPED COPY OF ANNEXURE – R8	45 – 49
12.	ANNEXURE – R9: COPY OF THE REPORT OF THE SURVEYOR OF BBMP	50
13.	TYPED COPY ANNEXURE – R9	51 – 52
14.	VAKALATHNAMA	53

1

BEFORE THE NATIONAL GREENS TRIBUNAL, CHENNAI

APPLICATION No. 144/2022

BETWEEN:

SRI PARAMESH V

APPLICANT

AND

DEPYTY COMMISSIONER
& OTHERS

RESPONDENTS

OBJECTION STATEMENT FILED BY THE 7TH RESPONDENT

7th Respondent abovenamed submits as under:

1. The address of the 7th respondent for purposes of court notices and process is that of its counsel Ms. Abitha Banu, Advocate, No.270/1, 1st Floor, Lloyds Road, Royapettah, Chennai 600 014.
2. The above application is wholly false, frivolous, vexatious and not maintainable in law or on facts. The same has been filed with the malafide intention of coercing this respondent into terms. The application lacks bonafides and is liable to be dismissed in limine.
3. The application is liable to be dismissed on the ground that it is barred by limitation. Section 14(3) of NGT Act specifies that no application for adjudication of dispute under Sec. 14 shall be entertained by the Tribunal unless it is made within a period of 6 months from the date on which the cause of action for such dispute arose. In the instant case, admittedly the plans of this respondent were sanctioned as early as 5.9.2013, after the respondent obtained necessary permissions, sanctions, approvals etc. from the competent authorities. Since Development Plan is very big, the respondent craves leave of this Hon'ble Tribunal to produce the same at a later date. After a detailed examination of all aspects relating to

For Sterling Urban Infra Projects Pvt Ltd

Director

environment, the State Level Environment Impact Assessment Authority has accorded environment clearance for the project in question. Copy of the Environment Clearance issued by the State Level Environmental Impact Assessment Authority (SEIAA) dated 7.2.2015 is produced herewith marked **ANNEXURE R1**. Consent for Establishment issued by Karnataka State Pollution Control Board dated 3.2.2014 permitting construction of 392 apartments is produced herewith marked **ANNEXURE R2**. The Bangalore Mahanagara Palike (Corporation of the City of Bangalore) has issued building license dated 16.3.2015, copy of which is produced herewith marked **ANNEXURE R3**. Very significantly, applicant himself refers to all these permissions, sanctions, consent in para 3 of the application.

4. Over 8 years have lapsed subsequent thereto. Application has been filed after a lapse of 8 years. On this ground alone, the application is liable to be dismissed. The construction was commenced immediately thereafter in the year 2015 and has been ongoing ever since then. In fact, two of the building towers 5 & 6 with 172 Apartments comprising of 2 basements, ground floor and 14 upper floors have already been completed and the occupancy certificate has also been granted. Copy of the photograph of the buildings and the occupancy certificate issued by BBMP is produced herewith marked **ANNEXURE R4 & R5**. The flats have been occupied and people are living in these flats.
5. The applicant has suppressed material facts. The material facts which have been suppressed by the applicant are the following:
 - i) Construction was commenced way back in the year 2015;
 - ii) Two of the towers comprising of 172 flats have been completed, occupancy certificates granted and many of the flats have been occupied by the residents;
 - iii) The only nala which exists in the property have been retained apart from being strengthened. BBMP in terms of Sec. 288 of the KMC Act permitted 7th respondent to construct culvert over the nala to entitle access to the property and the same has been constructed

For Sterling Urban Infra Projects Pvt. Ltd.

Director

years back without in any way encroaching upon the drain or in any way hindering the flow of water therein.

6. The application is liable to be dismissed on the ground of suppression of material facts and documents from this Hon'ble Court. Supreme court has time and again held that if a litigant suppresses material documents from the court or a judicial forum, the same tantamount to committing fraud on the court or judicial fora and that the proceedings has to be dismissed in limine without even going into the merits of the matter.
7. The applicant has produced documents by interpolating them which again amounts to committing fraud not only on the respondent but also on this Hon'ble Tribunal. Some of them are not even readable. The application is liable to be dismissed on this ground also.
8. In the light of the above background, the respondent controverts various averments and allegations made in the application as under:
9. The averment in para 3(1) at page 6 of the application that this respondent is constructing multistoried residential apartment on the land specified in this paragraph is true. However, it is false to allege that this respondent is constructing permanent concrete structure by encroaching the stream, rajakaluve, water bodies and its buffer zone and there has been encroachment of protected eco sensitive zone. It is equally false to allege that the construction had violated the guidelines of environmental law and the order of the Hon'ble High Court and the National Green Tribunal. The construction is not illegal as alleged or otherwise and is perfectly legal. The allegation that the respondents 1 to 6 have noticed that there has been illegal construction is also false. As stated earlier, there is no illegal construction.
10. The further allegation in para 3(1) that respondents 1 to 6 have colluded with all the respondents and have failed to enforce the law is false. Ann-A1 to A3 produced by the petitioner have been deliberately over-written as it is apparent to the naked eye and nala which does not exist have been

For Sterling Info Decisions Pvt. Ltd


Director

shown to pass therein. This respondent craves leave of this Hon'ble Court to produce the correct village map as and when needed.

11. This respondent is producing the relevant page of the master plan of Bangalore pertaining to the area where the lands of this respondent lies marked **ANNEXURE R6 & 6A**. A perusal of the same bears out that there are no nala passing through the land in question. The Hon'ble High Court of Karnataka in Writ Petition No.44277/2011 reported in 2012 SCC Online Karnataka 2679 has held that when the Master Plan is prepared by the planning authority as mandated by the Karnataka Town and Country Planning Act, the village map loses its credibility and ceases to be valid. Copy of the said judgement is produced herewith marked as **ANNEXURE R7**. In view of the law declared by the Hon'ble High Court of Karnataka, which is binding on all concerned, the village map loses significance, efficacy and validity.
12. The petitioner has categorically stated in para 3 that the building plan has been obtained by the respondent way back on 16.3.2015, environmental clearance from the State Level Environmental Impact Assessment Authority (SEIAA) way back on 7.2.2015, consent for establishment from the Karnataka State Pollution Control Board way back on 3.2.2014, clearly showing thereby that the petitioner was fully aware of these permissions, sanctions and approvals and has kept quiet for over 8 years and has filed the present petition showing thereby that the application is hopelessly barred by limitation. The property in question falls within the planning area of Bangalore. The Bangalore Development Authority which is the planning authority has prepared the master plan in respect of the said area. The plan claiming to be the master plan has been produced by the respondent as Ann-A4. A perusal of the same bears out that Ann. A4 is not the master plan. On the contrary, it is the building plan approved by the Bangalore Mahanagara Palike (The Corporation of the City of Bangalore)

For Sterling Urban Infra Projects Pvt. Ltd

Director

5

5

13. The petitioner has produced a document marked Ann-A6 claiming to be downloaded from the RERA website. A perusal of the same clearly bears out that there has been interpolation and over-writing by the petitioner himself. He has doctored the document. The petition is liable to be dismissed on this sole ground.
14. The allegation in paragraph 3(2) at page 7 that the secondary storm water drain / stream is passing adjacent to Survey Nos.19 and 47 (Nala) and “tertiary storm water drain” is passing in Survey No.46/1 horizontally and in Survey No.46/2 vertically are not true. There was a secondary storm water drain bearing No.BH636, which was passing in the property in question. The respondent approached the BBMP in terms of Section 288 of the KMC Act to further strengthen the storm water drain and to build a culvert to pass over the said drain, which permission has been granted by BBMP subject to certain conditions. Copy of the said order dated 24.1.2015 is produced herewith marked **ANNEXURE R8**. In terms of the aforementioned order passed by the BBMP, respondent has strengthened the secondary storm water drain and constructed a culvert over the drain several years back without in anyway encroaching upon the drain or in any way hindering the flow of water therein. The secondary drain has remained as it is and the buffer of 25 meters from the centre of the drain is also left as it is without any encroachment whatsoever. There is no drain flowing horizontally in Survey No.46/1 and 46/2 as per survey records. Copy of the report of the Surveyor of BBMP is produced herewith marked **ANNEXURE R9**. At any rate, as stated herein above the Master Plan does not have the tertiary drain in Survey No.46/1 and 46/2.
15. The allegation in paragraph 3(3) at page 7 that the respondent is constructing apartment building “Sterling Ascentia” violating various guidelines prescribed in the applicable statutes is wholly false. The allegation that the residential building, which the respondent is constructing and planning to sell amounts to cheating the public and that the respondent has not abided by the law are all false.

For Sterling Ascentia, 14th Floor, 14th

Director

16. The allegation in paragraph 3(4) at page 8 that Rajakaluve/secondary storm water drain/stream which is flowing/passing vertically in Sy.No, 46/2 (adjacent to Sy.No,19 east of Bellandur village), is being encroached and it has been hidden in the plan and the said water body has been encroached by respondent No.7 are all false. The further allegation that the tertiary storm water drain passing from Sy.No. 11 to 18 is partly shown in the plan and in the buffer zone permanent structure like drive way, basketball court, tennis court, swimming pool and other permanent concrete structures have been constructed and the 'territory storm water' drain flowing diagonally from west to east (tower-2) in the Sy.No.18 which is connected is completely hidden in the plan and the tower-2 apartment building construction is under progress in lighting speed are also false. As stated herein above, there is no tertiary storm water drain as alleged or otherwise. The secondary storm water drain has been preserved and strengthened and the buffer in respect thereof has been fully and completely maintained. The allegation that without even leaving space for the buffer zone the respondent has enjoyed construction assuming that they can get away by the illegal power is false. The documents which the petitioner has produced as Annexure B to B3 are not admitted to be genuine documents. At any rate, they are claimed to be survey sketch. Who has prepared, when it was prepared is not made known. Even in respect of these documents there have been interpolations, over writings etc., showing thereby that these are all doctored documents.
17. The allegation in paragraph 3(5) at page 8 that there has been encroachment and blocking of water body and buffer zone and Rajakaluve have been encroached and respondent has dared to attempt to construct the building on the water bodies by not disclosing the same in the project map are all false. The allegation that the petitioner has issued legal notice dated 2.9.2022 is true. The same was replied by this respondent refuting the allegations made therein. The allegations and demand made in the legal notice are wholly false and untenable. There is

For Sterling Urban Infra Projects Pvt. Ltd
Director

7

7

absolutely no need to cancel the license, plans, khata, land conversion etc.

18. The allegation in paragraph 3(6) that respondent No.1 has directed the Tahsildar to act as per law in terms of Annexure E may be true. The allegation that Tahsildar has failed to act on the direction is a meaningless statement. The Tahsildar has to act only in case there are violations or illegality and not otherwise. Since there are no illegalities or violations, question of his acting does not arise.
19. The allegation in paragraph 3(7) that Applicant had conducted spot review of ongoing construction over the water bodies and photographed the same is not admitted to be true. The photographs at Annexure F1 are not that of the respondent's property and construction.
20. The allegation in paragraph 3(8) that the construction is being carried on by the respondent illegally is false. The amalgamation of the lands is illegal is also not true.
21. The allegation in paragraph 3(9) that Revised Plan has been obtained by the respondent from BBMP by concealing water bodies as well as the revenue records and that the concerned authorities has failed to verify the submitted documents intentionally and further that this shows on the face of the record the various circles of the involvement of various officials with malicious intention are false. The allegation that in approving the plan, BBMP authority has violated the several guidelines which shall come to light shortly is a meaningless statement. It is apparent from this statement that the petitioner is wanting to cook up further stories. The allegation that respondent and the BBMP authorities have joined together by making the plan by breaking the law even though the department objectives are crashed and crushed with the malicious intention are totally false. The allegation that there has been collusion between respondents and BBMP authorities and that there has been encroachment of Rajakaluves / Water bodies in Survey No.46/1, 46/2 and 47 is false.

For Sterling Urban Infra Projects Pvt. Ltd

Director

22. The allegation in paragraph 3(10) that respondent has not followed the law and has made construction in Sy.No,46/1, 46/2 and 47 (Tower 3 & 4) by violating guidelines laid down on setback, pathway and public parking space and construction of 30 ft road has been made encroaching public parking are wholly false. Allegation that respondent has fabricated documents is also false. On the contrary, the applicant has doctored the documents and produced them.
23. The allegation in paragraph 3(11) that between the Sy.No.46/1, 46/2, and 47 there is a waterbody/rajakalve in the village map and this map is an authenticated document and that the respondent's construction has swallowed the waterbody along with the buffer zone are all not true and correct. The allegation that there is gross violation of various acts including the Environment (Protection) Act 1986 and other various notifications is not true.
24. The allegation in paragraph 3(12) that the construction of respondent is without even leaving space for the buffer zone and due to the encroachment of the said 'territory waterbodies' in Survey No. 46/1, 46/2, and 47 the storm water is flowing over the main road and is causing severe inconvenience and risk to the life of general public are all false. The allegation that there has been illegal construction of the apartment named 'Sterling Ascentia' and it has been built on the waterbodies which has caused severe problems during the floods in the recent months of 2022 and that the photos indicate this and further that construction has hampered the environment are false. The allegation that respondent has rebuilt water bodies is a meaningless statement. There has been no encroachment of water bodies and respondent has not committed any illegal acts.
25. The allegation in paragraph 3(13) that NOCs obtained remain illegal as respondent has obtained them by submitting fabricated "supportive's" and that respondent has no respect over the law of the land and has

For Sterling Mantra Project P. 3. 114

Director

rushed to make financial gain by constructing building over waterbodies throwing all statutory guidelines to air and respondent had indulged in unfair trade practices along with other illegalities are all false.

26. The allegation in repeated paragraph 4(a) of the grounds that the respondents authorities have a duty under the law to protect, preserve and maintain waterbody/nala and its buffer zone free from encroachment and contamination may be true. The respondents have carried out their duty properly and there has been no infraction in this regard.
27. The allegation in paragraph 4(b) of the grounds that the respondents have not taken any steps to prevent ongoing construction is a meaningless statement. There is absolutely no need to prevent the ongoing construction. The allegation that the respondent has occupied, encroached water bodies, nala, buffer zone etc., is false. The allegation that respondent No.1's action is eyewash is a meaningless statement apart from being not true.
28. The allegation in paragraph 4(c) of the grounds that there has been failure on the part of respondent No.1 to 6 and 8 to perform their fundamental duties and that the same has resulted in the severe damage to the environment and eco system at and around the construction site and that the alleged violation of environment laws has been endorsed by respondent no. 1 to 6 & 8 are all totally false.
29. The allegation in repeated paragraph 5 of the grounds that the cause of action arose on 2.09.2011 where the applicant sent complaint to the respondents and that this application is well within the prescribed time are false. The application is filed over 8 years after the cause of action arose, if any, and is hopelessly barred by limitation.
30. The petitioner is not entitled to any interim relief or the main relief. The petition being a totally false, frivolous, motivated and malafide petition is liable to be dismissed with costs.

For Sterling Urban Infra Projects Pvt. Ltd



10

WHEREFORE, the respondent prays that this Hon'ble Tribunal may be pleased to dismiss the application with exemplary costs in the interest of justice.

Bengaluru.

Date: 29/1/2023

For Sterling Urban Infra Projects Pvt. Ltd



Respondent No.7

VERIFICATION

I, Ramani Sastri, Managing Director, Sterling Urban Infra Projects Private Limited, 7th respondent herein, do hereby declare that the contents of the objection statement are true to the best of my knowledge, information and belief and that I have not suppressed any material fact.

Bengaluru.

