BEFORE THE HON'BLE NATIONAL GREEN TRIBUNAL,

SOUTHERN ZONE, CHENNAI.

APPLICATION NO.145/2022

BETWEEN
SRI PARAMESH V

…APPLICANT

AND

DEPUTY COMMISSIONER & OTHERS

… RESPONDENTS

INDEX

S.No	DESCRIPTION	PAGE NO.
1.	Statement of objections filed by the 6th respondent	**1**
2.	Affidavit	**13**
3.	**ANNEXURE R1-** Copy Of Environment Clearance Issued By State Level Environment Impact Assessment Authority dated 10.03.2020	**14**
4.	**ANNEXURE R2-** Copy of Consent for Establishment issued by Karnataka State Pollution Control Board dated 21.08.2020	**27**
5.	**ANNEXURE R3-** Copy of Building License and Plans approved by the assistant Director of town planning, BBMP, Mahadevapura Zone, Bangalore	**32**
6.	**ANNEXURE R4-** Copy of photographs of the building "UNITED HIGHLANDS"	**39**
7.	**ANNEXURE R5-** Copy of Occupancy certificate issued by BBMP.	**41**
8.	**ANNEXURE R6 & R6A-** Revised Master Plan issued by Bangalore Development Authority	**44**
9.	**ANNEXURE R7-** Copy of Judgement in Sobha Developers Limited v. Bruhat Bangalore Mahanagara Palike reported in *2012 SCC OnLine Kar 2679*	**46**

10.	**ANNEXURE R8-** Copy of Judgement in Valmark Developers v. State of Karnataka, order dated 06/07/2022 in W.A. NO.1226 OF 2021	**53**
11.	**ANNEXURE R9-** Copy of Order passed by the District Collector, Bengaluru	**69**
12.	**ANNEXURE R10-** Copy of Regulations in Revised Master Plan- 2015, of Bengaluru Development Authority.	**72**
13.	**ANNEXURE R11-** Copy of Order passed by the Hon'ble Supreme Court of India ,dated: 26/08/2021 in Wonder Projects Development Limited v Union of India, Civil Appeal No. 4845/2021	**159**
14.	**ANNEXURE R12-** Copy of Consent of Operation along with Photographs of the project site at present.	**161**

PLACE: CHENNAI

DATE: 21.02.2023

COUNSEL FOR RESPONDENT NO.6

BEFORE THE HON'BLE NATIONAL GREEN TRIBUNAL,

SOUTHERN ZONE, CHENNAI.

APPLICATION NO.145/2022

BETWEEN

SRI PARAMESH V

APPLICANT

AND

DEPUTY COMMISSIONER & OTHERS

... RESPONDENTS

OBJECTION STATEMENT FILED BY THE 6th RESPONDENT

I, G.N. Pattabi Ramaiah S/o of Sri.Narayanappa , aged about 49 years , Partner M/s United infrastructures No.60.ITPL Main road,above Udipi park, Mahadevapura, Bengaluru at do hereby solemnly affirm and sincerely state as follows:

1. I am the authorised signatory for the 6thRespondent herein. As such, I am well acquainted with the facts and circumstances of the case and competent to swear this affidavit.

2. At the outset, I respectfully state that the above application is wholly false, friviolous, vexatious, factually incorrect and legally not maintainable. I respectfully state that the Applicant has approached this Hon'ble Court with unclean hands and is not entitled to any reliefs. The Application is filed on wrong surmises by suppressing

NOTARY PUBLIC M. KRISHNAMURTHY Area Hoskote Tq. Reg. No. 108 LCL 2019 GOVT. OF KARNATAKA

FOR UNITED INFRASTRUCTURES

NO. OF CORRECTIONS:

material and relevant facts. The petioner despite having knowledge has suppressed the same with a malafide intention to arm twist the respondent into terms. There is no bonafideness in filing the above Application. The said false averments are made with a view to maintain this Application

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 S.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 dispute arose. In the instant case admittedly the plans of this respondent were sanctioned as early as 21.12.2019, after the respondent obtained necessary permissions, sanctions, approvals etc. from the competent authorities. After a detailed examination of all aspects relating to environment, The State Level Environment Impact Assessment Authority has accorded environmental clearance for the project in question. Copy of the Environmental Clearance issued by the State Level Environment Impact Assessment Authority (SEIAA) dated 10.03.2020 is produced herewith marked as **ANNEXURE R1.** The Consent for Establishment issued by Karnataka State Pollution Control Board dated 21.08.2020 permitting construction of 232 flats is produced herewith marked as **ANNEXURE R2.** The Developer has Obtained the sanction plan for construction of multistoried residential building known as "United Highlands" vide license Bearing LP.No: BBMP/Ad.Com/MDP/0638/2019-20 dated 21.12.2019,Modified LP No; BBMP/Ad.Com/MDP/2019-20 Dated 01/10/2020, issued by the assistant Director of town planning, BBMP, Mahadevapura Zone, Bangalore as The Blocks -A1,A2,A3,A4,A5&A6 copy of which is produced herewith marked as **ANNEXURE R3.** Very significantly, the applicant himself refers to some of these permissions, sanctions,

NOTARY PUBLIC
M. KRISHNAMURTHY
Area Hoskote Tq.
Reg. No. 108
LCL 2019
GOVT. OF KARNATAKA

For UNITED INFRASTRUCTURES

consent in para 3 of the application the applicant was very well aware of the ongoing constructions and developments made by the present respondents and has chosen to approach this tribunal after the completion of the same.

4. Over 31 months have lapsed subsequent thereto. Application has been filed after a lapse of more than 2 years. This Application is hopelessly barred by Limitation, on this ground alone, the application is liable to be dismissed. The construction was commenced immediately thereafter, in the year 2020 and has been completed in August 2022. It is submitted that the construction has been completed in all 6 blocks comprising of 232 apartments has 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 as **ANNEXURE R4 & ANNEXURE R5.** It is further submitted that the flats have been also 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. The construction was commenced way back in the year 2020
   II. All the six blocks comprising of 232 apartments have been completed, occupancy certificates were granted and 90% of the flats have been occupied by the residents.
   III. The only Korakallu (Kaluva)which exists in the property has been retained apart and has been strengthened. The District Commissioner in terms of Sec. 71 of Karantaka Land Revenue Act,1964 has changed the path and permitted the use of land for development.

NOTARY PUBLIC
M. KRISHNAMURTHY
Area Hoskote Tq.
Reg. No. 108
LCL 2019
GOVT. OF KARNATAKA

For UNITED INFRASTRUCTURES

G.U.Patil.

NO. OF CORRECTIONS.

6. The Application is liable to be dismissed on the ground of suppression of material facts and documents from this Hon'ble Tribunal. The Hon'ble 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 for a 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 alone.

8. In the light of the above background, The Respondent denies each averment and every allegation made by the Applicant in their Applications and except those that are admitted hereunder. the respondent controverts various averments and allegations made in the application as under:

9. The averment in para 3(1) at page 4 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 5 have noticed that there has been illegal construction is also false. As stated earlier, there is no illegal construction.

NOTARY PUBLIC
M. KRISHNAMURTHY
Area Hoskote Tq.
Reg. No. 108
LCL 2019
GOVT. OF KARNATAKA

For UNITED INFRASTRUCTURES

10. The further allegation in para 3(1) that Respondents No. 1 to 5 have colluded with all the respondents and have failed to enforce the law is false. Annexure A to A2 produced by the petitioner has been deliberately over written as it is apparent to the naked eye and something which does not exist presently has been shown to pass therein. The copy of map in Annexure A is alleged to be downloaded from Karantaka Government Website itself states " *this Document is for viewing only and not for legal purpose*"

11. This respondent is producing the relevant page of the master plan of Bangalore pertaining to the area where the land 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 and in Valmark Developers v. State of Karnataka, order dated 06/07/2022 in W.A. NO.1226 OF 2021 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 and ANNEXURE R8.** In view of the law declared by the Hon'ble High Court of Kamataka, which is binding on all concerned, the village map loses significance, efficacy, and validity.

12. 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 applicant as **Annexure A4** and **Annexure A5**. A perusal of the same bears out that Ann. A4 & Ann. A5 is not the master plan. On the contrary, it is the building plan approved by the Bruhat Bangalore Mahanagara Palike (The Corporation of the City of Bangalore)

NOTARY PUBLIC
M. KRISHNAMURTHY
Area Hoskote Tq.
Reg. No. 108
LCL 2019
GOVT. OF KARNATAKA

For UNITED INFRASTRUCTURES

G.M. Patil
Partner

NO. OF CORRECTIONS

13. The allegation in paragraph 3(2) at that the respondent is constructing apartment building "UNITED HIGHLANDS" by encroaching storm water drain , buffer zone and also dumping highly contaminating waste 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.

14. The allegation in paragraph 3(3) that the storm water drain/stream is passing horizontally to Survey No.326 and Storm Water Drain is passing in Survey No.329 on the east side are hidden in the plan are not true. There was Korakallu which was passing in the property in question. The respondent approached the The District Commissioner in terms of Sec. 71 of Karantaka Land Revenue Act,1964 has changed the path and permitted the use of land for development. The said order is produced herewith as **Annexure- R9.** The Respondent has strengthened the storm water drain without in anyway encroaching upon the drain or in any way hindering the flow of water therein. **At any rate, as stated herein above the Master Plan does not have the storm water drain in Survey No.326 and Survey No.329.**

NOTARY ★ M. KRISHNAMURTHY Area Hoskote Tq. Reg. No. 108 LCL 2019 ★ GOVT. OF KARNATAKA

15. The further allegation that the storm water drain passing from and in the buffer zone permanent structure like drive way, basketball court, tennis court, cricket pitch, swimming pool and other permanent concrete structures have been constructed and the territory storm water drain flowing diagonally from west to east in the Sy.No. 326 which is connected to lake/tank is completely hidden in the plan and the apartment building construction is water bodies/storm water drain are also false. As stated herein above, there is storm water drain as alleged or otherwise. The storm water drain has been preserved and strengthened and there is no buffer in respect thereof. The allegation that without even

For UNITED INFRASTRUCTURES

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 B1 are not admitted being 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.

16. The Allegation in paragraph 3(4) that there has been encroachment and blocking of water body and dumping of highly contaminated construction waste to the water bodies is all false. The allegation that the petitioner has issued an email dated: 05.09.2022 is true . The allegations and demands made in the said email are wholly false and untenable. There is absolutely no need to cancel the license, plans, khata, land conversion etc.

17. The allegation that in Paragraph 3(5), that Respondent No.2 directed the Respondent No.7 to take action in terms of the email may be true. The Allegation that Respondent No.7 has failed to act on the direction is a meaningless statement. The Respondent No.7 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.

18. The allegation in Paragraph 3(6) that the letter bearing No. KSPCB/RO-MDO/2022-23/866 was issued by Respondent No.5 to Respondent No.6 is true. Suitable reply was given. It is submitted that the present respondent has diligently followed the instructions given in the said letter and has relocated the Sewage Treatment Plan Further the allegation in Paragraph 3(7) is also denied as false

NOTARY PUBLIC
M. KRISHNAMURTHY
Area Hoskote Tq.
Reg. No. 108
LCL 2019
GOVT. OF KARNATAKA

For UNITED INFRASTRUCTURES

Partner

NO. OF CORRECTIONS:

19. The present respondent submits that the buffer zone located in the south zone of the project is earmarked as "Park and Open Space" in the Revised Master Plan- 2015, of Bengaluru Development Authority. The Revised Master Plan-2015, ZONING OF LANDUSE AND REGULATIONS (Approved by Govt vide G.O. No UDD 540 BEM AA SE 2004) is produced as **Annexure R10**. *Regulation 4.12.2* , stipulates that uses permissible in "Park and Open Space" include: Sports grounds, stadium, playgrounds, parks, swimming pools, cemeteries, garden land and crematoria and If the valley portion is a part of the layout/ development plan, then that part of the valley zone could be taken into account for reservation of parks and open spaces both in development plan and under subdivision regulations subject to fulfilling section 17 of KTCP Act, 1961 and sec 32 of BDA Act, 1976. It is submitted that the present respondent with a genuine & bonafide manner had acquired all permissions for building plan including the above the said "Park and Open Space" for civic amenities. It is also necessary to mention that even though there was valid permission and approval of authorities, the respondent has only planned to construct in park & open space, the respondent has removed the structures so as to even avoid any semblance of claim that there were any permanent structures in the buffer zone complying with the orders of the Official Respondents. Therefore, the very basis of the above application that there are permanent structures in above buffer zone is invalid.