Date: 29/1/2023

For Sterling Urban Infra Projects Pvt. Ltd



Respondent No.7
Director

BEFORE THE NATIONAL GREENS TRIBUNAL, CHENNAI

APPLICATION No. 144/2022

BETWEEN:
SRI PARAMESH V ...APPLICANT

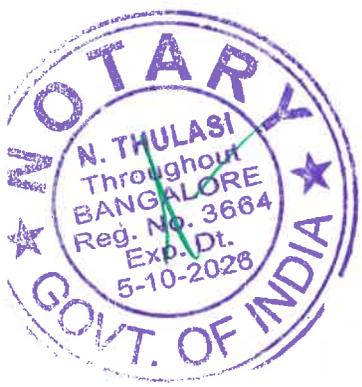
AND

DY. COMMISSIONER & OTHERS ...RESPONDENTS

VERIFYING AFFIDAVIT

I, Sastri Venkat Ramani, Managing Director of the 7th Respondent Company, having its registered office at Level 5, Prestige Nebula, 8, Cubbon Rd, opp. Income Tax Office Building, Shivaji Nagar, Bengaluru, Karnataka 560001, do hereby solemnly affirm and state oath as follows:

1. I am the Managing Director of the 7th Respondent Company and I am aware of the facts of the instant case and hence competent to swear to this verifying affidavit.
2. I state that the averments contained in paragraph 1 to 30 in the accompanying statement of objections are true and correct to the best of my knowledge, information and belief.
3. I state that Annexure - R1 to Annexure - R9 are true copies of the originals.



[Signature]
DEPONENT

VERIFICATION

I, the deponent above named do hereby verify that the contents of the foregoing affidavit are true, correct and nothing material has been concealed therefrom.

Identified by me:

[Signature]

Advocate
Bangalore
Date: 28/01/2023

SWORN BEFORE ME

[Signature]
N. THULASI, B.A., LL.B.
ADVOCATE & NOTARY
Govt. of India
18, 5th Cross, Vasanthnagar,
BANGALORE - 560 052

[Signature]
DEPONENT

No. OF CORRECTIONS: *one only*



12
ANNEXURE-R1

State Level Environment Impact Assessment Authority-Karnataka

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

No. SEIAA 245 CON 2013

Date : 07-02-2015

To,

Sri. Kishore K Shetty
M/s. Sterling Urban Infraprojects Pvt. Ltd.
#8, Prestige Nebula, Level 5, Cubbon Road,
Opp.Income Tax Office Building,
Bengaluru-560 001

Sir,

Sub: Construction of Residential Apartment Building called "Sterling ASCENTIA" project at Sy. No. 11, 18/2, 18/3, 19/1, 19/2, 19/3, 19/4, 19/5, 19/7 of Bellandur Village and Sy.No.46/1, 46/2, 47 of Devarabisanahalli Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru District by M/s. Sterling Urban Infraprojects Pvt. Ltd.- Issue of Environment Clearance - Reg.

This has reference to your application dated 10th December 2013 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 in light of the provisions under 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 its meetings held on 17th December 2014.

2. It is, inter-alia, noted that M/s. Sterling Urban Infraprojects Pvt. Ltd have proposed for construction of Residential Apartment Building on a plot area of 23,471.59 Sqm. The total built up area is 84,294.05Sqm. The proposed building consists of 392units in 6towers with 2Basement +Groundfloor+14Upperfloor and a Club House. Total parking space proposed is for 538Nos. of cars. (Approved site plan / layout drawing is annexed). Total water consumption is 269KLD (Fresh water + Recycling water). The total wastewater discharge is 242KLD. It is

13

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

SEIAA 245 CON 2013

Construction of "Sterling ASCENTIA", Residential Apartment
Project of M/s. Sterling Urban Infraprojects Pvt. Ltd.

proposed to construct Sewage Treatment Plant with a capacity of 275KLD. The project cost is Rs.140 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 its meeting held on 16th January 2015 accorded Environmental Clearance as per the provisions of Environmental Impact Assessment Notification-2006 and its subsequent amendments, subject to strict compliance of the terms and conditions as follows: -

Part A- SPECIFIC CONDITIONS

I. Construction Phase

1. Set up an environment management cell and ensure that the cell manages / maintains all the environmental aspects such as sewage treatment, solid waste disposal, maintenance of green belt areas, etc., and in case the commercial space is sold / leased, then enter into an agreement with the prospective buyers 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.
2. Appoint an Environment and safety engineer during the construction phase to take care of environment and safety aspects.
3. The project proponent should ensure that during the construction phase utmost care is taken to ensure that there is no noise nuisance, no air and water pollution and no disturbance to the nearby inhabitants. In case of violation, the project construction activity may have to be directed to be stopped.
4. The project proponent should cover the project site from all sides by raising sufficiently tall barricades with sheets to ensure that pollutants do not spill to the surroundings.
5. 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.
6. 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 work force.
7. A First Aid Room should be provided in the Project both during construction and operation of the project.



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

SEIAA 245 CON 2013

Construction of "Sterling ASCENTIA", Residential Apartment
Project of M/s. Sterling Urban Infraprojects Pvt. Ltd.

8. Adequate drinking water and sanitary facilities should be provided for construction workers at the site. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
9. Provision shall be made for the housing of construction labourers within the site with all necessary infrastructures. The housing may be in the form of temporary structures to be removed after the completion of the project. The facilities shall include the crèche.
10. Provision should be made for the supply of fuel (kerosene or cooking gas); utensils such as pressure cookers etc. to the labourers during construction phase.
11. All the labourers to be engaged for construction should be screened for health and adequately treated before engaging them to work at the site and detailed report submitted to SEIAA. Safety standards as per National Building Code (NBC) should be ensured.
12. For dis-infection of wastewater which is not meant for recycling for toilet flushing, use ultra violet radiation and not chlorination. For treated wastewater meant for reuse for toilet flushing, disinfect by using chlorination.
13. All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
14. Disposal of muck, construction debris during construction phase should 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.
15. Soil and ground water samples should be tested at the project site during the construction phase to ascertain that there is no threat to ground water quality by leaching of heavy metals and or other toxic contaminants and report submitted to SEIAA.
16. Construction spoils, including bituminous material and other hazardous materials, must not be allowed to contaminate watercourses and the dumpsites for such material must be secured so that they should not leach into the ground water.
17. The diesel generator sets to be used during construction phase should be of low sulphur diesel type and should conform to E (P) Rules prescribed for air and noise emission standards.
18. Vehicles hired for bringing construction material to the site should be in good condition and should conform to the applicable air and noise emission standards and should be operated only during non-peak hours.
19. Ambient noise levels should conform to the residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase.

15

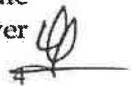
State Level Environment Impact Assessment Authority-Karnataka
(Constituted by MoEF, Government of India under section 3(3) of E(P) Act, 1986)

SEIAA 245 CON 2013

Construction of "Sterling ASCENTIA", Residential Apartment
Project of M/s. Sterling Urban Infraprojects Pvt. Ltd.

- Adequate measures to reduce air and noise pollution during construction keeping in mind CPCB norms on noise limits.
20. Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September 1999 and amended as on August 2003.
 21. Ready mixed concrete must be used in building construction.
 22. Storm water control and its re-use as per CGWB and BIS standards for various applications.
 23. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices and only tertiary treated water shall be used for construction as per G.O. No. FEE 188 ENV 2003 dated 14.08.2003.
 24. No ground water is to be drawn without permission from the Central Ground Water Authority.
 25. Separation of grey and black water should be done by the use of dual plumbing line for separation of grey and black water.
 26. Treatment of 100% grey water by decentralized treatment should be done.
 27. Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
 28. Use of glass shall not exceed 40% of exposed area to reduce the electricity consumption and load on air conditioning. If necessary, use high quality double glass with special reflective coating in windows.
 29. The provision of Energy Conservation Building code, 2007 shall be fully complied with.
 30. Roof should meet prescriptive requirement as per Energy Conservation Building Code, 2007 by using appropriate thermal insulation material.
 31. Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code, 2007 which is proposed to be mandatory for all air conditioned spaces while it is optional for non-air conditioned spaces by use of appropriate thermal insulation material to fulfil requirement.
 32. Facilities such as ramps and separate parking shall be provided for the benefit of physically challenged.
 33. The project shall be made operational only after necessary infrastructure/connection for water supply and sewerage line is provided and commissioned by the Competent Authorities
 34. The project authority shall maintain and operate the common infrastructure facilities created including STP and solid waste management facility for a period of at least 5 years after commissioning the project.
 35. The project authority shall incorporate a suitable condition in the Sale Agreement/Deed to be made with the buyers that the occupier/buyer

1



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

SEIAA 245 CON 2013

Construction of "Sterling ASCENTIA", Residential Apartment
Project of M/s. Sterling Urban Infraprojects Pvt. Ltd.

- holds the responsibilities jointly with other users to maintain common infrastructure facilities created including STP and solid waste management facility.
36. The Proponent shall obtain the construction material such as stones and jelly etc. only from the approved quarries and other construction material shall also be procured from the authorized agencies/traders.
 37. The proponent shall obtain approval from the competent authorities for structural safety of the building due to earthquake, adequacy of fire fighting equipment etc. as per the National Building Code (NBC) including protection measures for lightening etc.
 38. The project authorities shall ensure that no water bodies are polluted due to project activities.
 39. Safety standards as per National Building Code (NBC), 2005 should be followed and ensured.
 40. The project Authorities shall ensure that the National Building Code, 2005 is fully complied with and adhered to.
 41. The project authorities 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.
 42. The project authority shall obtain NOC before commencement of the construction activity and clearance after the completion of the construction from the Fire and Emergency Services Department.
 43. The project Authorities 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.
 44. The proponent shall take up the construction activity only after obtaining NOC from BWS&SB or clearance from the competent authority for assured supply of water as the case may be.
 45. The project authorities shall ensure that the construction activity is undertaken strictly in accordance with the approved site plan / layout drawing annexed to this Environmental Clearance letter. However, it is subject to compliance to the provisions of local authorities regarding setbacks, FAR etc. Shall be adhered to.
 46. The project authorities shall leave 25 mtrs buffer from the boundary of lake and 15 meters on either side of the channel / nala and other water bodies as per the BDA norms and this shall be free from any permanent structures. The buffer so maintained shall be planted with indigenous tree species such as Neem, Akash Mallige, Mahagoni, Honge, Kadamba Ficus, etc. and maintained as green belt.
 47. The natural sloping pattern of the project site shall remain unaltered and the natural hydrology of the area be maintained as it is to ensure natural flow of storm water.

17

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

SEIAA 245 CON 2013

Construction of "Sterling ASCENTIA", Residential Apartment
Project of M/s Sterling Urban Infraprojects Pvt. Ltd.

48. Lakes and other water bodies within and/or at the vicinity of the project area shall be protected and conserved.
49. The Authority noted from the letter dated 06-02-2015 that the proponent has donated Rs.5Lakhs to Giliyaru Kushala Hegde Memorial Charitable Trust(R) towards the corporate responsibility.

II. Operation Phase.

1. The installation of the Sewage Treatment Plant (STP) of total capacity 275KLD should be carried out before the construction of the second floor of the main structure is commenced and the plant shall be got certified by an independent expert and a report in this regard should be submitted to the SEIAA immediately. Discharge of treated sewage shall conform to the norms & standards of the Karnataka State Pollution Control Board. Treated sewage should be used for flushing, gardening, etc. as proposed, using dual plumbing line.
2. Rainwater harvesting for roof run-off with 100Cum capacity of tanks at ground level for rainwater collection and also surface run-off harvesting as per the plan submitted should be implemented with 16Nos recharge pits and pre-treatment must be done to remove suspended matter, oil and grease before recharging the surface run off.
3. Ensure that the excess runoff rainwater from the greenbelt area, which is irrigated by treated water, does not get into recharge pits and contaminate the ground water. Such excess flow should be safely let in to the storm water drains.
4. The solid waste generated should be properly collected and segregated insitu. The Biodegradable organic waste be composted by installing bio-converter in site and used. The non-biodegradable waste be disposed to the authorized recyclers.
5. Any hazardous waste including biomedical waste should be disposed-off as per the applicable Rules and norms with necessary approvals of the Karnataka State Pollution Control Board.
6. The project proponent shall develop a minimum of 33% of the project area for green belt. The proposed Greenscape is 9245.12Sqm (39.4 % of total plot area). The proponent shall undertake plantation of heavy foliage indigenous tree species such as Mahagoni, Honge, Neem, Akash Mallige, Kadamba, Ficus and Ashoka, etc at an espacement of 3 mts x 3 mts i.e. 1111 plants/hectare.

The green belt design along the periphery of the plot shall achieve attenuation factor conforming to the day and night noise standards prescribed for residential land use. The open spaces inside the plot should be suitably landscaped and covered with vegetation of indigenous variety.



State Level Environment Impact Assessment Authority-Karnataka

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

SEIAA 245 CON 2013

Construction of "Sterling ASCENTIA", Residential Apartment
Project of M/s. Sterling Urban Infraprojects Pvt. Ltd.

7. Incremental pollution loads on the ambient air quality; noise and water quality should be periodically monitored after commissioning of the project.
8. Application of solar energy should be incorporated for illumination of common areas, lighting for gardens and street lighting in addition to provision for solar water heating. A hybrid system or fully solar system for the complex should be provided. Details in this regard should be submitted to the SEIAA.
9. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
10. A Report on the energy conservation measures conforming to energy conservation norms finalized by the Bureau of Energy Efficiency should be prepared incorporating details about building materials & technology, R & U Factors etc and submit to the SEIAA in three months time.
11. All toilets should have dual plumbing line for using treated water and no wastewater is discharged from the unit.
12. The Environment Management Plan including the human health and Safety management plan and Fire Safety and Protection plan proposed by the proponent shall be strictly implemented.
13. The proposed building shall have D.G. Set of 2Nos X 250KVA and 3Nos X 500KVA as an alternate power supply source as proposed.

PART - B. GENERAL CONDITIONS:

1. The Environmental safeguards contained in the application should be implemented in letter and spirit.
2. All commitments made by the proponents in their application, and subsequent letters addressed to the SEAC/SEIAA should be accomplished before the construction work of the project is completed.
3. Half yearly monitoring reports should be submitted to the SEIAA and the APCCF, Regional Office, MoEF, Bengaluru.
4. Officials from the Department of Environment and Ecology, Bengaluru / APCCF, Regional Office of MoEF, Bengaluru who would be monitoring the implementation of Environmental safeguards should be given full cooperation, facilities and documents / data by the project proponents during their inspection. A complete set of all the documents submitted to MoEF / SEIAA should be forwarded to the APCCF, Regional Office of MoEF, Bengaluru / Department of Environment and Ecology, Bengaluru.
5. In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Authority.

19

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

SEIAA 245 CON 2013

Construction of "Sterling ASCENTIA", Residential Apartment
Project of M/s. Sterling Urban Infraprojects Pvt. Ltd.

clp 2.

6. Concealing factual data or submission of false/fabricated data and failure to comply with any of the conditions mentioned above may result in withdrawal of this clearance and attract action under the provisions of Environmental (Protection) Act, 1986.
7. The Authority reserves the right to add additional safeguard measures subsequently, if found necessary, and to take action including revoking of the environmental clearance under the provisions of the Environment (Protection) Act, 1986, to ensure effective implementation of the suggested safeguard measures in a time bound and satisfactory manner.
8. All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department, Forest Conservation Act, 1980 and Wildlife (Protection) Act, 1972 etc. shall be obtained, as applicable by project proponents from the competent authorities.
9. The project proponent should advertise in at least two local Newspapers widely circulated in the region, one of which shall be in the vernacular language informing that the project has been accorded Environmental Clearance and copies of clearance letters are available with the Karnataka State Pollution Control board and may also be seen on the website of the SEIAA, Karnataka at <http://www.seiaa.kar.nic.in>. The advertisement should be made within 7 days from the day of issue of the clearance letter and a copy of the same should be forwarded to the APCCF, Regional Office of the MoEF at Bengaluru/ Department of Environment and Ecology, Bengaluru.
10. The project proponent should display the conditions prominently at the entrance of the project on a suitable size board for the information of the public.
11. Any appeal against this environmental clearance 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.
12. These stipulations would be enforced among others under the provisions of Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) act 1981, the Environment (Protection) Act, 1986, the Public Liability (Insurance) Act, 1991 and EIA Notification, 2006.
13. Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it is found that construction of the project has been started without obtaining environmental clearance.



20

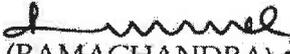
State Level Environment Impact Assessment Authority-Karnataka
(Constituted by MoEF, Government of India under section 3(3) of E(P) Act, 1986)

SEIAA 245 CON 2013

Construction of "Sterling ASCENTIA", Residential Apartment
Project of M/s. Sterling Urban Infraprojects Pvt. Ltd.

14. The issuance of Environment Clearance doesn't confer any right to the project proponent to operate/run the project without obtaining Statutory clearances/sanctions from all other concerned authorities.

Yours faithfully,


(RAMACHANDRA) 7/2/15
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, Bengaluru - 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.

ಫ್ಯಾಕ್ಸ್ / Fax : 080-25586321
 ಈಮೇಲ್ / E-mail : ho@kspcb.gov.in
 ವೆಬ್‌ಸೈಟ್ / Website : http://kspcb.gov.in



25581383, 25589112
 25588151, 25588270
 25588142, 25586520

ಕರ್ನಾಟಕ ರಾಜ್ಯ ಮಾಲಿನ್ಯ ನಿಯಂತ್ರಣ ಮಂಡಳಿ
Karnataka State Pollution Control Board

21

"ಪರಿಸರಭವನ", 1 ರಿಂದ 5ನೇ ಮಹಡಿಗಳು, ನಂ.49, ಚರ್ಚ್‌ಸ್ಟ್ರೀಟ್, ಬೆಂಗಳೂರು - 560 001, ಕರ್ನಾಟಕ, ಭಾರತ
 "Parisara Bhavana", 1st to 5th Floor, # 49, Church Street, Bengaluru - 560 001, Karnataka, INDIA

H.D. Reg. No.59879 dated 21.10.2013

Sterling Urban

NO. PCB/253/CNP/13/111938

9 FEB 2014

/ BY REGD. POST WITH ACK. DUE /

(This order contains 05 pages)

To
 Sri Ramana Sastri, Director
 M/s.Sterling Urban Infraprojects Pvt. Ltd.,
 Prestige Nebula, Level 5, No.8
 Cubbon Road, Opp. Income Tax Office
 Bengaluru - 560 001.

Sir,

Sub: Consent for establishment to construct Residential Apartment with 392 Flats & a Club House (2BF+GF+14UF+TF) having built up area 84,295.05 Sq. mtrs at Sy. No.11(Part), 18/2, 18/3, 19/1, 19/2, 19/3, 19/4, 19/5 & 19/7 of Bellandur Village, and Sy. No.46/1, 46/2A & 47 of Devarabeesanahalli Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru Urban District, by M/s. Sterling Urban Infraprojects Pvt. Ltd.,

- Ref: 1. Application for Consent for Establishment received at Regional Office, KSPCB, Bommanahalli, on 21.10.2013.
 2. Board Office Memorandum No.3954 dated 21.10.2013.
 3. Inspection of the proposed project site by Officer of the Regional Office, KSPCB, Bommanahalli, on 30.10.2013.
 4. Proceedings of the Consent Committee Meeting held on 5.12.2013.
 5. Project proponent letter dated 2.1.2014.

ಉಪಸ್ಥಾಪನೆ

With reference to the above, it is to be informed that this Board hereby accords Consent for Establishment under the Water (Prevention & Control of Pollution) Act 1974 to construct Residential Apartment with 392 Flats & a Club House (2BF+GF+14UF+TF) having built up area 84,295.05 Sq. mtrs at Sy. No.11(Part), 18/2, 18/3, 19/1, 19/2, 19/3, 19/4, 19/5 & 19/7 of Bellandur Village, and Sy. No.46/1, 46/2A & 47 of Devarabeesanahalli Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru Urban District, by M/s. Sterling Urban Infraprojects Pvt. Ltd., subject to the following conditions.

- I. Environmental Aspects and Management during the course of construction:
 a) The applicant should cover the project site from all sides by raising sufficiently tall barricades with sheets to ensure that pollutants should not spill to the surroundings.


 Senior Environmental Officer

- b) The applicant shall arrange services like housing facility, water supply, sewage facilities on a temporary basis at construction site and same shall be maintained without any adverse impact on the environment.
 - c) The applicant shall control the movement of vehicles carrying construction materials in order to avoid noise pollution in the surrounding.
1. The validity of this consent for establishment is valid for five years from the date of issue.
 2. The applicant shall not take expansion/diversification without the prior consent of the Board.
 3. The applicant shall obtain necessary licence/clearance from their relevant agencies before taking up construction.
 4. The applicant shall obtain NOC from the Board before handing over of apartment to residents Association.
 5. The applicant shall maintain utilities including STP for a minimum period of five years.
 6. The applicant shall obtain EC before applying for Consent for Operation (CFO).
 7. The applicant shall use treated sewage for secondary purposes including construction.

II. WATER CONSUMPTION:

1. The project authorities shall use BWSSB tertiary treated water for construction works.
2. The source of water during operation phase shall be BWSSB and the water consumption shall not exceed 269 KLD. There shall not be drawal of ground water without obtaining permission from CGWA.

III. WATER POLLUTION CONTROL:

1. The quantity of sewage shall not exceed 242 KLD and shall be treated in the sewage treatment plant (STP) of capacity 275 KLD with the treatment scheme as submitted in the STP proposal to meet the standards stipulated below before utilizing for Urban Reuse viz., landscape irrigation, vehicle washing, toilet flushing building construction use in fire protection and commercial air conditioners. STP shall be constructed on modular basis to cater to phase-wise development.

Sl.No	Parameter	Standards
1	pH	6-9
2	BOD ₅ mg/l	≤ 10
3	Turbidity, NTU	≤ 2
4	E.coli	None

2. Applicant shall add appropriate disinfectant to treated sewage to ensure some residual chlorine preferably in the range of 1 mg/l. to 3 mg/l.
3. If the treatment plant does not achieve the effluent standards stipulated under conditions (1) above or if it is found to be inadequate, then the applicant shall have to modify the units so as to meet the standards with prior consent of the Board.
4. All the treatment units shall be made impervious and there shall not be any discharge of sewage outside the premises.


 Senior Environmental Officer

5. The applicant shall provide separate energy meter to liquid waste treatment plant and STP and also shall provide flow meters as per Water Cess Act, 1977. A log book of readings shall be maintained.
6. The applicant should make provisions for dual piping system to use the treated sewage water for toilet flushing, gardening and other purposes.

IV. AIR POLLUTION CONTROL:

1. The applicant during construction shall ensure that the Ambient Air Quality in its premises shall conform to the National Ambient Air Quality Standards specified in Environment (Protection) Rules.
2. The applicant shall provide acoustic measures to the DG Sets as per SI. No. 94 in Schedule-I of Environment (Protection) Rules.
3. The applicant shall provide dust suppression systems with water sprinkling system during construction period.

V. NOISE POLLUTION CONTROL:

1. The applicant shall ensure that the ambient noise levels and ambient air quality within its premises during construction and after construction shall not exceed the limits specified in the Environment (Protection) Rules, i.e. 65 dB(A) Leq during day time and 55 dB(A) Leq during night time.

VI. SOLID WASTE & HAZARDOUS WASTE DISPOSAL:

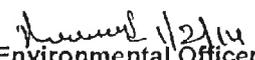
1. The applicant shall collect, treat and dispose off all solid waste generated during construction i.e. Muck, and Garbage after construction if any in such manner so as not to cause environmental pollution.
2. The applicant shall apply and obtain authorization for management & handling of waste oil under Hazardous Waste (Management & Handling) Rules 1989.
3. The applicant shall convert the garbage into compost by providing organic converter.

VII. HEALTH & SAFETY:

1. The applicant shall provide all necessary healthcare facilities to workers and shall carry out routine health survey among workers.
2. The applicant shall provide all safety measures including personal protective equipments to workers during construction.

VIII. GENERAL:

1. The applicant shall adhere to the Zonal Regulations norms of competent authority.
2. The applicant shall comply with the provisions of Water (Prevention and Control of Pollution) Cess Act, 1977.
3. The applicant must create structure/storage facility for rain water harvesting and ground water recharge.
4. The applicant should make provisions for dual piping system to use the treated sewage water for toilet flushing, gardening and other purposes.
5. The applicant shall arrange for alternate power supply in the form of D.G.Set to run and operate the essential units of sewage treatment plant, in event of brake down of regular supply from Electricity Board.


Senior Environmental Officer

6. The applicant shall implement the Environmental Management Plan during construction and after construction as given under EMP report.
7. The applicant shall not change or alter (a) No. of flats (b) building plan (c) the quality, quantity or rate of discharge/ emissions and (d) install/replace/alter the water or air pollution control measures without the prior approval of the Board.
8. 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 applicant shall immediately take appropriate corrective and preventive actions under intimation.
9. Exact date of commissioning of the sewage treatment plant shall be informed to this Board 45 days in advance so as to make necessary inspection of the plant and the pollution control measures provided by the applicant.
10. The applicant shall appoint a qualified Environmental Engineer/ Scientist for the Management of Environmental aspects and also establish Environmental Cell to oversee the operation of STP.
11. The Board reserves the right to review, impose additional condition or conditions, revoke, change or alter the terms and conditions.
12. This CFE does not give any right to the Party/Project Authority to forego any legal requirement, which is necessary for setting/operation of the project.
13. The application shall adopt Eco-sanitation system in the project.
14. 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 and pay in advance an amount equal to the cost estimated by Competent Agency or Committee.
15. The Guarantee Money deposited towards STP & Organic Converter shall be returned without any interest only after establishment of STP & Organic Converter and successful operation otherwise the Guarantee Money deposited may be subjected to forfeiture.
16. The project authorities shall dispose scientifically Bio-Medical waste and electronic waste to authorized common disposal facility and authorized recyclers respectively by entering into agreement.
17. The project authorities shall adopt green building concept.
18. The project authorities shall establish Environmental Cell during operation phase to comprehensively manage environment related issues.
19. Suitable local tree species shall be selected for greenery and minimum three rows of plant saplings shall be planted all-along the periphery of the site.
20. The CFE is issued without prejudice to the Court Case pending in any Hon'ble Court.


Senior Environmental Officer

25

5

Please note that 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** to the completion of construction work of **Residential Apartment & a Club House**. Issue of consent will be considered only after completion of Water pollution control measures, solid waste management facilities and installing air pollution control measures.

The receipt of this letter may please be acknowledged.

For and on behalf of
Karnataka State Pollution Control Board

Sd/-
Senior Environmental Officer

Note: Since the project attracts provisions of EIA Notification issued under the Environment (Protection) Act, 1986, the proponent is advised to obtain Environmental clearance from the competent authority i.e. State/Central Government. No construction work, preliminary or otherwise, relating to the construction of **Residential Apartment & a Club House** shall be undertaken till the environmental clearance is obtained from the competent authority.

COPY TO:

1. The Regional Officer, KSPCB, Bommanahalli, for information. He is directed to inspect the site and submit quarterly compliance report.
2. Master copy (SEO-Infra).
3. Master copy (Dispatch).
4. Office copy.


Senior Environmental Officer

ಷರತ್ತುಗಳು

1. ಲೈಸೆನ್ಸ್ ಪಡೆದ ಎರಡು ವರ್ಷದೊಳಗಾಗಿ ಕೆಲಸವನ್ನು ಪೂರೈಸಿ ಅಫೀಸಿಗೆ ಬರಹ ಮೂಲಕ ತಿಳಿಸತಕ್ಕದ್ದು.
2. ಮಂಜೂರಾದ ಪ್ಲಾನಿಗೆ ವಿರೋಧವಾದ ಯಾವ ಕಾಮಗಾರಿಯನ್ನೂ ನಡೆಸಕೂಡದು.
3. ಕಾರ್ಪೊರೇಷನ್ ಅಧಿಕಾರಿಗಳು ಅಪೇಕ್ಷಿಸಿದ ವೇಳೆ ತೋರಿಸಲು, ಲೈಸೆನ್ಸ್ ಮತ್ತು ಪ್ಲಾನು ಸಹಾ ಕಟ್ಟುವ ಸ್ಥಳದಲ್ಲಿ ಸರ್ವದಾ ಸಿದ್ಧವಾಗಿರಬೇಕು.
4. ಕಟ್ಟಡದ ನಿರ್ಮಾಣದಲ್ಲಿ ಹಳ್ಳ ತೆಗೆಯಕೂಡದು.
5. ಪಾಯಿಖಾನೆ ಗೊತ್ತುಮಾಡಿರುವ ಸ್ಥಳವನ್ನು ಕಾರ್ಪೊರೇಷನ್ ರೆಗ್ಯುಲೇಷನ್ ಅನುಸರಿಸಿ ಪ್ರತಿದಿನವೂ ಪಾಕ್ ಮಾಡಲು ತಕ್ಕ ಏರ್ಪಾಡು ಮಾಡಬೇಕು. ಪಾಯಿಖಾನೆಯ ನೆಲಕ್ಕೂ ಮತ್ತು ಸುತ್ತಲೂ ಕಲ್ಲು ಕಟ್ಟಿಸಿ ನೀರು ಭೂಮಿಗೆ ಇಳಿಯದಂತೆ ಸಿಮೆಂಟಿನಿಂದ ಸಂದುಗಾರೆ ಮಾಡಿಸತಕ್ಕದ್ದು.
6. ಮಾಳಿಗೆ ನೀರು ಕಾರ್ಪೊರೇಷನ್ ಜಮೀನು ಅಥವಾ ರಸ್ತೆ ಮೇಲೆ ಬೀಳದಂತೆ ಮೇಲಿನಿಂದ ಕೆಳಗಿನವರೆಗೂ ಗೋಡೆಗೆ ಲಗತ್ತಾಗಿ ಗಚ್ಚಿ ದಿಂಡಿನಿಂದ ತಗಡಿನಿಂದ ಯಾವ ವಂಶಾಜ ದೋಣಿಗಳನ್ನಿಟ್ಟು ಮೊಹರಿಗೆ ಸರಿಯಾಗಿ ಬಿಡತಕ್ಕದ್ದು.
7. ನೀವು ಕಟ್ಟತಕ್ಕ ಕಟ್ಟಡದ ಗೋಡೆಯ ಅಸ್ತಿಭಾರವು ರಸ್ತೆ ಪಕ್ಕದಲ್ಲಿರುವ ಮೊಹರಿಯಿಂದ ಒಂದೂವರೆ ಅಡಿಗಿಂತ ಕಮ್ಮಿ ದೂರದಲ್ಲಿರಕೂಡದು.
8. ಈ ಲೈಸೆನ್ಸಿನಿಂದ ನೀವು ಗೈರ್ ಮಾಮೂಲು ದೋಣಿ ಅಥವಾ ಬಚ್ಚಲು ನೀರು ತಿರುಗಿಸುವುದಕ್ಕೂ ಹೊಸದಾಗಿ ದಾರಿ ಮಾಡಿ ಕೊಳ್ಳುವುದಕ್ಕೂ ಬಾಗಿಲು ಕಿಟಕಿಗಳನ್ನು ಇಡಿಸುವುದಕ್ಕೂ ಅಥವಾ ಜಮೀನು ಸೇರಿಸಿಕೊಳ್ಳುವುದಕ್ಕೂ ಅಪ್ಪಣೆ ಪಡೆದಿರುವುದಿಲ್ಲ.
9. ಕಟ್ಟಡದ ಸಾಮಾನುಗಳನ್ನು ಸರ್ಕಾರಿ ರಸ್ತೆ, ಮೊಹರಿ ಯ ಕಾರ್ಪೊರೇಷನ್ ಜಮೀನಿನಲ್ಲಿ ಹಾಕಿಸಕೂಡದು.
10. ಕಟ್ಟಡದ ನಿರ್ಮಾಣದಲ್ಲಿ ಲಂಟಾಣ, ಕತ್ತಾಳಿ, ಚೊಂತೆಕತ್ತಾಳಿ ಇತರ ಆಕ್ಷೇಪಕರವಾದ ಗಿಡಗಳ ಬೇಲಿಯನ್ನು ಅಥವಾ ಮುಳ್ಳು ತಂತಿಯ ಬೇಲಿಯನ್ನು ಹಾಕಿಸಕೂಡದು.
11. ಕಟ್ಟಡದ ಸೂರು ಯಾವ ಲೋಮೆಗಳ ಕಿಟಕಿಗಳ ಮೇಲಿನ ವಿಸ್ತೀರ್ಣಕ್ಕೆ, ದೋಣಿಗಳು ಬೀದಿಯ ಮೊಹರಿಯಿಂದ ಮುಂದಕ್ಕೆ ಉಚ್ಚಾಯಿಸಿ ಬರಕೂಡದು.
12. ಲೈಸೆನ್ಸಿನಿಂದ ಕಟ್ಟತಕ್ಕ ನಿರ್ಮಾಣಕ್ಕೆ ಲೈಸೆನ್ಸುದಾರರಿಗೆ ಇದಕ್ಕೆ ಮೊದಲು ಇಲ್ಲದ ಹಕ್ಕುದಾರಿ ಈಗ ಹೊಸದಾಗಿ ಉಂಟಾಗುವುದಿಲ್ಲ ಮತ್ತು ಇತರರಿಗೆ ಇರಬಹುದಾದ ಹಕ್ಕಿಗೆ ಯಾವ ಕುಂದಕವೂ ಉಂಟಾಗುವುದಿಲ್ಲ.
13. ಹೊಗೆ ಹೋಗಲು ಇಡತಕ್ಕ ಚಿಮಣಿಗಳು ಮಾಳಿಗೆ ಮಟ್ಟಕ್ಕಿಂತ 4 ಅಡಿ ಕಮ್ಮಿ ಇಲ್ಲದಂತೆ ಎತ್ತರಿಸಿ ಕಟ್ಟಬೇಕು.
14. ಮೆಟ್ಟಿಲುಗಳನ್ನು ಬೇಸುಮೆಂಟಿನಲ್ಲಿ ಇಟ್ಟುಕೊಳ್ಳಬೇಕೇ ಹೊರತು ಕಟ್ಟಡದಿಂದೀಚೆಗೆ ಕಾರ್ಪೊರೇಷನ್ ಜಮೀನಿನ ಮೇಲೆ ಅಥವಾ ಮೊಹರಿನ ಮೇಲೆ ಬರುವಂತೆ ಇರಕೂಡದು.
15. ಕಿಟಕಿಗಳು, ಮನೆಗಳ ಅಥವಾ ಬೇಲಿಗಳ ಬಾಗಿಲುಗಳು ಒಳಭಾಗಕ್ಕೆ ತೆರೆಯುವಂತೆ ಇಡಿಸಬೇಕಲ್ಲದೆ ಕಾರ್ಪೊರೇಷನ್ ಜಾಗದ ಮೇಲೆ ಬರುವಂತೆ ಇಡಿಸಕೂಡದು.
16. ಗೋಡೆಗಳನ್ನು ಪೂರ್ತ ಮಣ್ಣಿನಿಂದ ಕಟ್ಟಿಸಕೂಡದು.
17. ಕಟ್ಟಡಗಳನ್ನು ಪೂರೈಸಿದ ಒಂದು ತಿಂಗಳೊಳಗಾಗಿ ಕಾರ್ಪೊರೇಷನ್ ಅಫೀಸಿಗೆ ಬರಹ ಮೂಲಕ ತಿಳಿಸತಕ್ಕದ್ದು.
18. ಮೇಲ್ಕಂಡ ಷರತ್ತುಗಳಿಗೂ ಮತ್ತು ಬೈಲಾಗಳಲ್ಲಿ ನಮೂದಿಸಿರುವ ಷರತ್ತುಗಳಿಗೂ ವಿರೋಧವಾಗಿ ನಡೆದಲ್ಲಿ ನಿಮ್ಮನ್ನು ಕಾರ್ಪೊರೇಷನ್ ಆಕ್ಟಿನ 381ನೇ ಇಲ್ಲವೇ 462ನೇ ನಿಬಂಧನೆಯಂತೆಯಾಗಲೀ ಅಥವಾ ಇವೆರಡು ನಿಬಂಧನೆಗಳಂತೆಯಾಗಲೀ ಶಿಕ್ಷೆಗೆ ಗುರಿಪಡಿಸಲಾಗುವುದು.