20. It is further submitted that, *Regulation 4.12.2* further stipulates that in case of water bodies a 30.0 m buffer of 'no development zone' is to be maintained around the lake (as per revenue records) with exception of activities associated with lake and this buffer may be taken into account for reservation of park while sanctioning plans. It is further submitted that the word "Park" is defined as A premises used for leisure, recreational activities, it may have a related landscaping, parking

PUBLIC M. KRISHNAMURTHY Area Hoskote Tq. Reg. No. 108 LCL 2019 GOVT. OF KARNATAKA

For UNITED INFRASTRUCTURES

facilities, public toilet, fence etc. It includes synonyms such as lawn, open space, green, etc. The present respondent submits that they only took steps for the above construction of park and which was strictly in compliance with the Zoning regulations and local planning authorities guidelines.

21. The Allegation in Paragraph 3(8) that the Applicant had conduct spot review of ongoing construction over the water bodies and photographed the same is not admitted to be true. The Photographs at Annexure F are not that of Respondent's property and construction

22. 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 applicant 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.326 and 329 is false.

23. The Allegation in Paragraph 3(10) that law shall not allow Respondent No.6 to get away if they have made construction on Survey Number 326 by violating guidelines is denied, in any case the applicant himself is

NOTARY PUBLIC
M. KRISHNAMURTHY
Area Hoskote Tq.
Reg. No. 108
LCL 2019
GOVT. OF KARNATAKA

For UNITED INFRASTRUCTURES

NO. OF CORRECTIONS.

Partner

doubtful if there is any violation or not. and there is no necessity for the construction activities of respondents to be put on hold legally.

24. The allegation in Paragraph 3(11), that between Survey Number 326 and 327/3 there is a waterbody/storm water drain/ tertiary in village map and this map is an authenticated document and the present Respondent's construct has swallowed the waterbody along with the buffer zone are all not true and not correct. The allegation that there is gross violation of various acts including the Environment (Protection) Act, 1986 and other various notifications is not true.

25. The allegation in Paragraph 3(12) that the present respondent has dumped highly contaminating construction waste to the water bodies is completely denied as false and the photgraphs in Annexure –G does not pertain to the construction of the Respondent. There respondent has not committed any illegal acts.

26. The allegation in Paragraph 3(13) that NOC's obtained remain illegal as respondent has obtained them by submitting fabricated supportive documents and the respondent has no respect over the law of the land and has rushed to make financial gain by constructing building over water bodies throwing all statutory guidelines over air and respondent had indulged in unfair trade practices along with other illegalities are all false. It is further submitted that the respondent has obtained sanction from RERA from the Building Plans which included Civic Amenities. If the respondent deviates from the said approved plan, he will be penalized under Real Estate (Regulation and Development) Act, 2016.

27. 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

NOTARY PUBLIC GOVT. OF KARNATAKA
M. KRISHNAMURTHY
Area Hoskote Tq
Reg. No. 108
LCL 2019

For UNITED INFRASTRUCTURES

and contamination may be true. The respondents have carried out their duty properly and there has been no infraction in this regard. The said ground is untenable.

28. 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. It is submitted that whether open space and park zone is allowed within the buffer zone is a matter which is subjudice before the Hon'ble Supreme Court of India by order dated 26/08/2021 in Wonder Projects Development Limited v Union of India, Civil Appeal No. 4845/2021, annexed as **ANNEXURE R11** wherein the Hon'ble Court had ordered status-quo on the order passed in APPEAL NO. 54/2018 by the Hon'ble National Green Tribunal, Delhi Bench.

29. The allegation in paragraph -4(c) of the grounds that there has been failure on the part of respondent No. 1 to 5 and 7 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 5 & 7 are all totally false.

30. The allegation in repeated paragraph 5 of the grounds that the cause of action arose on 05.09.2022 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 2 years after the cause of action arose, if any, and is hopelessly barred by limitation.

NOTARY PUBLIC
M. KRISHNAMURTHY
Area Hoskote Tq.
Reg. No. 108
LCL 2019
GOVT. OF KARNATAKA

For UNITED INFRASTRUCTURES

Partner

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31. It is submitted that the official respondents herein have conducted all inspections & has reported that there has been no encroachments and permanent structures in the buffer zone and have accorded Consent for Operation on 20/02/2023. It is further submitted that the present respondent has not constructed any permanent structures in the Buffer Zone area. The photographs of said place are produced as **ANNEXURE R12.**

32. The petitioner is not entitled to any interim relief or the main relief. The petition being a totally fals, frivolous, motivated and malafide petition is liable to be dismissed with costs.

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

For UNITED INFRASTRUCTURES

G.N.Pattabi

Partner

Bengaluru.

Date:

Respondent No.6

NOTARY PUBLIC
M. KRISHNAMURTHY
Area Hoskote Tq.
Reg. No. 108
LCL 2019
GOVT. OF KARNATAKA

VERIFICATION

I, G.N. Pattabi Ramaiah son of Sri. G.R Narayanappa , Partner , "M/s United Infrastructures " 6th Respondent herein, do hereby declare that the contents of the objection statement are true to the best of my knowledge, information and belief and I have not suppressed any material fact

Bengaluru.

Date:

Respondent No.6

SWORN TO BEFORE ME 21/2/2023

M. KRISHNAMURTHY B.Com.,L.L.B.

For UNITED INFRASTRUCTURES

G.N.Pattabi

BEFORE THE HON'BLE NATIONAL GREEN TRIBUNAL,

SOUTHERN ZONE, CHENNAI.