ANNEXURE - R4

28



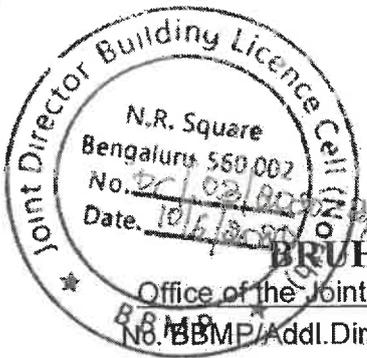
R4

29

ANNEXURE-R4



30



BRUHAT BENGALURU MAHANAGARA PALIKE

Office of the Joint Director of Building License Cell (North), N.R. Square, Bengaluru - 02.

No. BBMP/Addl.Dir/JD NORTH/LP/0194/2014-15

Date: 09-06-2020

OCCUPANCY CERTIFICATE (PARTIAL)

10/6/2020

Sub: Issue of Occupancy Certificate for the Residential Apartment Building - 2, Tower - 5 & 6 at Property Katha No. 54/13/2, Sy No. 11, 18/2, 18/3, Khata No. 15, Sy No. 19/1, 2, 3, 4, 5, 7, 46/1, 46/2, 47, Devarabeesanahalli and Bellanduru Village, Varthur Hobli, Bangalore East Taluk, Ward No. 150, Mahadevapura Zone, Bangalore.

- Ref: 1) Your application for issue of Occupancy Certificate dated: 13-01-2020.
 2) Building Plan Sanctioned No. BBMP/Addl.Dir/JD NORTH/ LP/ 0194/2014-15 Dated: 16-03-2015
 3) Approval of Commissioner for issue of Occupancy Certificate dated: 22-05-2020.
 4) Fire Clearance for the Occupancy Certificate vide Docket No: KSFES/ CC/ 601/ 2019, dated: 02-01-2020

The Building Plan was sanctioned for the construction of Residential Apartment Building consisting Building - 1, Tower - 1 & 2 Consisting of 2BF+GF+14 UF, Building - 2, Tower -3 Consisting of 2BF+GF+14 UF, Tower - 4 Consisting of 2BF+GF+13 UF and Tower - 5 & 6 Consisting of 2BF+GF+14 UF having 392 Units including at Property Katha No54/13/2, Sy No. 11, 18/2, 18/3, Khata No. 15, Sy No. 19/1, 2, 3, 4, 5, 7, 46/1, 46/2, 47, Devarabeesanahalli and Bellanduru Village, Varthur Hobli, Bangalore East Taluk, Ward No. 150, Mahadevapura Zone, Bangalore by this office vide reference (2). The Commencement Certificate was issued on 15-09-2015. The Fire and Emergency Services Department has issued Clearance Certificate to Occupy Building vide Ref. No. (4). Now the Applicant has requested to issue the Occupancy Certificate (Partial) for Building - 2, Tower - 5 & 6 Consisting of 2BF+GF+14 UF having 172 units vide ref (1).

The Residential Apartment Building - 2, tower - 5 & 6 was inspected by the Officers of of Building Licence Cell Section on 25-04-2020 for the issue of Occupancy Certificate. During inspection, it is observed that, there is deviation in construction with reference to the Sanctioned plan which is within the limits of regularization as per Building Bye-laws - 2003. The proposal for the issuance of Occupancy Certificate for the Residential Apartment Building - 2, Tower - 5 & 6 was approved by the Commissioner on date: 22-05-2020 vide ref (3). The compounding fees for the deviated portion, Ground Rent, GST and Scrutiny fee Charges of Rs. 1,01,40,000/- (Rupees One Crore One Lakhs Forty Thousand only), has been paid by the applicant in the form of DD No: 799739 drawn on HDFC Bank dated: 04-06-2020 and taken into BBMP account vide receipt No.RE-ifms 331-TP/000027 dated: 05-06-2020 The deviations effected in the building are condoned and regularized accordingly.

Hence, Permission is hereby granted to occupy the Residential Apartment Building constructed at Property Katha No. 54/13/2, Sy No. 11, 18/2, 18/3, Khata No. 15, Sy No. 19/1, 2, 3, 4, 5, 7, 46/1, 46/2, 47, Devarabeesanahalli and Bellanduru Village, Varthur Hobli, Bangalore East Taluk, Ward No. 150, Mahadevapura Zone, Bangalore, Consisting of Building - 2, Tower - 5 & 6 Consisting of 2BF+GF+14 UF having 172 units . Occupancy Certificate is accorded with the following details.

Joint Director of Building License Cell (North)
Bruhat Bengaluru Mahanagara Palike

Handwritten signatures and dates: 10/06/2020, 9/6/2020, 09/06, 9/6

(31)



Building – 2, Tower - 5 & 6

Sl. No.	Floor Descriptions	Built Up Area (in Sqm)	Uses and other details.
1	2	3	4
1	Lower Basement Floor	5592.00	144 No.s of Car Parking, Lobbies, Lifts and Staircases,
2	Upper Basement Floor	5706.00	112 No.s of Car Parking, Lobbies, Lifts and Staircases,
3	Ground Floor	1954.75	4 No.s of Residential Units, Utilities, Corridors, Entrance Lobbies, Maintenance Rooms, Lifts and Staircases, 24 No.s of Stilt Car Parking and 05 No.s of Surface Car Parking and Electrical Panel Rooms.
4	First Floor	1954.75	12 No.s of Residential Units, Balconies, Utilities, Corridors, Lobbies, Lifts and Staircases
5	Second Floor	1954.75	12 No.s of Residential Units, Balconies, Utilities, Corridors, Lobbies, Lifts and Staircases
6	Third Floor	1954.75	12 No.s of Residential Units, Balconies, Utilities, Corridors, Lobbies, Lifts and Staircases
7	Fourth Floor	1954.75	12 No.s of Residential Units, Balconies, Utilities, Corridors, Lobbies, Lifts and Staircases
8	Fifth Floor	1954.75	12 No.s of Residential Units, Balconies, Utilities, Corridors, Lobbies, Lifts and Staircases
9	Sixth Floor	1954.75	12 No.s of Residential Units, Balconies, Utilities, Corridors, Lobbies, Lifts and Staircases
10	Seventh Floor	1954.75	12 No.s of Residential Units, Balconies, Utilities, Corridors, Lobbies, Lifts and Staircases
11	Eighth Floor	1954.75	12 No.s of Residential Units, Balconies, Utilities, Corridors, Lobbies, Lifts and Staircases
12	Ninth Floor	1954.75	12 No.s of Residential Units, Balconies, Utilities, Corridors, Lobbies, Lifts and Staircases
13	Tenth Floor	1954.75	12 No.s of Residential Units, Balconies, Utilities, Corridors, Lobbies, Lifts and Staircases
14	Eleventh Floor	1954.75	12 No.s of Residential Units, Balconies, Utilities, Corridors, Lobbies, Lifts and Staircases
15	Twelveth Floor	1954.75	12 No.s of Residential Units, Balconies, Utilities, Corridors, Lobbies, Lifts and Staircases
16	Thirteenth Floor	1954.75	12 No.s of Residential Units, Balconies, Utilities, Corridors, Lobbies, Lifts and Staircases
17	Fourteenth Floor	1954.75	12 No.s of Residential Units, Balconies, Utilities, Corridors, Lobbies, Lifts and Staircases
18	Terrace Floor	112.26	Lift Machine Room, Staircase Head Room, Water Tanks and Chillers.
	Total	40731.51	172 Units
19	FAR		1.28 < 3.25
20	Coverage		8.98% < 50%

Joint Director of Building License Cell (North)
Bruhat Bengaluru Mahanagara Palike

2 of 4

M. S. Srinivas
9/6/2020
9/6/2020
9/6



This Occupancy Certificate is issued subject to the following conditions:

1. The car parking at Two Basement Floors and Surface area shall have adequate safety measures. It shall be done entirely at the risk and cost of the owner. BBMP will not be responsible for any kind of damage, losses, risks etc., arising out of the same.
2. The structural safety of building will be entirely at the risk and cost of owner / Architect / Engineer / Structural Engineer and BBMP will not be responsible for structural safety.
3. Owner shall not add or alter materially, the structure or a part of the structure there off without specific permission from BBMP. In the event of the applicant violating, the BBMP has the right to demolish the deviated / altered / additional portion without any prior notice.
4. Two Basement Floors and Surface area should be used for car parking purpose only and the additional area if any available in, Two Basement Floors and Surface area shall be used exclusively for car parking purpose only.
5. Footpath and road side drain in front of the building should be maintained in good condition.
6. Rain water harvesting structure shall be maintained in good condition for storage of water and shall be used for non potable purpose or recharge of ground water at all times as per Building Bye-laws-2003 clause No. 32 (b).
7. Since, deviations have been done from the sanctioned plan while constructing the building, the security deposit is here with forfeited.
8. Owner shall make his own arrangements to dispose off the debris/garbage after segregating it into organic and inorganic waste generated from the building. Suitable arrangements shall be made by the owner himself to transport and dump these segregated wastes in consultation with the BBMP Zonal Health Officer.
9. The owner / Association of high-rise building shall obtain clearance certificate from Fire Force Department every two years with due inspection by the department regarding working condition of Fire Safety Measures installed. The certificate should be produced to the corporation and shall get the renewal of the permission issued once in two years.
10. The Owner / Association of the high-rise building shall get the building inspected by empanelled agencies of the Fire Force Department to ensure that the fire equipments installed are in good and workable condition, and an affidavit to that effect shall be submitted to the corporation and Fire Force Department every year.
11. The owner / Association of high-rise building shall obtain clearance certificate from the Electrical Inspectorate every two years with due inspection by the department regarding working condition of Electrical installations / Lifts etc. The certificate should be produced to the corporation and shall get the renewal of the permission issued.
12. The Owner / Association of the high-rise building shall conduct two mock – drill in the building, one before the onset of summer and another during the summer and ensure complete safety in respect of fire hazards.
13. All the rain water and waste water generated from the usage shall be pumped into the rain water harvesting pits and used for landscaping.

Joint Director of Building License Cell (North)
Bruhat Bengaluru Mahanagara Palike

Murugesu B
19/06/2020
9/6/2020
9/6/2020
9/6

33



14. Garbage originating from building shall be segregated into organic and inorganic waste and should be processed Scientifically in the recycling processing unit of suitable capacity i.e. organic waste convertor to be installed at site for its re – use / disposal
15. This Occupancy Certificate is subject to conditions laid out in the Clearance Certificate issued from Fire Force Department vide No KSFES/ CC/ 601/ 2019, dated: 02-01-2020 and Compliance of submissions made in the affidavits filed to this office
16. The remaining Towers should be completed as per the sanctioned plan and Final Occupancy Certificate should be obtained from BBMP
17. In case of any false information, misrepresentation of facts, or pending court cases, the Occupancy Certificate shall deemed to be cancelled.

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

[Signature] 10/06/2020
Joint Director of Building License Cell (North)
Bruhat Bengaluru Mahanagara Palike

To,
M/s Sterling Urban Ventures Pvt Ltd., (Khata Holder).
8, Cubbon Road, Level – 5,
Prestige Nebula,
Bangalore – 560 001.

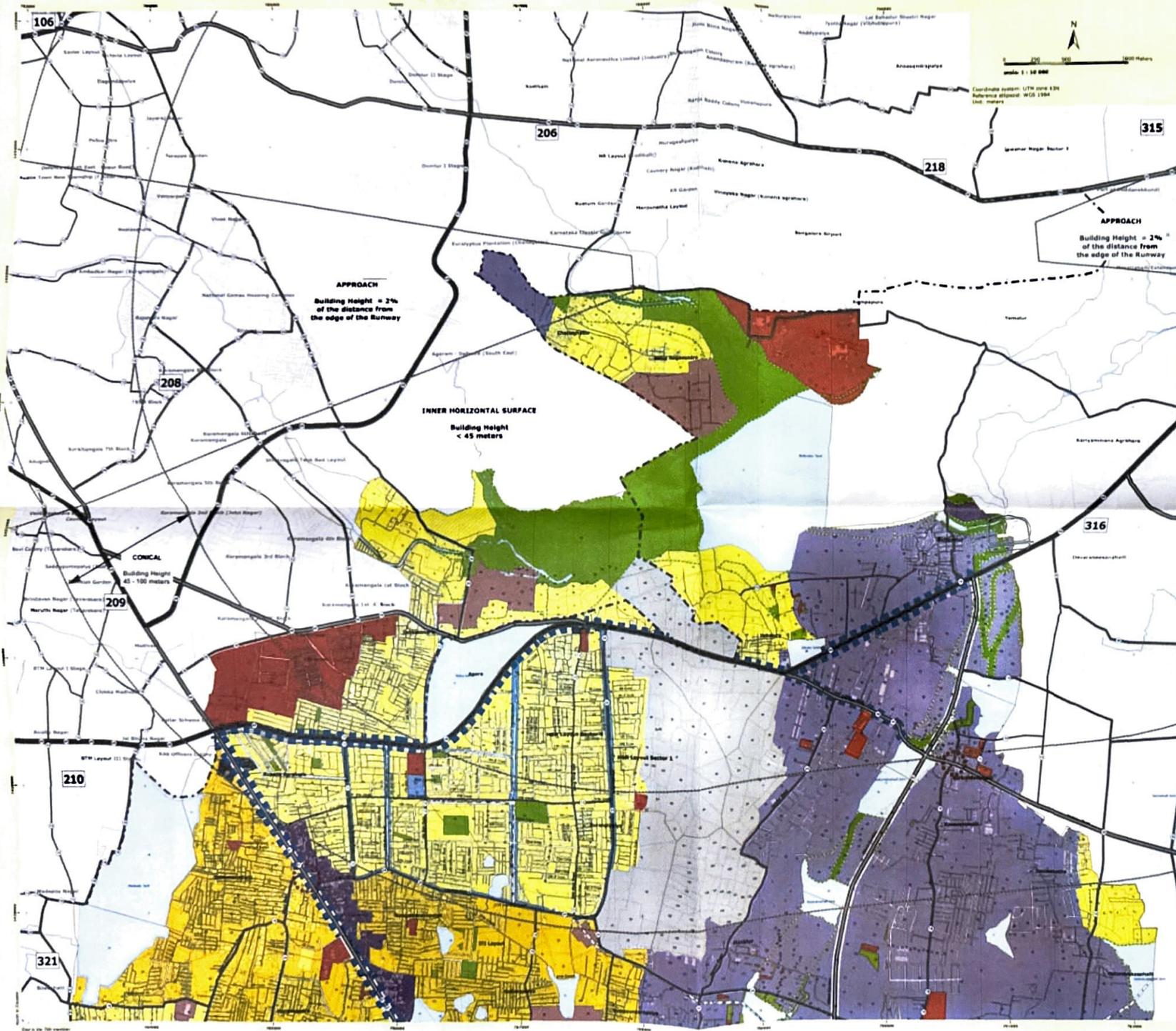
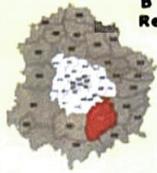
[Signature] 9/6/2020
[Signature] 10/9/20
[Signature] 9/6

BANGALORE Revised Master Plan 2015

Proposed Land Use Map

3.18 Begur

map (a)



ZONING CLASSIFICATION

PLANNED ZONES

Residential

- Residential (High)
- Residential (Medium)
- Residential (Low)

Commercial

- Commercial (Central)
- Commercial (Business)
- Publican Complex
- Commercial (Low)

Industrial

- Industrial
- High Tech

Public and Open Space

- Public (Town public)
- Green (Parks and Open Spaces)
- Water Canal
- Water
- Lake
- Parks and Open Spaces, Golf, Sportsfields, Recreation, Land public

Traffic and Transportation

- Road, Rail, Airport, Transport

Public Utilities

- Water (Water)
- Surface Water / Treatment Plant

Agricultural land

- Agriculture

Unclassified use

- Unclassified

Planning Notations

- Star Planning Scheme (PS)
- Central Planning Scheme (CPS)
- Red Development Pattern
- Transport and Utility Route
- Perpetual Conservation Area

CONSTRAINT AREA

- Non Sustainable High Terrain Line (NTL)
- Prohibited Zone
- Hydrological restrictions

OTHER CONSTRAINTS

- Proposed Public Ownership
- Proposed Urban Form
- Proposed Urban Form
- Proposed Urban Form
- Proposed width of road (10 meters)
- Water line
- Road alignment

Scale

- Scale 1:1
- Scale 1:2
- Scale 1:3
- Scale 1:4
- Scale 1:5
- Scale 1:6
- Scale 1:7
- Scale 1:8
- Scale 1:9
- Scale 1:10
- Scale 1:11
- Scale 1:12
- Scale 1:13
- Scale 1:14
- Scale 1:15
- Scale 1:16
- Scale 1:17
- Scale 1:18
- Scale 1:19
- Scale 1:20
- Scale 1:21
- Scale 1:22
- Scale 1:23
- Scale 1:24
- Scale 1:25
- Scale 1:26
- Scale 1:27
- Scale 1:28
- Scale 1:29
- Scale 1:30
- Scale 1:31
- Scale 1:32
- Scale 1:33
- Scale 1:34
- Scale 1:35
- Scale 1:36
- Scale 1:37
- Scale 1:38
- Scale 1:39
- Scale 1:40
- Scale 1:41
- Scale 1:42
- Scale 1:43
- Scale 1:44
- Scale 1:45
- Scale 1:46
- Scale 1:47
- Scale 1:48
- Scale 1:49
- Scale 1:50

Proposed Land Use Analysis

Description	Area in Ha	%
Residential (High)	167.74	27.32
Residential (Medium)	798.05	11.87
Commercial (Central)	2.22	0.34
Commercial (Business)	81.62	1.48
Publican Complex	29.98	0.48
Commercial (Low)	274.25	3.80
Industrial	1467.88	33.17
High Tech	181.86	3.13
Parks and Open Spaces	708.76	11.60
Water and Open Spaces	686.25	10.76
Public Utilities	127.23	2.00
Unclassified	278.83	4.30
Total	6118.88	100.00



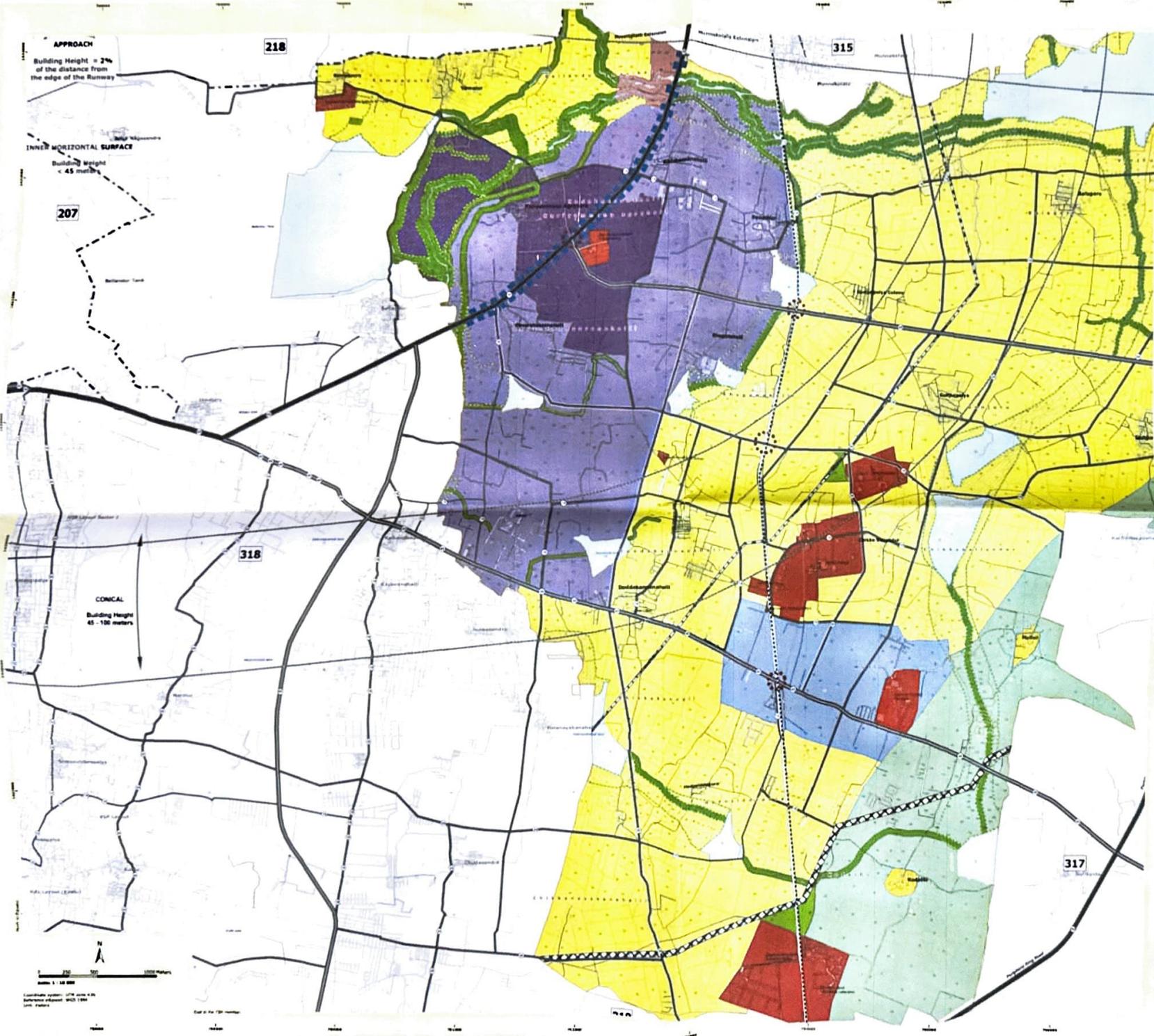
BANGALORE DEVELOPMENT AUTHORITY

Team Member BDA, Commissioner BDA, Chairman BDA

BANGALORE
Revised Master Plan
2015

Proposed Land Use Map

3.16 Varthur
map (a)



ZONE CLASSIFICATION

MAIN ZONES

Residential (Rud): Residential (Rud), Residential (Rud)

Commercial (Cud): Commercial (Central), Commercial (Business), Public Centre, Commercial Area

Industrial (Iud): Industrial, High Tech

Public and Semi-public (Pud): Public, Semi-public

Green (Parks and Open spaces): Park, Open Space, Lake, Wetland and Open Space (Wetland, Park, Woodland, Wetland, Salt ground)

Traffic and Transportation (Tud): Road, Rail, Airport, Terminal

Public Utilities (Uud): Power, Water, Garbage Facility / Treatment Plant

Agricultural land (Aud): Agricultural land

Unclassified land (Uud): Unclassified land

Planning Parameters:

- Open Housing Scheme (OHS)
- Combined Housing Scheme (CHS)
- Area Improvement Parameter
- Transport and Urban Renewal
- Heritage Conservation Area

CONSTRAINT AREA:

- High Voltage High Voltage Line (HV), High Voltage Line (HT)
- Airport/Highway restrictions

OTHER INFORMATION:

- Proposed road hierarchy: Ring road, Primary Outer road, Major Outer road, Minor Outer road
- Proposed width of Road (FT meters): 10, 15, 20, 30, 40, 50, 60, 70, 80, 90, 100, 120, 150, 200
- Main segment

Legend:

- IGA LIA
- BMR Bangalore Metropolitan Region
- IGA of BMR LRA
- Stage
- Survey number

Hydrography:

- River
- Irrigation Area

Proposed Land Use Analysis

Description	Area in Ha	%
Residential (Rud)	2118.50	12.34
Residential (Rud)	62.22	1.48
Commercial (Central)	104.00	3.98
Commercial (Business)	15.50	0.57
Public and Semi-public	142.80	3.30
High Tech	84.00	12.88
Green (Parks & Open Spaces)	882.75	14.14
Traffic and Transportation	324.27	1.60
Public Utilities	18.50	1.37
Unclassified	424.04	108.80



BANGALORE DEVELOPMENT AUTHORITY

Approved by: *[Signature]*
 Town Planning Officer: *[Signature]* Commissioner: *[Signature]* Chairman: *[Signature]*

APPROACH
Building Height = 2% of the distance from the edge of the Runway

INNER HORIZONTAL SURFACE
Building Height = 45 meters

CONICAL
Building Height 45 - 100 meters

Scale: 1 : 10,000
 Coordinate system: UTM Zone 48N
 Reference datum: WGS 1984
 Units: Meters

W.P. No. 44277/2011 (LB-BMP) and W.P. No. 29108/2011 & 29318-27/2011 (LB-BMP)

36

Sobha Developers Limited v. Bruhat Bangalore Mahanagara Palike

2012 SCC OnLine Kar 2679

(BEFORE B.S. PATIL, J.)

Sobha Developers Limited, A Company incorporated under the Companies Act, 1956, having its registered office at E-106, Sunrise Chambers, 22, Ulsoor Road, Bangalore - 560 042, Represented by its Authorised Signatory, Mr. Vijaykumar G. Bagoji Petitioner

Sri. K.G. Raghavan, Sr. Counsel for Sri. Suraj Govinda, Raj, Adv., for M/s. Anup S. Shah Law Firm, Advs.

V.

1. Bruhat Bangalore Mahanagara Palike, Hudson Circle, N.R. Road, Bangalore, Represented by its Commissioner.
2. Assistant Executive Engineer, Bruhat Bangalore Mahanagara Palike, Peenya Industrial Centre, Sub-Division, H.M.T. Layout, Bangalore - 560 073.
3. Bangalore Development Authority, T. Chowdaiah Road, Kumara Park West, Bangalore, Represented by its Commissioner Respondents

Sri. I.G. Gachchinamath, Adv. for R-1 & R-2;

Sri. M.B. Prabhakar, Adv. for R-3

W.P. No. 44277/2011 (LB-BMP)

C/W

W.P. No. 29108/2011 & 29318-27/2011 (LB-BMP)

Decided on February 10, 2012

ORDER

1. Since the questions raised and the parties in these writ petitions are common, they are clubbed together, heard and disposed of by this common order.

2. Petitioner is a construction company incorporated under the provisions of the Companies Act, 1956. In this writ petition, it is aggrieved by the refusal by respondents 1 & 2 to grant permission for road cutting to lay the electrical underground cable for the residential project known as Sobha Ruby and Sobha Platinum constructed in Sy. No. 5/3. 18/1 to 18/6, 23, 68, 69/2 and 70, situated at 8th Mile, Nagasandra Village, Yeshwantpura Hobli, Bangalore North Taluk.

3. The lands in question were purchased by the petitioner under a Sale Deed dated 23.3.2005 in auction proceedings initiated by the Court receiver as per the order passed by the Debts Recovery Tribunal-I. Mumbai in O.A. No. 264/2001. After the purchase, petitioner claims to have got the property converted to residential use for the purpose of construction of residential apartments. The petitioner applied for all necessary clearances, approval and sanctions from various statutory authorities for the purpose of putting up construction. The Surveyor attached to the office of the Special Land Acquisition Officer, Bangalore Development Authority, conducted a survey and

37

submitted a survey sketch on 3.3.2006 as per Annexure-C.

4. It is the case of the petitioner that the said survey sketch was prepared on 'as is where is' and 'as is what is' basis. It is relevant to notice here that before the petitioner purchased the property and got it converted for residential use, there were industrial sheds and factory building belonging to Deepak Insulated Cables Corporation Ltd., which came to be sold in public auction pursuant to the order passed by the Debts Recovery Tribunal. The petitioner approached the then Bangalore Development Authority with the development and building plan and after the same were approved, petitioner undertook demolition of the factory and commenced the construction of residential building complex. Necessary commencement certificate came to be issued by the Bangalore Development Authority.