APPLICATION NO.145/2022

BETWEEN
SRI PARAMESH V

...APPLICANT

AND

DEPUTY COMMISSIONER & OTHERS

... RESPONDENTS

VERIFYING AFFIDAVIT

I, G.N. Pattabi Ramaiah S/o of Sri.Narayanappa , aged about 49 years , Partner M/s United infrastructures No.60.ITPL Main road,above Udipi park, Mahadevapura, Bengaluru at do hereby solemnly affirm and sincerely state as follows:

1. I am the authorised signatory for the 6thRespondent herein. As such, I am well acquainted with the facts and circumstances of the case and competent to swear 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 R12 are true copies of the originals.

DEPONENT

For UNITED INFRASTRUCTURES

G.N.Pattabi
Partner

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.

DEPONENT

For UNITED INFRASTRUCTURES

G.N.Pattabi
Partner

NOTARY PUBLIC
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Reg. No. 108
LCL 2019
GOVT. OF KARNATAKA

SWORN TO BEFORE ME
21.2.23

M. KRISHNAMURTHY B.Com.,LL.B.,
ADVOCATE & NOTARY PUBLIC
1st Floor, Venkamma Complex,
Near Mini Vidhana Soudha,
HOSKOTE - 562 114

Page No.: 13
No. of Corrections:

NO. OF CORRECTIONS: 15

14

सत्यमेव जयते

State Level Environment Impact Assessment Authority-Karnataka

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

No. SEIAA 73 CON 2019

Date: 10-03-2020

ANNEXURE R1

To,
Sri. Gangadhar,
Villa No 43, Akshya Red Stone,
Opp. Shell Petrol Bunk,
Seegehalli, Kadugodi,
Bangalore – 560067.

Sir,

Sub: Construction of Proposed Residential Apartment at Sy No. 326, 327/3, Ward No.149, Amani Bellandur Khane Village, Varthur Hobli, Bangalore East Taluk, Karnataka by Sri. Gangadhar - Issue of Environmental Clearance – Reg.

* * * *

This has reference to your online application dated 20th May 2019 bearing proposal No. SIA/KA/NCP/36463/2019 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 their meeting held on 3rd January 2020.

2. It is, inter-alia, noted that Sri. Gangadhar have proposed for construction of Residential Apartment project on a plot area of 12,165.76 Sq.m. The total built up area is 31,590.93 m. The proposed project consists of 1 Building having 1 Stilt + Ground Floor + 3 Upper Floor + Terrace Floor. Total numbers of residential units are 232. Total water consumption is 161.82 KLD (Fresh water + Recycled water). The total waste water discharge is 153.73 KLD. It is proposed to construct Sewage Treatment Plant with a capacity of 180 KLD. The Project Cost is Rs. 63 Crores.

3. The SEIAA Karnataka after due consideration of the relevant documents submitted by the project proponent, additional clarifications furnished in response to its observations and the recommendation of the SEAC have in their

Room No. 706, 7th Floor, 4th Gate, M.S. Building, Bangalore - 560 001 Phone : 080-22032497 Fax : 080-22254377
Website : http://environmentclearance.nic.in e-mail : msseiaakarnataka@gmail.com

meeting held on 3rd February 2020 and decided to accord Environmental Clearance in accordance with the provisions of Environmental Impact Assessment Notification-2006 and its subsequent amendments, subject to strict compliance of the following terms and conditions: -

I. Statutory Compliance.

i) The project proponent shall obtain all necessary clearance/ permission from all relevant agencies including town planning authority before commencement of work. All the construction shall be done in accordance with the local building byelaws.

ii) The approval of the Competent Authority shall be obtained for structural safety of the constructions due to earthquakes, adequacy of firefighting equipment etc as per National Building Code including protection measures from lightening etc.

iii) The project proponent shall obtain forest clearance under the provisions of Forest (Conservation) Act, 1980, in case of diversion of forest land for non-forest purpose involved in the project.

iv) The proponent shall obtain clearance from the National Board for Wildlife, if applicable.

v) The project proponent shall obtain Consent to Establish / Operate under the provisions of Air (Prevention & Control of Pollution) Act, 1981 and the Water (Prevention & Control of Pollution) Act, 1974 from the concerned State Pollution Control Board/ Committee.

vi) The project proponent shall obtain the necessary permission for drawl of ground water / surface water required for the project from the competent authority.

vii) A certificate of adequacy of available power from the agency supplying power to the project along with the load allowed for the project should be obtained.

viii) All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department shall be obtained, as applicable, by project proponents from the respective competent authorities.

ix) The provisions of the Solid Waste Management Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste Management Rules, 2016 shall be followed.

x) The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.

II. Air quality monitoring and preservation

i) Notification GSR 94(E) dated 25.01.2018 of MoEF & CC regarding Mandatory Implementation of Dust Mitigation Measures for Construction and Demolition Activities for projects requiring Environmental Clearance shall be complied with.

ii) A management plan shall be drawn up and implemented to contain the current exceedance if any in ambient air quality at the site.

iii) The project proponent shall install system to carryout Ambient Air Quality monitoring for common/criterion parameters relevant to the main pollutants released (e.g. PM_{10} and $PM_{2.5}$) covering upwind and downwind directions during the construction period.

iv) Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of low sulphur diesel. The location of the DG sets may be decided with in consultation with State Pollution Control Board.

v) Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3 meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murram and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.

vi) Sand, murram, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.

vii) Wet jet shall be provided for grinding and stone cutting.

viii) Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.

ix) All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016.

x) The diesel generator sets to be used during construction phase shall be low sulphur diesel type and shall conform to standards prescribed under Environmental (Protection) Rules for air and noise emission standards.

STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT AUTHORITY ★ KARNATAKA ★

xi) The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.