5. It is the further case of the petitioner that they have relinquished their rights in a portion of the aforementioned properties for undertaking development as required under the Karnataka Town and Country Planning Act. According to the petitioner they have relinquished an area measuring 11,623.52 sq. mtrs. for park and open spaces, an area measuring 7,749.01 sq.mtrs. for civic amenities and an area measuring 2,606.751 sq.mtrs. for road widening in favour of the Bangalore Development Authority, vide relinquishment deed dated 1.12.2006. The Bangalore Development Authority issued work order dated 26.2.2007 and plan sanction order dated 23.3.2007 authorizing the petitioner to construct the group housing project on the aforementioned properties. A copy of the work order and the plan sanction order are produced at Annexure-F. It is also urged by the petitioner that after the revised Master Plan, 2015, came into force, based on the application made by the petitioner to the Bangalore Development Authority, the modified work order dated 26.3.2010 and modified plan sanction order dated 23.4.2010 authorizing the petitioner to construct the group housing project in terms of the modified plan came to be issued. A copy of the same is also enclosed to the writ petition at Annexure-G.

6. Petitioner has filed W.P. No. 29108 & 29318-327/2011 alleging interference with the possession by the respondents herein on the ground that the petitioner had put up construction on a Nala and a pathway as depicted in the village map. The petitioner has since put up construction of multistoried apartment building and it is urged by the petitioner that the built up area comes to around 19 lakhs sq. ft. on the property in question and the construction has been put up strictly in terms of the modified plan sanctioned.

7. It is the case of the petitioner that out of the 1200 apartments, the petitioner has already sold more than 934 apartments to various purchasers. According to the petitioner, in terms of the modified plan sanctioned, there are in all 6 blocks to be constructed, out of which block No. 1 & 5 have already been constructed for which occupancy certificate has been issued by the Bangalore Development Authority on 26.5.2011. In furtherance of the same, sale deeds have been executed in favour of third parties and the said parties are stated to be in occupation of their respective apartments. The construction in respect of other blocks as urged in the writ petition has been under progress at varying stages, in that, while some of them are completed, some are nearly completed and the others are at an advanced stage of construction. In fact the petitioner has produced along with a memo during the course of arguments, one more occupancy certificate issued by the Bangalore Development Authority on 12.1.2012 for the constructed residential block No. 4 with 184 dwelling units.

8. The petitioner applied on 20.8.2011 to the 2nd respondent requesting permission for road cutting so as to lay the electrical underground cable for its project from the

Nelagadaranahalli KPTCL Sub-Station. There was no response. Another application was submitted on 9.11.2011 requesting the 1st respondent to act upon the application at the earliest pointing out the difficulties faced by the occupants of the premises in the residential project. These two representations are produced at Annexures-R & S, respectively. By an endorsement dated 19.11.2011, the 1st respondent has rejected the request made for permission to lay the electrical underground cable on the ground that certain illegalities have been resorted to by the petitioner in diverting the natural course of a Nala and the pathway running in the property in question. It is also stated that the petitioner had approached this Court in W.P. No. 29108 & 29318-327/2011 against the BBMP and Bangalore Development Authority wherein an interim order is obtained against the Corporation in connection with the property in question and therefore, no permission could be granted. It is also stated in the endorsement that the subject is seized by the Public Works Standing Committee of the Corporation for consideration and decision. Thus, the stand taken by the respondent Corporation as per the impugned endorsement is that, as the petitioner had committed illegality as stated above and the cases were pending, no permission could be granted for road cutting. In this background, aggrieved by the endorsement issued refusing permission for road cutting and seeking a direction of the 1st respondent to grant permission for road cutting, the present writ petition is filed.

9. It is contended by Mr. K.G. Raghavan, learned Senior Counsel appearing for the petitioner that the entire action of the 1st respondent is wholly illegal and arbitrary and is violative of Articles 14, 19 & 21 of the Constitution. His contention is that the petitioner having obtained the sanctioned plan from the Town Planning Authority viz., the Bangalore Development Authority and the said plan having been granted strictly in conformity with the comprehensive development plan and as also the revised master plan and zonal regulations, followed by the construction already put up by the petitioner culminating in the grant of occupancy certificate by the BDA. it was absolutely impermissible for the 1st respondent to subject the petitioner to such harassment by intentionally refusing to issue the road cutting permission on baseless and untenable grounds.

10. It is his further contention that the petitioner has not violated any of the conditions imposed and has in fact, relinquished in favour of the BDA vast extent of vacant land for the purpose of earmarking the same as park, open space and for road. It is urged that sale deeds have been executed in favour of various third parties by the petitioner in respect of most of the apartments and as such third party rights have been created in respect of the persons who have purchased the various apartments by raising loans from banks and financial institutions and refusal to grant permission for road cutting has been causing irreparable injury to the petitioner and the residents who have occupied premises.

11. He has invited the attention of the Court to Section 505 of the Karnataka Municipal Corporations Act, to contend that the Corporation is bound to act in conformity with the Town and Country Planning Act, meaning thereby the master plan and the zonal regulations and the revised master plan prepared are binding on all the authorities including the respondent-Corporation and it is not open for the 1st respondent to contend by relying on a village map that there existed a Nala or a pathway, when in fact no such Nala or pathway has been shown to have been in existence at the place with such width in the revised master plan. It is his contention that suitable and adequate arrangement for roads, storm water drains, culverts have been made in the revised Master Plan.

12. It is urged by him that there is no power or jurisdiction vested with the 1st

39

respondent to enforce the village map ignoring the revised Master Plan and the roads, streets and other things provided for in the revised Master Plan in the locality. In other words, according to him, the BBMP had failed to establish that the land was covered by a Nala and pathway belonging to Government by producing any valid documents in any proceedings validly instituted before any Court of law.

13. Sri. K.G. Raghavan, learned Senior Counsel has taken me through the provisions contained under the Karnataka Town and Country Planning Act, particularly Sections 12, 14, 26 and 76. To support his contention that when there is a Master Plan prepared by the Planning Authority, the same superimposed over any village map that might have been in existence prior to the area being included in the Comprehensive Development Plan and the Master Plan prepared and revised. He has further contended, by referring to Section 61 A of the Karnataka Municipal Corporations Act, that there is no power vested in the Standing Committee to sit in judgment over the plan sanctioned by the Planning Authority as all works in private land are being regulated by the planning authority. The impugned endorsement issued stating that the Standing Committee is seized of the matter has been attacked as *ex facie* illegal. His contention is that once the Planning Authority sanctions the building plan and permits the construction in terms of the Master Plan prepared and strictly in conformity with the rules and regulations framed, it will not be open for the Corporation at the fag end when the entire construction is almost completed, to deny road cutting permission on the ground that the construction put up was on a pathway or a Nala as depicted in a village map. He urges that principles of promissory estoppel applies. Reliance is placed on the judgment of the Apex Court in this regard in the case of *STATE OF PUNJAB v. NESTLE INDIA LTD.* - (2004) 6 SCC 465. He has also relied on the judgment of the Division Bench in the case of *H.Y. VIJAYARAGHAVAN v. MALATHI DAS* - 2009 (4) KCCR 2313, to contend that once Master Plan is prepared and finalized, any change in the same can only be as per Section 14A as interpreted by the Supreme Court in *S.N. CHANDRASHEKAR v. STATE OF KARNATAKA* - (2006) 3 SCC 208.

14. He has furnished the list of dates and events starting from the date on which the application was submitted to the Town Planning Member, Bangalore Development Authority on 1.2.2006 ranging over various stages through which the entire process of obtaining the sanction plan, commencement, construction and other activities have gone on. He therefore contends that the respondents are estopped from alleging that the petitioners deviated the natural course of storm water drain from the Centre of their property to the western most periphery.

15. Respondent-BBMP has filed statement of objections. It is contended by him that apart from diverting the Nala and the natural course of the stream which was running across the schedule property from North to South, the petitioners have brought down the size of the passage of the water course, thereby increasing the scope for unexpected floods. He has further referred to the stand taken by the BBMP that the joint survey was conducted as requested by the petitioner and it was found that the petitioner had put up construction on the Nala violating the building bye-laws and the provisions of the Town and Country Planning Act. The map issued by the revenue authorities is referred to substantiate that there was a kachcha road and the Nala in existence in the land in question.

16. The Bangalore Development Authority has not filed any statement of objections. However, learned Counsel representing the Bangalore Development Authority Mr. M.B. Prabhakar has sought to justify the action of the BBMP. He has further contended that though Annexure-C-sketch and map depicting the kharab portion in the land in

question, its topography is prepared by the surveyor attached to the Land Acquisition office of the Bangalore Development Authority, the said sketch does not seem to reflect the true state of affairs. He has placed reliance on the decision of the Apex Court in the case of *M.C. MEHTA v. KAMAL NATH* (1997) 1 SCC 388.

17. Counsel for the respondent-BBMP contends that the petitioners have not only disturbed and shifted the natural course of the stream which was running across the schedule property from North to South passing across National Highway No. 4, but have also brought down the size of vent way of the water course thereby increasing the scope of unexpected floods and unwarranted mishap during the rainy season. According to him, petitioner has closed the natural Nala that was running across the center of the schedule property in contravention of all the rules and regulations. It is also urged by them that BBMP had issued a show cause notice to the petitioners calling upon them to show cause why the building license should not be cancelled. Petitioner had replied requesting the BBMP to conduct joint survey and the BBMP obliged and conducted the survey.

18. As the petitioners had contended that the survey had been conducted by the BBMP behind their back, this Court directed a fresh survey to be conducted by the Surveyor in the presence of the petitioner and the representatives of the Corporation. Accordingly, a fresh survey is conducted and a report is filed before this Court. On the basis of the said report, Mr. Gachchinmath, learned Counsel for the respondent-Corporation submits that even as per the said survey, it was apparent that the petitioner had deviated the natural flow of the Nala and also the pathway that was running in the land.

19. Upon hearing the learned Counsel for the parties and on careful perusal of the materials on record, the only question that requires to be examined in the instant case is,

"whether the respondent-Corporation is justified in denying the road cutting permission to the petitioner to lay underground cable to the residential apartments constructed by them in the lands in question?"

20. Petitioner has produced along with the rejoinder filed on 22.11.2011, a Revised Master Plan 2015, and the proposed land use map in respect of the area in question. The drain passing in the lands in question is indicated with two parallel green lines under the category Hydrography. The area earmarked in purple colour is shown as industrial area, whereas the area shown in yellow colour is the residential area. It is not in dispute that the petitioner has got the area that was earlier reserved for industrial purpose changed into residential purpose. It is also not in dispute that as per the Master Plan, its construction is in the area meant for residential purpose including the portion for which the petitioner got the change of land use from industrial to residential purpose. Admittedly, there is no other drain, nala or pathway in the Master Plan to demonstrate that the petitioner had deviated the same for the purpose of putting up construction. It is also evident from Annexure-C - survey sketch prepared by the BDA on 03.03.2006 that no Nala or pathway as claimed by the respondent-Corporation has been shown to be running in the lands in question as is sought to be projected in the survey sketch prepared by the Surveyor based on the village map. Annexure-C - Sketch prepared by the BDA is prior to the date on which the petitioner was granted license.

21. As rightly contended by the Counsel for the petitioner, once the Master Plan is prepared indicating the existence of roads, drains, streets etc., and particularly the

41

Planning Authority at an undisputed point of time had prepared a sketch of the lands wherein no such passage of Nala in the middle of the property or the existence of pathway therein was shown, it is not open for the Corporation at such a belated stage to raise an objection solely based on the village map to contend that the existing Nala was deviated by the petitioner. It is to be noticed that the draft of the Master Plan would be published and sent to the Government enclosing the report of the survey conducted and after taking into consideration all the relevant aspects, the Master Plan submitted by the Planning Authority viz., BDA for approval and the same is approved. The BBMP, at no stage had raised any objection nor is there anything to show that anybody had raised any objection to the contents of the revised Master Plan when the objections were called for. The Revised Master Plan 2015 has come into effect on 25.06.2007. The Master Plan contains showing of lands, street pattern, areas reserved for parks, playgrounds and other civic amenities or for public purpose as also areas of special control and development. In such circumstances the objection raised by the Corporation at the stage of grant of underground cable connection to the occupants of the premises is wholly unjustified. Section 505 of the Karnataka Municipal Corporations Act, 1976, makes it clear that exercise of powers by the Corporation shall be in conformity with the provisions of the Karnataka Town and Country Planning Act, 1961, with regard to any matter relating to land use or development as defined in the explanation to Section 14.

22. Section 76M of the Karnataka Town & Country Planning Act, 1961, gives primacy to all the provisions of the Act over any other provisions of any other law. It is not the case of the respondents that there is any violation of the usage mentioned in the Master Plan or the building plan sanctioned and when there is no grievance made regarding the violations of any set backs or permissible vacant areas to be set part, it is not understandable how the Corporation can, by referring to a village map deny permission for road cutting after the petitioner put up construction by investing huge amount of money. The plan is sanctioned on 23.03.2007. The commencement certificate and work order has been issued by the BDA followed by the work order, in such event, how the Corporation can come to the conclusion that the original path or stream/nala has been deviated and its width is reduced by 10 feet before deviating its route is not clear.

23. As rightly urged by the learned Counsel for the petitioner. Section 61-A(1) deals with the power of the Standing Committee. It is not demonstrated how the Corporation can defer or deny the permission sought for road cutting stating that the matter is seized by the Standing Committee. Nothing is pointed out regarding the powers and functions of the Standing Committee to go into this aspect of the matter, particularly when the complaint is not with regard to the violation of the building plan or deviation from the usages mentioned in the revised master plan. The Corporation undoubtedly has to ensure that the existing Nalas and the drains have to be kept intact and no encroachment is made by any private parties on the same. They have every right to prevent the obstruction to be caused for free flow of water in the Nala/drain. The existence of the drain in the instant case is also evident from the master plan. The survey sketch now prepared now prepared also discloses that the nala is in existence and the same is constructed on the sites by the petitioner as it passes by the side of the petitioner's construction. If the width of the nala is reduced only at the place where the nala passes through the properties of the petitioner and if the Corporation on expert's opinion finds that the reduced passage would cause flooding in the area in and around then the best course is to find a solution to the problem by engaging the petitioner and owners of the area over with the nala passes for widening the nala in the interest of their own safety and security. The Corporation

can also resort to other legal measures in this connection. But that does not enable the Corporation to block the entire project that is either substantially completed, in respect of some blocks or nearing completion in respect of several others from being occupied or enjoyed. Such an action is totally arbitrary and unreasonable.

24. The reasons assigned in the impugned endorsement to deny the permission for road cutting are legally untenable. Interim order passed in the connected writ petition cannot be a ground to deny the said permission as the interim order passed is restraining the respondents from in any manner interfering with the peaceful possession and enjoyment of the schedule property owned by petitioner. The connected petitions are filed seeking a direction restraining the respondents from in any manner trespassing on the schedule property belonging to the petitioner and/or in any manner demolishing or attempting to demolish the construction or any of its peripheral compound wall or other structures erected by the petitioner on the schedule property. Now the said writ petition does not survive for consideration in view of the order passed in this case setting aside the impugned endorsement.

25. For all the aforementioned reasons, W.P. No. 44277/2011 is allowed. The impugned endorsement is set aside. The Corporation is directed to give permission to the petitioner for road cutting to lay underground cable in accordance with law, expeditiously.

Disclaimer: While every effort is made to avoid any mistake or omission, this casenote/ headnote/ judgment/ act/ rule/ regulation/ circular/ notification is being circulated on the condition and understanding that the publisher would not be liable in any manner by reason of any mistake or omission or for any action taken or omitted to be taken or advice rendered or accepted on the basis of this casenote/ headnote/ judgment/ act/ rule/ regulation/ circular/ notification. All disputes will be subject exclusively to jurisdiction of courts, tribunals and forums at Lucknow only. The authenticity of this text must be verified from the original source.

R8

ANNEXURE - R8



ಬೃಹತ್ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ

ಸಂ:ಮುಅ/ಬೃ.ನೀ.ಗಾ/ಪಿಆರ್/294/14-15

ಮುಖ್ಯ ಅಭಿಯಂತರರ ಕಛೇರಿ,
ಬೃಹತ್ ನೀರುಗಾಲುವೆ, ಯಲಹಂಕ ವಲಯ,
9ನೇ ಮಹಡಿ ಜಯನಗರ ವಾಣಿಜ್ಯ ಸಂಕೀರ್ಣ
4ನೇ ಬ್ಲಾಕ್ ಜಯನಗರ, ಬೆಂಗಳೂರು
ದಿನಾಂಕ: 24.01.2015

43

:: ಹಿಂಬರಹ ::

ವಿಷಯ: ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು, ವರ್ತೂರು ಹೋಬಳಿ, ಬೆಳ್ಳಂದೂರು ಸರ್ವೆ ನಂ. 11, 18/2, 18/3 ರಲ್ಲಿ STERLING urban infraprojects pvt. Ltd ರವರು ನಿರ್ಮಿಸಲು ಉದ್ದೇಶಿಸಿರುವ ವಸತಿ ಅಭಿವೃದ್ಧಿ ಯೋಜನೆಗೆ ಬೃಹತ್ ನೀರುಗಾಲುವೆ ಸಂ: BH 636 ನಾಲಾಕ್ಕೆ ಸಂಬಂಧಿಸಿದಂತೆ ಅನುಮೋದಿತ ಅಭಿವೃದ್ಧಿ ಸ್ವತ್ತಿನ ಪರಿಮಿತಿಯಲ್ಲಿ ಕಾಲುವೆಯನ್ನು ಮತ್ತು ಎರಡು ಕಡೆ ಸಂಪರ್ಕ ಸೇತುವೆಯನ್ನು ಅಭಿವೃದ್ಧಿದಾರರ ಸ್ವಂತ ವಿರ್ಚಿನಲ್ಲಿ ನಿರ್ಮಿಸಲು ಅನುಮತಿ ಕೋರಿರುವ ಬಗ್ಗೆ.

- ಉಲ್ಲೇಖ: 1) STERLING urban infraprojects pvt. Ltd ರವರ ಅರ್ಜಿಯ ದಿನಾಂಕ: 26.08.2014 ಮತ್ತು 08.12.2014
2) ಮುಖ್ಯ ಅಭಿಯಂತರರು, ಬೃಹತ್ ನೀರುಗಾಲುವೆ ರವರ ಕಛೇರಿಯಲ್ಲಿನ ಅರ್ಜಿ ಸ್ವೀಕೃತಿ ಸಂಖ್ಯೆ: 1478/27.08.2014.
3) ಮುಖ್ಯ ಅಭಿಯಂತರರು, ಬೃಹತ್ ನೀರುಗಾಲುವೆ ರವರ ಕಛೇರಿ ಕಂಡಿಕೆ (21).
4) ಮಾನ್ಯ ವಿಶೇಷ ಆಯುಕ್ತರು (ಯೋಜನೆ) ಜಿಬಿಎಂಪಿ ರವರ ಕಾರ್ಯಾಲಯದ ಸಂಖ್ಯೆ: ಎಸ್.ಇ/ಪಿಆರ್/(ಯು)8475/ ದಿ:13.01.2015
5) ಮಾನ್ಯ ಆಯುಕ್ತರು, ಜಿಬಿಎಂಪಿ ರವರ ಅಪ್ಪ ಕಾರ್ಯಾಲಯ ಸಂ: ಪಿ.ಎಸ್.ಆರ್/ಪಿಆರ್/(7)8954/14 ದಿ: 16.01.2015

STERLING urban infraprojects pvt. Ltd ರವರ ಮನವಿ ದಿನಾಂಕ: 26.08.2014 ಮತ್ತು 08.12.2014 ರಲ್ಲಿ ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು, ವರ್ತೂರು ಹೋಬಳಿ, ಬೆಳ್ಳಂದೂರು ಸರ್ವೆ ನಂ. 11, 18/2, 18/3 ರಲ್ಲಿ ವಸತಿ ಯೋಜನೆ ಅಭಿವೃದ್ಧಿಪಡಿಸಲು ಉದ್ದೇಶಿಸಿದ್ದು, ಈ ಸ್ವತ್ತಿನ ಮಧ್ಯದಲ್ಲಿ ಮಳೆನೀರುಗಾಲುವೆ ನಂ BH 636 ಹಾದುಹೋಗಿರುವುದರಿಂದ ಸದರಿ ಸ್ವತ್ತುಗಳಲ್ಲಿ ಪರಸ್ಪರ ಸಂಪರ್ಕ ಕಲ್ಪಿಸಲು ಕಲ್ಟರ್ವ್ ನಿರ್ಮಿಸಬೇಕಾಗಿರುವುದರಿಂದ ಸ್ವತ್ತಿನ ಪರಿಮಿತಿಯಲ್ಲಿ ಕಾಲುವೆಯನ್ನು ಮತ್ತು ಎರಡು ಕಡೆ ಸಂಪರ್ಕ ಸೇತುವೆಯನ್ನು ಅಭಿವೃದ್ಧಿದಾರರ ಸ್ವಂತ ವಿರ್ಚಿನಲ್ಲಿ ನಿರ್ಮಿಸಲು ಅನುಮತಿ ಕೋರಿರುವುದರಿಂದ ಅವರಿಗೆ ಈ ಅನುಮತಿಯನ್ನು ಕೆ.ಎಂ.ಸಿ ಕಾಯ್ದೆ 28ನೇ ರ ಅಡಿಯಲ್ಲಿ ಈ ರೀತಿ ಮಳೆನೀರುಗಾಲುವೆಗೆ ಅಡ್ಡಲಾಗಿ ಸದರೀ ವಸತಿ ಅಭಿವೃದ್ಧಿ ಯೋಜನೆಯ ಅನುಮೋದಿತ ಅಭಿವೃದ್ಧಿ ಸ್ಥಳದಲ್ಲಿ ಸೂಚಿಸಿರುವ ಎರಡು ಕಡೆಗಳಲ್ಲಿ ಅವರ ಸ್ವತ್ತುಗಳಿಗೆ ಸಂಪರ್ಕ ಕಲ್ಪಿಸಲು ಕಲ್ಟರ್ವ್‌ಗಳನ್ನು ನಿರ್ಮಿಸಲು ಅನುಮತಿ ನೀಡುವ ಬಗ್ಗೆ ಸಲ್ಲಿಸಲಾಗಿದ್ದ ಉಲ್ಲೇಖ 3 ರಲ್ಲಿನ ಪ್ರಸ್ತಾವನೆಯನ್ನು ಮಾನ್ಯ ಆಯುಕ್ತರು ಜಿಬಿಎಂಪಿ ರವರು ಉಲ್ಲೇಖ 5 ರಲ್ಲಿ ಅನುಮೋದಿಸಿರುತ್ತಾರೆ. ಆದ್ದರಿಂದ ಈಗಾಗಲೇ ಸಲ್ಲಿಸಲಾದ ಪ್ರಸ್ತಾವನೆಯ ಅನ್ವಯ ಈ ಕೆಳಕಂಡ ಷರತ್ತುಗಳಿಗೆ ಒಳಪಟ್ಟು STERLING urban infraprojects pvt. Ltd ರವರು ಸಲ್ಲಿಸಿರುವ ಕಲ್ಟರ್ವ್ ವಿನ್ಯಾಸದ ಅನ್ವಯ ಕಾಮಗಾರಿ ಕೈಗೊಳ್ಳಲು ಅನುಮತಿ ನೀಡಲಾಗಿರುತ್ತದೆ.

1. ಪ್ರಸ್ತಾಪಿತ ಜಾಗದಲ್ಲಿ RCC 'U' shape ತೆರದ ಚರಂಡಿಯನ್ನು ಮತ್ತು ಸೇತುವೆಯನ್ನು ಮಾತ್ರ ನಿರ್ಮಾಣ ಮಾಡಬೇಕು ಮತ್ತು ಈ ಜಾಗಕ್ಕೆ ಕಲ್ಲು ನೆಟ್ಟು ಸರಹದ್ದನ್ನು ಗುರುತು ಮಾಡುವುದು ಹಾಗೂ ರಸ್ತೆಗಲ್ಲದೆ ಯಾವುದೇ ಉದ್ದೇಶಕ್ಕೆ ಬಳಸಬಾರದು.

44

2. ಮುಳೆ ನೀರು ಚರಂಡಿಗೆ ನಿರ್ಮಿಸುವ ಸೇತುವೆಯು ಬಿ.ಬಿ.ಎಂ.ಪಿ ನೀಡುವ ವಿನ್ಯಾಸಕ್ಕೆ ಅನುಗುಣವಾಗಿ ನಿರ್ಮಿಸಬೇಕು ಹಾಗೂ ನೀರಿನ ಹರಿಯುವಿಕೆಗೆ ತೊಂದರೆಯಾಗಬಾರದು.
3. ಸದರಿ ಮುಳೆ ನೀರು ಚರಂಡಿಯು ಮೇಲೆ ಬೃಹತ್ ನೀರುಗಾಲುವೆ, ಬಿ.ಬಿ.ಎಂ.ಪಿ ಎಂಬ ನಾಮಫಲಕ ಪ್ರದರ್ಶಿಸಬೇಕು.
4. ಸದರಿ ಕಾಮಗಾರಿಗೆ ತಗಲುವ ಸಂಪೂರ್ಣ ವೆಚ್ಚವನ್ನು ಅಭಿವೃದ್ಧಿದಾರರೇ ಭರಿಸಬೇಕಾಗಿರುತ್ತದೆ.
5. ಕಾಮಗಾರಿಯನ್ನು ಬೃಹತ್ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆಯಿಂದ ಅನುಮೋದನೆಗೊಂಡ ನಕ್ಷೆಯಂತೆ ಹಾಗೂ ಮಹಾನಗರ ಪಾಲಿಕೆಯ ನಿರ್ದೇಶನದಂತೆ ಕಾಮಗಾರಿಯನ್ನು ಪ್ರಾರಂಭಿಸುವುದು.
6. ಮುಳೆ ನೀರಿನ ಚರಂಡಿಯು 6 (ಆರು) ಮೀಟರ್ ಅಗಲ ಇದ್ದರೆ ಒಳ ಮಧ್ಯ ಭಾಗದಲ್ಲಿ ಯಾವುದೇ ಕಂಬಗಳನ್ನಾಗಲೀ, ಅಡತಡೆಗಳನ್ನಾಗಲೀ ನಿರ್ಮಿಸಬಾರದು. 7 ಮೀಟರಿಗಿಂತ ಹೆಚ್ಚಿದ್ದರೆ ಚರಂಡಿಯ ಮಧ್ಯ ಭಾಗದಲ್ಲಿ 30 ಸೆಂ.ಮೀ. ದಪ್ಪದ ಆರ್.ಸಿ.ಸಿ.ಗೋಡೆಯನ್ನು ನಿರ್ಮಿಸುವುದು(ಯಾವುದೇ ಕಾರಣಕ್ಕೂ ಮಧ್ಯ ಭಾಗದ ಗೋಡೆಯು 30 ಸೆಂ.ಮೀ.ಗಿಂತ ಹೆಚ್ಚಿರಬಾರದು.
7. ಅನುಮತಿಸಿದ ಭಾಗದ ಚರಂಡಿಯನ್ನು ನಿರಂತರವಾಗಿ ನಿಮ್ಮ ಸ್ವಂತ ವೆಚ್ಚದಲ್ಲಿ ಸ್ವಚ್ಛಗೊಳಿಸಿ ನಿರ್ವಹಣೆಯನ್ನು ಕನಿಷ್ಠ ಪಕ್ಷ 6 ತಿಂಗಳಿಗೊಮ್ಮೆ ಮಾಡಬೇಕು ಮುಳೆ ನೀರಿನ ಸ್ವಾಭಾವಿಕ ಹರಿವಿಗೆ ಅಡತಡೆ ಇಲ್ಲದಂತೆ ನೋಡಿಕೊಳ್ಳಬೇಕು.(ದಾಖಲೆಯನ್ನು ಪಾಲಿಕೆಗೆ ಸಲ್ಲಿಸಬೇಕು)
8. ಕಾಮಗಾರಿ ಮುಗಿದ ನಂತರ ಸದರಿ ಸ್ಥಳದಲ್ಲಿ ಪಾಲಿಕೆಯ ಅನುಮತಿ ಇಲ್ಲದ ಯಾವುದೇ ತರಹದ ವಾಣಿಜ್ಯ ವ್ಯವಹಾರ ನಡೆಸಬಾರದು.
9. ಅನುಮತಿಯನ್ನು ರದ್ದುಪಡಿಸುವ ಅಥವಾ ಬೇರೆ ಯಾವುದೇ ಬದಲಾವಣೆ ಮಾಡುವ ಅಧಿಕಾರವನ್ನು ಮಹಾನಗರ ಪಾಲಿಕೆಯು ಹೊಂದಿರುತ್ತದೆ.
10. ಕಾಮಗಾರಿ ನಿರ್ವಹಿಸುವ ಸಮಯದಲ್ಲಿ ಮುಳೆ ನೀರಿನ ಚರಂಡಿಗೆ ಹಾಗೂ ಪಾಲಿಕೆ ಸ್ವತ್ತು ಹಾಗೂ ಸಾರ್ವಜನಿಕರ ಅಸ್ತಿಗೆ ಯಾವುದೇ ಹಾನಿಯಾಗದಂತೆ ನಿರ್ವಹಿಸುವುದು.
11. ಕಾಮಗಾರಿ ನಿರ್ವಹಿಸುವ ಸಮಯದಲ್ಲಿ ಯಾವುದೇ ರೀತಿಯ ಬದಲಾವಣೆಗಳನ್ನು ಮಾಡಬೇಕಾದ ಸಂದರ್ಭ ಬಂದಲ್ಲಿ ಮಹಾನಗರ ಪಾಲಿಕೆ ವತಿಯಿಂದ ಅನುಮತಿ ಪಡೆಯಬೇಕು.
12. ಮುಂದಿನ ದಿನಗಳಲ್ಲಿ ಮಹಾನಗರ ಪಾಲಿಕೆಯಿಂದ ಚರಂಡಿ ಅಗಲೀಕರಣ ಅಥವಾ ಬೇರೆ ಯಾವುದೇ ಕಾಮಗಾರಿ ಮಾಡಬೇಕಾದ ಸಂದರ್ಭ ಬಂದಲ್ಲಿ ಯಾವುದೇ ರೀತಿಯ ನೋಟೀಸ್ ನೀಡದೇ ಸದರಿ ಸೇತುವೆಗಳನ್ನು ತೆರವುಗೊಳಿಸುವುದಾಗಲೀ, ಮಾರ್ಪಾಡು ಮಾಡಬಹುದಾದ ಅಧಿಕಾರವನ್ನು ಮಹಾನಗರ ಪಾಲಿಕೆ ಹೊಂದಿರುತ್ತದೆ ಹಾಗೂ ಮುಳೆ ನೀರುಗಾಲುವೆಯ ಎರಡೂ ಬದಿಗೆ 5 ಮೀಟರ್‌ನಷ್ಟು ಜಾಗವು ಚರಂಡಿ ರುಚಿಗೊಳಿಸಲು ಬರುವ ವಾಹನಗಳಿಗೆ, ಯಂತ್ರೋಪಕರಣಗಳಿಗೆ ಅಥವಾ ಇತರ ಕಾಮಗಾರಿಗಳಿಗೆ ಉಪಯೋಗಿಸಲಡುವ ರಹದಾರಿಯಾಗಿರುತ್ತದೆ.
13. ಸದರಿ ಚರಂಡಿಯ ಭಾಗ ಹಾಗೂ ಮುಳೆ ನೀರುಗಾಲುವೆಯ ಎರಡೂ ಬದಿಯಲ್ಲಿ ಬಿಡಲಾಗಿರುವ 5 ಮೀಟರ್‌ನಷ್ಟು ಅಗಲದ ರಸ್ತೆ ಮತ್ತು ತಾವು ನಿರ್ಮಿಸಲಿರುವ ಸೇತುವೆಗಳು ಸಹ ಮಹಾನಗರ ಪಾಲಿಕೆಯ ಅಸ್ತಿ ಆಗಿರುತ್ತದೆ. ಇದರ ಮೇಲೆ ಯಾವುದೇ ರೀತಿ ಒತ್ತುವರಿ ಆಗದಂತೆ ನೋಡಿಕೊಳ್ಳಬೇಕು.
14. ಈ ಅನುಮತಿಗೆ ಆರು ತಿಂಗಳ ಕಾಲಾವಕಾಶವಿರುತ್ತದೆ. ಅದರೊಳಗೆ ಕಾಮಗಾರಿಯನ್ನು ಪ್ರಾರಂಭಿಸಬೇಕು ಹಾಗೂ ಕಾಮಗಾರಿಯ ಪ್ರತಿ ವಿವರಗಳನ್ನು ಪಾಲಿಕೆಗೆ ಕಾಲಕಾಲಕ್ಕೆ ತಿಳಿಯಪಡಿಸುವುದು.