III. Water quality monitoring and preservation

i) The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.

ii) Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.

iii) Total fresh water use shall not exceed the proposed requirement as provided in project details.

iv) The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF & CC along with six monthly Monitoring reports.

v) A certificate shall be obtained from local body supplying water, specifying the total annual water availability with local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration and the balance water available, this should be specified separately for ground water and surface water sources, ensuring that there is no impact on the other users.

vi) At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc. would be considered as pervious surface.

vii) Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc and other for supply of recycled water for flushing, landscape irrigation, car washing, thermal cooling, conditioning etc. shall be done.

viii) Use of water saving devices/ fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the project area.

ix) Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.

x) The project proponent shall identify a suitable source of treated water for construction and submit an MOU/Agreement with such suppliers. If so the supplier identified shall be responsible for treatment of water with appropriate technology to the standards required for constriction purpose.

xi) The local bye-law provisions on rain water harvesting should be followed. If local bye-law provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016.

xii) A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority.

xiii) All recharge should be limited to shallow aquifer.

xiv) No ground water shall be used during construction phase of the project.

xv) Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering.

xvi) The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.

xvii) Sewage shall be treated in the STP based on MBBR/SBR Technology with tertiary treatment i.e. Ultra Filtration. The treated effluent from STP shall be recycled/re-used for flushing, landscaping and HVAC cooling. No treated water shall be discharged to municipal drain.

xviii) No sewage or untreated effluent water would be discharged through storm water drains.

xix) The existing water body, canals and rajakaluve and other drainage and water bound structures shall be retained unaltered with due buffer zone as applicable and maintained under tree cover.

xx) Onsite sewage treatment of capacity of treating 100% waste water to be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Treated waste water shall be reused_on site for

landscape flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change Natural treatment systems shall be promoted.

xxi) Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.

xxii) Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

IV. Noise monitoring and prevention

i) Ambient noise levels shall conform to residential area both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during construction phase. Adequate measures shall be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB / SPCB.

ii) Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of six-monthly compliance report.

iii) Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.

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

V. Energy Conservation measures

i) Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC.

ii) Outdoor and common area lighting shall be LED.

iii) Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be

STATE ENVIRONMENTAL IMPACT ASSESSMENT AUTHORITY ★ KARNATAKA ★

incorporated in the building design. Wall, window, and roof u-values shall be as per ECBC specifications.

iv) Energy conservation measures like installation of LED for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning.

v) Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.

vi) Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.

VI. Waste Management

i) A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.

ii) Disposal of muck during construction phase shall not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.

iii) Separate wet and dry bins must be provided and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.

iv) Organic waste compost/ Vermiculture pit/ Organic Waste Converter within the premises with a minimum capacity of 0.3 kg /person/day must be installed.

v) All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.

vi) Any hazardous waste generated during construction phase, shall be disposed off as per applicable rules and norms with necessary approvals of the State Pollution Control Board.

vii) Use of environment friendly materials in bricks, blocks and other construction materials, shall be required for at least 20% of the construction material quantity. These include Fly Ash bricks, hollow

bricks, AACs, Fly Ash Lime Gypsum blocks, Compressed earth blocks, and other environment friendly materials.

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

ix) Any wastes from construction and demolition activities related thereto shall be managed so as to strictly conform to the Construction and Demolition Waste Management Rules, 2016.

x) Used CFLs/TFLs/LED should be properly collected and disposed off/sent for recycling as per the prevailing guidelines/ rules of the regulatory authority to avoid mercury contamination.

VII. Green Cover

i) No tree cutting/transplantation should be carried out unless exigencies demand. Where absolutely necessary, tree transplantation shall be with prior permission from the concerned regulatory authority. Old trees should be retained based on girth and age regulations as may be prescribed by the Forest Department. Plantations to be ensured species (cut) to species (planted).

ii) A minimum of 1 tree for every 80 sqm of land should be planted and maintained. The existing trees will be counted for this purpose. The landscape planning should include plantation of native species. The species with heavy foliage, broad leaves and wide canopy cover are desirable. Water intensive and/or invasive species should not be used for landscaping.

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

iv) Topsoil should be stripped to a depth of 20 cm from the areas proposed for buildings, roads, paved areas, and external services. It should be stockpiled appropriately in designated areas and reapplied during plantation of the proposed vegetation on site.

VIII. Transport

i) A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria.

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

ii) Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards be operated only during nonpeak hours.

iii) A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of roads within a 5 km radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies in this 5 km radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./ competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.

iv) Provide at the main entrances bell gates, which are located at least 12' inside the boundary of the project to enable smooth flow of traffic on the main road leading to the entrance

IX. Human health issues

i) All workers working at the construction site and involved in loading, unloading, carriage of construction material and construction debris or working in any area with dust pollution shall be provided with dust mask.

ii) All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase. Sufficient number of toilets/bathrooms shall be provided with required mobile toilets, mobile STP for construction workforce

iii) For indoor air quality the ventilation provisions as per National Building Code of India.

iv) Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.

STATE LEVEL ENVIRONMENTAL IMPACT ASSESSMENT AUTHORITY ★ KARNATAKA ★
सत्यमेव जयते

v) Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, creche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.

vi) Occupational health surveillance of the workers shall be done on a regular basis.

vii) A First Aid Room shall be provided in the project both during construction and operations of the project.

X. Corporate Environment Responsibility

i) The project proponent shall comply with provision contained in OM vide F.No. 22-65/2017-IA.III dated 1st May 2018, of the Ministry of Environment, Forest and Climate Change as applicable, regarding Corporate Environment Responsibility and shall execute the action plan with a total cost of minimum of Rs. 1,26,00,000 /- as submitted vide letter dated 24/02/2020, around the project site.

ii) The company shall have a well laid down environmental policy duly approved by the Board of Directors. The environmental policy should prescribe for standard operating procedures to have proper checks and balances and to bring into focus any infringements/deviation/violation of the environmental / forest / wildlife norms / conditions. The company shall have defined system of reporting infringements / deviation / violation of the environmental / forest / wildlife norms / conditions and / or stakeholders / stake holders. The copy of the board resolution in this regard shall be submitted to the MoEF&CC as a part of six-monthly report.

iii) A separate Environmental Cell both at the project and company head quarter level, with qualified personnel shall be set up under the control of senior Executive, who will directly to the head of the organization. The project proponent enter into an agreement with the prospective buyers/ tenants to ensure that they maintain the cell and take care of all environment concerns during the operation phase of the project. In addition, sufficient fees should be levied so as to raise a corpus fund to maintain the Environment cell.

iv) Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be diverted for any other purpose. Year wise progress of implementation of action plan shall be reported

to the Ministry of Environment, Forest and Climate Change/Regional Office along with the Six Monthly Compliance Report.

XI. Miscellaneous

i) The project proponent shall prominently advertise it at least in two local newspapers of the District or State, of which one shall be in the vernacular language within seven days indicating that the project has been accorded environment clearance and the details of MoEFCC/SEIAA website where it is displayed.

ii) The copies of the environmental clearance shall be submitted by the project proponents to the Heads of local bodies, Panchayats and Municipal Bodies in addition to the relevant offices of the Government who in turn has to display the same for 30 days from the date of receipt.

iii) The Project Proponent shall obtain the construction material such as stones and aggregates etc. only from the approved quarries and other construction material shall also be procured from the authorized agencies/traders.

iv) The project proponent shall not use Kharab land if any for any purpose and keep available to the general public duly displaying a board as public property. No structure of any kind be put up in the Kharab land and shall be afforested and maintained as green belt only.

v) The Project proponent shall build in infrastructure required for use of Piped Natural Gas (PNG) such as pipelines and space for installation of PNG distribution equipment for both domestic/commercial purpose and DG set and shall ensure that PNG is supplied for both commercial and for DG sets instead of other type of fuels.

vi) The project proponent shall upload the status of compliance of the stipulated environment clearance conditions, including results of monitored data on their website and update the same on half-yearly basis.

vii) The project proponent shall submit six-monthly reports on the status of the compliance of the stipulated environmental conditions on the website of the ministry of Environment, Forest and Climate Change at environment clearance portal.

viii) The Half Yearly Compliance Report (HYCRs) with its contents of a covering letter, compliance reports, and environmental monitoring data has to be in PDF format merged into a single document. The email should clearly mention the name of project, EC No. & date, period of submission and to be sent to the Regional Office of

STATE LEVEL ENVIRONMENTAL IMPACT ASSESSMENT AUTHORITY ★ KARNATAKA ★
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MOEF&CC by email only at email ID rosz.bng-mefcc@gov.in Hard copy of HYCRs shall not be acceptable

ix) The project proponent shall submit the environmental statement for each financial year in Form-V to the concerned State Pollution Control Board as prescribed under the Environment (Protection) Rules, 1986, as amended subsequently and put on the website of the company.

x) The project proponent shall inform the Regional Office as well as the Ministry of Environment, Forest and Climate Change, the date of financial closure and final approval of the project by the concerned authorities, commencing the land development work and start of production operation by the project.

xi) The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.

xii) The project proponent shall abide by all the commitments and recommendations made in the EIA/EMP report and also that during their presentation to the Expert Appraisal Committee.

xiii) No further expansion or modifications in the plan shall be carried out without prior Environmental Clearance from the competent authority.

xiv) Concealing factual data or submission of false/fabricated data may result in revocation of this environmental clearance and attract action under the provisions of Environment (Protection) Act, 1986.

xv) The State Level Environment Impact Assessment Authority, Karnataka may revoke or suspend the clearance, if implementation of any of the above conditions is not satisfactory.

xvi) The SEIAA, Karnataka reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.

xvii) The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974, the Air (Prevention & Control of Pollution) Act, 1981, the Environment (Protection) Act, 1986, Hazardous and Other Wastes (Management and Transboundary Movement) Rules, 2016 and the Public Liability Insurance Act, 1991 along with their amendments and Rules and any other orders passed by the Hon'ble Supreme Court of India / High Courts and any other Court of Law relating to the subject matter.

xviii) Copies of six monthly compliance on the conditions of the Environmental Clearance shall be submitted to SEIAA, Karnataka.

xix) The Regional Office of MoEF&CC shall monitor compliance of the stipulated conditions. The project authorities should extend full cooperation to the officer (s) of the Regional Office by furnishing the requisite data / information/monitoring reports.

xx) Any appeal against this EC shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.

XII. Specific Conditions

i) The project proponent shall identify a suitable source of treated water for construction and submit an MOU/Agreement with such suppliers. If so the supplier identified shall be responsible for treatment of water with appropriate technology to the standards required for construction purpose.

ii) The proponent to conduct energy audit by an accredited agency before operation of the project in accordance with the Bureau of Energy Efficiency.

iii) 15% of the parking space shall be reserved for electric vehicles with recharging facility.

iv) Only registered labours should be employed.

STATE LEVEL ENVIRONMENTAL IMPACT ASSESSMENT AUTHORITY KARNATAKA
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Yours faithfully,

(Vijayakumar Gogi)
Member Secretary,
SEIAA, Karnataka.

Copy to:

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

Consent For Establishment (CFEs)

Consent No. CTE-319737 Valid upto: 20/08/2025

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

Industry Colour: RED Industry Scale: LARGE

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

Consent Order No. CTE-319737 **PCB ID:** 86842 **Date.** 21/08/2020

To,

The Applicant

united Infrastructures

Amani Bellandur Khane Village, Varthur hobli, Bangalore East Taluk, Bangalore.

ANNEXURE R2

Sir,

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

Ref: 1. CFE application submitted by the industry/organization on 16/06/2020 at Regional Office

2. Inspection of the project site by Regional Officer Bangalore Mahadevapura on 18/06/2020

3.Proceedings of the CCM dated 01/08/2020 ,held on 30/07/2020

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

Location:

Name of the Applicant: united Infrastructures

Address: SY.NO. 326, 327/3, , SY.NO. 326, 327/3, Ward No.149,

Industrial Area: Not In I.A, Amani Bellandur Khane Village,,

Taluk: BBMP- W- 149, District: Bangalore Urban

Conditions:

1. This consent for establishment is valid up to 20/08/2025 from the date of issue.
2. The applicant shall not undertake expansion/diversification without the prior consent of the Board.
3. The applicant shall obtain necessary license/clearance from other relevant statutory agencies as required under the law.
4. This consent is granted considering the following activities:

Sr	Product Name	Applied Qty/Month	Unit
1	residential apartment building consists of 232 flats with tbua = 31,590.93 sq.mtr	232.0000	NOS

I. WATER CONSUMPTION:

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

Particulars	Water consumption(KLD)
Domestic Purpose	157.0

Consent For Establishment (CFEs)

Consent No. CTE-319737 Valid upto: 20/08/2025

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Industry Colour: RED Industry Scale: LARGE

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

II. WATER POLLUTION CONTROL:

1.The discharge from the premises of the applicant shall pass through the terminal manhole/manholes where from the Board shall be free to collect samples in accordance with the provisions of the Act or Rules made there under.