 ಮುಖ್ಯ ಅಭಿಯಂತರರು
 ಬೃಹತ್ ನೀರುಗಾಲುವೆ,
 ಬೃಹತ್ ಬೆಂಗಳೂರು ಮಹಾನಗರಪಾಲಿಕೆ

ರವರಿಗೆ ✓

STERLING urban infraprojects pvt. Ltd
 "Prestige Nebua" Opp Income Tax Office Building,
 No.8, Cubbon road, Level-5
 Bangalore-560001.

1. ಪ್ರತಿಯನ್ನು ಮಾನ್ಯ ಅಯುಕ್ತರು ಬಿಬಿಎಂಪಿ ರವರ ಘನ ಮಾಹಿತಿಗಾಗಿ ಸಲ್ಲಿಸಿದೆ.

BRIHATH BENGALURU MAHANAGARA PALIKE

No.CE/MC/PR/294/14-15

Office of the Chief Engineer,
Major Water Canal, Yelahanka Range,
9th Floor, Jayanagara Commercial Complex,
4th Block, Jayanagar, Bengaluru

Date:24.01.2015

ENDORSEMENT

Subject: Permission sought by M/s.Sterling Urban Infraprojects Pvt., Ltd., to construct connecting bridges at two places at their own cost on Major Water Canal No.BH.636 in their proposed residential development project in Sy.No.11, 18/2, 18/3 of Bellandur, Varthur Hobli, Bengaluru East Taluk.

Reference: 1) Application dated 26.08.2014 and 08.12.2014 of Sterling Urban Infraprojects Pvt.. Ltd.

- 2) Acknowledge for having received Application No.1478/27.08.2014 of the Office of the Chief Engineer, Major Canal.
- 3) Para (21) of the office of the Chief Engineer, Major Canal.
- 4) No.S.E/PR/(U)8475 dated 13.01.2015 of the office of Chief Commissioner(Project), BBMP.
- 5) No.VSR/PR/(7)8954/14. Dated 16.01.2015 of the office of the Personal Sections of the Commissioner, BBMP.

As per their Memorandum dated 26.08.2014 and 08.12.2014, M/s.Sterling Urban Infraprojects Pvt., Ltd.,

have proposed to take up residential projects in Sy.No.11, 18/2, 18/3 of Bellandur, Varthur Hobli, Bengaluru East Taluk. As rain canal No.BH 363 is passing through the above properties, in order to construct connecting bridges between the properties, a culvert is required to be constructed, within the parameters of the properties and hence, permission is sought to construct canal and connecting bridges on both sides at the cost of the applicant. As per Reference No.5, the Commissioner, BBMP, as per Section 288 of the KMC Act, has approved the above proposal of the applicant. Therefore, as per the proposal already submitted, subject to the following conditions and as per the culvert design submitted by Sterling Urban Infraprojects Pvt., Ltd., permission is accorded to take up the work:

1. In the proposed place, only RCC U shape open drain and bridge shall be constructed and the boundary of the above property shall identified by putting stone and except for road purpose, the place should not utilised for any other purpose.

2. Bridge to the rain water drainage shall be constructed as per the design of the BBMP and there shall not be any hindrance for flow of water.
3. A hoarding stating that "Major Water Canal, BBMP" be fixed on the said rain water drainage.
4. The developer shall bear the entire expenses of the said work.
5. Work shall be commenced as per the direction and approved plan and sketch of the BBMP.
6. Rain water drainage must be 6 (six) meter wide and no pillars or retaining wall shall be constructed in the middle of the drainage. If it is more than 7 meters, then at the middle of the drainage, a RCC wall of 30 cm., thickness shall be constructed (For no reason, the thickness of the central wall shall be more than 30 cm.,)
7. The drainage permitted to be constructed shall be regularly maintained at your cost, at least once in 6 months. It should be ensured that there should not be any hindrance for the natural flow of rain water (documents to be submitted to Palike).

8. After completion of the work, no commercial activities shall be carried on without the permission of the Palike.
9. Palike shall have the right to cancel the permission or to make alterations.
10. Construction shall be carried on without causing any damage to rain water drainage and public properties.
11. If any alterations were found to be effected at the time of construction, the same shall be with the prior permission of the Palike.
12. In future days, if the Palike finds it necessary to widen the drainage or take up any other work, the Palike shall have the right to remove such bridges and effect any changes, without notice to the developer. Further, an area of 5 meters on both sides of the rain water canal be earmarked to take up cleaning work of the drainage and for the access of vehicles and machinery and other work.
13. The land on which the said drainage is being constructed and the area of 5 meters road left on both

sides of the rain water canal and the proposed bridges being constructed by you are the properties of Palike. It should be ensured that there should not be any encroachment.

14. This permission shall have a limitation of 6 months. Within that period, work shall be commenced and from time to time, every details of the work shall be intimated to the Palike.

Sd/-
Chief Engineer
Major Water Canal
Brihath Bengaluru Mahanagara Palike

To,
Sterling Urban Infraprojects Pvt., Ltd.,
Prestige Nebula, Opp Income Tax Office Building,
No.8, Cubbon Road, Level 5,
Bangalore 560 001.

1. Copy submitted to the Commissioner BBMP for information.

ರವರಿಗೆ,

ಉಪ ಆಯುಕ್ತರು

ಮಹದೇವಪುರ ವಲಯ

ಬೃಹತ್ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ

ಬೆಂಗಳೂರು-48.

ದಿನಾಂಕ:10/09/2014

50

ಮಾನ್ಯರೇ,

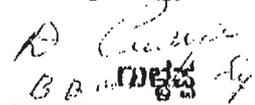
ವಿಷಯ: ದೇವರಬೀಸನಹಳ್ಳಿ ಗ್ರಾಮದ ರೀ.ಸರ್ವೆ ನಂ.46 ರಲ್ಲಿ 0-05 ಗುಂಟೆ
ಕಾಲುವೆ ಬಗ್ಗೆ ಖರಾಬು ಇದ್ದು, ಕಿರ್ದಿ ಸಾಲಿಗೆ ತಂದಿರುವ ಬಗ್ಗೆ.

ಮೇಲ್ಕಂಡ ವಿಷಯಕ್ಕೆ ಸಂಬಂಧಿಸಿದಂತೆ ವರ್ತಮಾನ ಹೋಬಳಿ, ದೇವರಬೀಸನಹಳ್ಳಿ ಗ್ರಾಮದ ರೀ.ಸರ್ವೆ ನಂ.46 ರಲ್ಲಿ ನಕಾಶೆಯಂತೆ ಹಿಂದೆ ಕಾಲುವೆ ಬಗ್ಗೆ ಖರಾಬು ಇದ್ದು, ಈಗಿನಂತೆ ಸರ್ವೆ ನಂ.46/1, 46/2ಎ, 46/2ಬಿ ಎಂದು 3 ಹಿಸ್ಸೆಗಳಾಗಿ ವಿಂಗಡಿಸಿದ್ದು, ಸರ್ವೆ ಸೈಟ್‌ನ ಮೂಲ ಪ್ರತಿಯಲ್ಲಿ ಜಮೀನಿನಲ್ಲಿ ಕಾಲುವೆಯ ಪೂರಾ ಸಾಗಾಗಿ ಐನು ಜಮೀನಾಗಿರುವುದರಿಂದ ಕಿರ್ದಿ ಸಾಲಿಗೆ ತಂದಿದ್ದರಿಂದ ಈಗಿನ ಸ್ಥಿತಿಯಂತೆ ಖರಾಬು ಇರುವುದಿಲ್ಲ ಮತ್ತು ಕರ್ನಾಟಕ ರಿವಿಜನ್ ಸೆಟಲ್‌ಮೆಂಟ್ ಆಕಾರ್‌ಬಂದ್ ನಕಲಿನಲ್ಲಿ ಸಹ ದೇವರಬೀಸನಹಳ್ಳಿ ಗ್ರಾಮದ ರೀ.ಸರ್ವೆ ನಂ.46/1, 46/1ಎ, ಮತ್ತು 46/2ಬಿ ಖರಾಬು ಇರುವುದಿಲ್ಲವೆಂದು ನಮೂದಿಸಿರುತ್ತಾರೆ.

ದೇವರಬೀಸನಹಳ್ಳಿ ಗ್ರಾಮದ ರೀ.ಸರ್ವೆ ನಂ.46/1, 46/1ಎ, ಮತ್ತು 46/2ಬಿ ಹಾಗೂ ಬೆಳ್ಳಂದೂರು ಗ್ರಾಮದ ಸರ್ವೆ ನಂ.19/1, 19/2, 19/3, 19/4, 19/5, ಹಾಗೂ 19/7 ರ ಸ್ವತ್ತುಗಳ ಮಧ್ಯೆ ಯಾವುದೇ ಖರಾಬು/ ಸರ್ಕಾರಿ ಚಾಗ ಇರುವುದಿಲ್ಲವೆಂದು ನಮೂದಿಸಿರುತ್ತದೆ.

1903ನೆ ಇಸವಿಯ ನಕಾಶೆಯಲ್ಲಿ ರೀ.ಸರ್ವೆ ನಂ.46 ರಲ್ಲಿ ಖರಾಬು ಚಿನ್ಹೆಯನ್ನು ನಮೂದಿಸಿದ್ದು, ಈಗಿನ ಸ್ಥಿತಿಯಂತೆ ರೀ ಸರ್ವೆ ಅಳತೆ ಕೆಲಸ ಪೂರೈಸಿದರೆ ಮಾತ್ರ ಹೊಸ ನಕಾಶೆ ತಯಾರು ಮಾಡಿದ ನಂತರ ನಕಾಶೆಯಲ್ಲಿ ಇರುವ ಕಾಲುವೆ ಚಿಹ್ನೆಯನ್ನು ತೆಗೆಯಬಹುದು. ಆದುದರಿಂದ ಈಗಿನಂತೆ ಸರ್ವೆ ದಾಖಲೆ ಮತ್ತು ಆರ್‌ಟಿಸಿ(ಪಹಣಿ) ನಕಲಿನಂತೆ ಈಗ ಈ ನಂಬರಿನಲ್ಲಿ ಕಾಲುವೆ ಬಗ್ಗೆ ಖರಾಬು ಇರುವುದಿಲ್ಲ ಎಂಬ ಅಂಶವನ್ನು ತಮ್ಮ ಅವಗಾಹನೆಗೆ ಸಲ್ಲಿಸಿದೆ.

ತಮ್ಮ ವಿಶ್ವಾಸಿ,



R.B.M.P. ಕರ್ನಾಟಕ (ನಿವೃತ್ತ)

ಮಹದೇವಪುರ ವಲಯ, ಬೆಂಗಳೂರು - 48

TYPED COPY OF ANNEXURE -
R.9

Date:10.09.2014

To,
The Deputy Commissioner,
Mahadevapura Range,
Brihath Bengaluru Mahanagara Palike,
Bengaluru-48.

(51)

Sir,

Subject: Bringing 5 guntas of Kharab (Waste) Land in Sy.No.46 of Devarabeesanahalli Village to the tax assessment.

With reference to the above subject, as per the sketch pertaining to Sy.No.46 of Devarabeesanahalli Vilage, Varthur Hobli, previously the canal was shown to be kharab land and presently, the same has been subdivided into 3 parts as Sy.no.46/1, 46/2A and 46/2B. As per the original survey sketch, on account of it being brought to cultivation, after treating the same as cultivable land, the same was brought to tax assessment and as per the present status, there was no kharab (waste) land and as per the Karnataka Revision Settlement, in the Akarbandh copy also, it is mentioned that there is no kharab(waste) in Sy.No.46/1, 46/1A and 46/2B of Devarabeesanahalli Village.

It is also mentioned that between the lands bearing Sy.No.46/1, 46/1A and 46/2B of Devarabeesanahalli Village and Sy.No.19/1, 19/2, 19/3, 19/4, 19/5 and 19/7, there is no kharab(waste)/ government land.

In the sketch of the year 1903 pertaining to R.S.No.46, kharab(waste) symbol is shown. As per the present status, if the work of re-survey is completed, after preparing new sketch, symbol of canal shown in the sketch can be removed. Therefore, as per the present situation, as per the survey documents and RTC (Pahani) copies, in the said survey number, kharab in the form of canal is not existing and the said fact is brought to your notice.

Yours faithfully,
Sd/- (Gullappa)
(BBMP Surveyor (Retired))
Mahadevapura Range,



53

BEFORE THE NATIONAL GREEN TRIBUNAL, SITTING AT CHENNAI

Application No. 144 of 2022 (SZ)

Paramesh. V

...Applicant's

Versus

The Deputy Commissioner, Bengaluru Urban District,
Bengaluru & Ors

...Respondent's

I, Sastri Venkat Ramani, Managing Director of M/s Sterling Urban infra Projects Pvt. Ltd do hereby appoint **ABITHA BANU, VIVEK HOLLA, NAMAN JHABAKH**, Advocates No. 270/1, 1st Floor, Lloyd's Road, Royapettah, Chennai – 600014 to appear for and retain

Them in the above
Us
prosecute

Suit
Original

Petition and to conduct and

Miscellaneous

Or defend the same and all proceedings that may be taken in respect of any application for any execution of any decree or order passed therein. I/We empower my/our Advocate to appear in all miscellaneous proceedings in the above suit or matter till all decree or orders are fully satisfied or adjusted and all appeals thereto whether in suit, interlocutory application, execution petitions and applications in execution till they are finally disposed of in this court and to obtain the return of documents and draw moneys that might be payable to me/us in the said suit or matter. He is/They are also authorised to depute other Counsel to act on his/their behalf.

Dated at Chennai This 30th Day of January, 2023

I Certify that the contents of this
Vakalat at were read out an explained

In my presence to the
Executant who appeared
Perfectly to understand the same and made
His/her their signature in my presence.

For Prestige Sterling Infraprojects Pvt. Ltd:

[Signature]
Director



Advocate

ATTESTED BY ME
[Signature]
N. THULASI, B.A., LL.B.
ADVOCATE & NOTARY
Govt. of India
18, 5th Cross, Vasanthnagar
BANGALORE - 560 052

ACCEPTED : The address for service of the said Advocate is:

30th Day of January, 2023

Advocate for Respondent No. 7

No. OF CORRECTIONS :- one only

BEFORE THE NATIONAL
GREEN TRIBUNAL, SITTING
AT CHENNAI

Application No. 144 of 2022 (SZ)

Paramesh. V ...Applicant's

Versus

The Deputy Commissioner,
Bengaluru Urban District,
Bengaluru & Ors

...Respondent's

VAKALAT

Director

Director

Mrs. Abitha Banu
Mr. Vivek Holla
Mr. Naman Jhabakh
Advocates
+919962100188
namanjhabakh@holla.in