2. The applicant shall treat the domestic wastewater from the factory in septic tank with soak pit. No overflow from the soak pit is allowed. The septic tank and soak pit shall be designed as per IS 2470 Part - I andPart- II

3. The applicant shall treat the domestic wastewater in the Sewage Treatment Plant (STP) as per the proposal submitted.It shall meet the standards specified in Annexure-I & shall be used on land for gardening/greenbelt within the factory premises.

4. The quantity of domestic waste water and trade effluent generated from the proposed industry shall not exceed the permitted quantity as indicated below

Discharge of effluents under the Water Act:

Sl. No.	Description	Permitted Quantity of discharge in KLD	Mode/Place of disposal
1	Domestic Purpose	126.000	shall be treated in 135.0 KLD STP & treated water shall be utilised for Flushing/Gardening within the premises.

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

STP & ETP details

SlNo	ETP/STP NO	ETP Code	Category Name	Capacity (Meter Cubic)	Units	Remarks
1	STP1	BS-	Bar Screen	1.00	1	
2	STP1	CLA	P-Clarifier	30.00	1	
3	STP1	COL	P-Collection Tank	90.00	1	
4	STP1	EQU	P-Equalization Tank	90.00	1	
5	STP1	FTP	P-Filter Press	1.00	1	
6	STP1	AER	S-AERATION TANK	125.00	1	
7	STP1	SHT	S-SLUDGE HOLDING TANK	6.00	1	
8	STP1	CFL	T-CARBON FILTER	1.00	1	
9	STP1	SFL	T-SAND FILTER	1.00	1	

6. The applicant shall ensure that the ETP will treat the effluent to the stipulated standards as indicated in Annexure-I

7. The applicant shall not discharge any effluent outside the industry premises.

8. The applicant shall provide separate flow meter for inflow & outflow of effluents through ETP and separate energy meter and shall maintain a logbook for hourly record of meter reading for the verification of inspecting officers

9. The applicant shall discharge the effluents only to the place mentioned in the Consent order.

III. AIR POLLUTION CONTROL:

1. The Source of emission, Stack height & Air Pollution Control (APC) measures shall be as specified in ANNEXURE-II.

2. The applicant shall provide port holes for sampling of emission, access platforms for carrying out stack sampling, electrical points and all other necessary arrangements including ladder as indicated in Annexure-II.

3. The applicant shall upgrade/modify/replace the control equipment with prior permission of the Board.

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

IV. NOISE POLLUTION CONTROL:

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

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

1. The applicant shall collect, treat and dispose off all solid waste generated from the process other than wastes covered under the Hazardous and other Wastes (Management & Transboundry Movement) Rules 2016, in such manner so as not to cause environmental pollution.

2. The details of solid waste generated from the proposed plant and mode of disposal shall be as below.

Sr	Solid Waste Name/Type	Qty-Unit	Mode of Disposal
1	Solid Waste = 522.0 Kg/Day	15.6600 - M.T	OTH
2	Organic Waste = 313.20 Kg/Day	9.3960 - M.T	LAN
3	In Organic Waste = 208.80 Kg/Day	6.2640 - M.T	OTH
4	STP Sludge = 6.75 Kg/Day	0.2025 - M.T	LAN

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

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

VII. GENERAL:

1. The applicant shall transport and store the raw materials in a manner so as not to cause any damage to environment, life and property. The applicant shall be solely responsible for any damages to environment.

2. The applicant shall not commission the proposed plant for trial or regular production unless necessary Water & air pollution control equipments are installed as specified in the Consent Order.

3. The applicant shall ensure that the treatment plant and control equipments are completed and commissioned simultaneously along with construction of the factory and erection of machineries.

4. The applicant shall not change or alter (a) raw materials or manufacturing process, (b) change the products or product mix (c) the quality, quantity or rate of discharge/emissions and (d) install/replace/alter the water or air pollution control equipments without the prior approval of the Board.

5. The applicant shall immediately report to the Board of any accident or unforeseen act or event resulting in release of discharge of effluents or emissions or solid wastes etc. in excess of the standards stipulated. And the industry shall immediately take appropriate corrective and preventive actions under intimation to the Board.

6. The Board reserves the right to review, impose additional condition or conditions, revoke, change or alter the terms and conditions.

7. This CFE does not give any right to the Party/Project Authority/Industry to forego any other legal requirement, that is necessary for setting/operation of the plant.

8. The applicant shall furnish pointwise compliance to the conditions given under this consent for establishment along with the application for Consent to operate.

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

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

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

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

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

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

The receipt of this letter may please be acknowledged.

30

Consent For Establishment (CFEs)

Consent No. CTE-319737 Valid upto: 20/08/2025

Karnataka State Pollution Control Board
Parisara Bhavana,No.49, Church Street,Bengaluru-560001
Tele : 080-25589112/3, 25581383
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Industry Colour: RED Industry Scale: LARGE

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

Consent Fee paid	: Rs. 50000

Note:

The Conditions Nil mentioned in the schedule are not applicable.

Additional Conditions:

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

The project authorities shall strictly comply with the conditions stipulated in Annexure I contains 08 pages.

The CFE is issued as per the recommendations of the Consent Committee Meeting held on 30.07.2020 & duly approved by Member Secretary & Hon'ble Chairman.

COPY TO:

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

ANNEXURE- II

LOCATION OF SAMPLING PORTHOLES, PLATFORMS, ELECTRICAL OUTLET.

1. Location of Portholes and approach platform:

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

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

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

FOR AND ON BEHALF OF KARNATAKA
POLLUTION CONTROLBOARD

Consent No. CTE-319737 Valid upto: 20/08/2025

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

Industry Colour: RED Industry Scale: LARGE

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

Signature Not Verified
Digitally signed by
Date: 2020.08.21 17:08:18 +05:30

32

BRUHAT BENGALURU MAHANAGARA PALIKE

Office of the Assistant Director
Town Planning – (Mahadevapura), RHB colony, Whitefield main road,

Licence Sl. No. BBMP/CC/3293/20-21

LP.No: BBMP/Ad.Com./MDP/0638/19-20

ANNEXURE R3

BUILDING LICENCE

The request of the Katha Holder/GPA Holder Sri / Smt / M/s. M/s United Infrastructures rep by partners R. Raghavendra & G.N. Pattabi Ramaiah dated.01 January, 1900 to issue licence / building plan approval for the construction of building at Property No./PID No. 79/326/327/16 ,Amani belandur khane village, Varthur Hobli, Bangalore, Ward No: Ward-149 ,Mahadevapura Zone under the juricdiction of Bruhat Bengaluru Mahanagara Palike has been accepted by the JC Mahadevapura ,BBMP on Date. 15 September, 2020.

The prescribed fee for Building Plan Sanction as intimated vide demand notice dated. 16 September, 2020 is remitted by the applicant amounting to Rs. 7670000 by Net Banking/Debit Card/Credit Card/Transaction No. BBMP/13017/CH/20-21 Dt:23 September, 2020 towards CANARA BANK, BBMP Branch A/C No. 8401132000014. Further Labour Cess Amount of Rs. 485000 is remitted by the applicant to the Building & other construction workers welfare board, through RTGS towards Canara Bank, Hombegowda Nagar A/C No:1371101079786

Approval for Building Plans is hereby accorded subject to the conditions annexed, for the construction of building/s detailed below in the Site Area 11,859.23 Sq.m.

Sl.no.	Building / Block Details	Building Use	Total No. of floors	Tenements	Height (m)	Total Built-up area (sq.m.)
1	A (RESIDENTIAL)	Residential	1Stilt + 1Ground + 3	232	14.4	31139.2

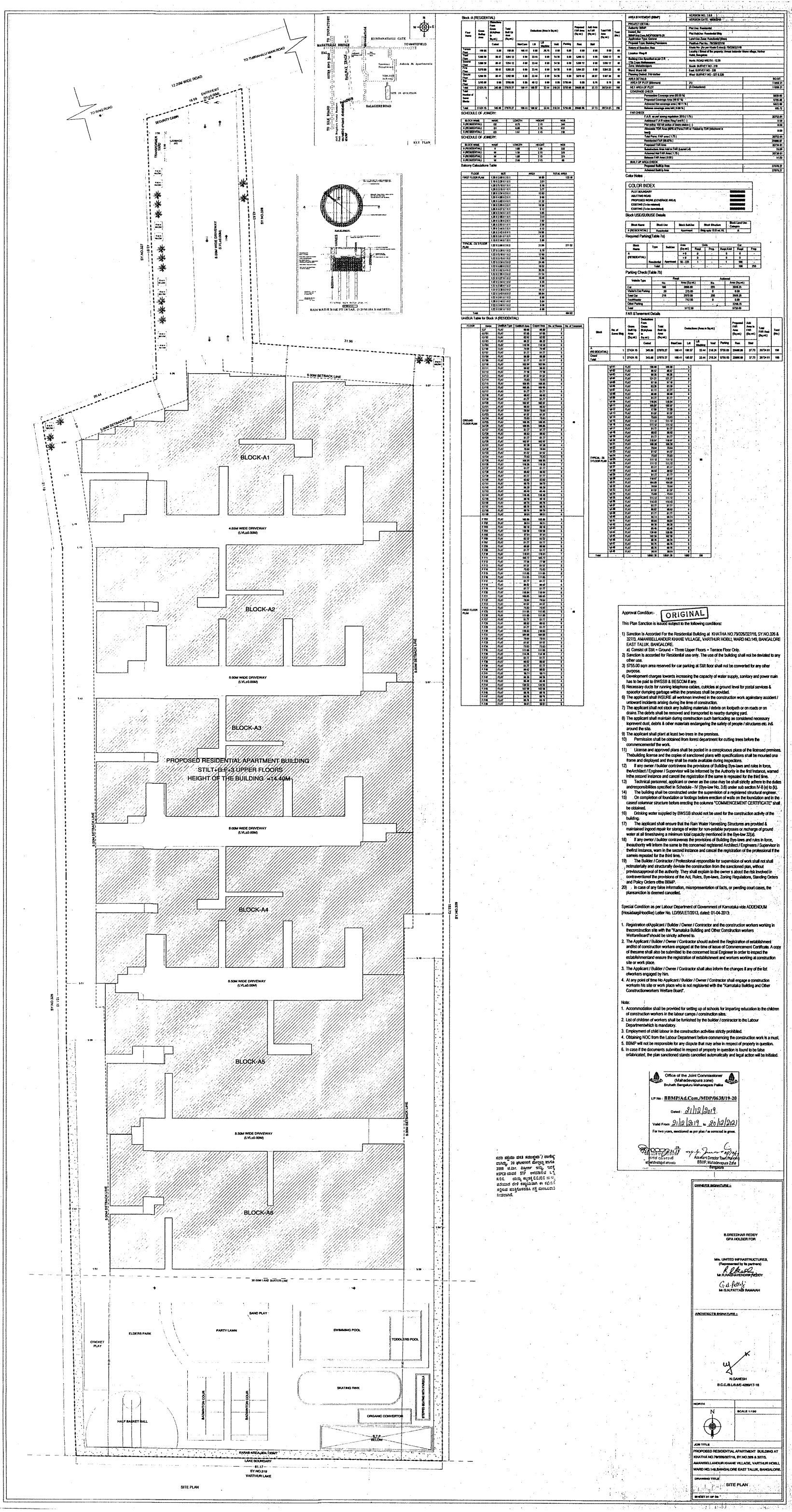
Permission is hereby accorded under section 301 of KMC Act 1976 for the Modify (MODIFIED PLAN SANCTION) of Building and is subject to the conditions and sanctioned detailed plans annexed to this Licence. In case of failure to adhere / comply to sanction plans / conditions imposed, action will be initiated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

Enclosures. 1) Licence Conditions
2) Building Plans

1/10/2020
Assistant Director Town Planning
BBMP, Mahadevapura Zone
Bangalore

To,

M/s, Sri M/s United Infrastructures rep by partners R. Raghavendra & G.N. Pattabi Ramaiah
karnataka #06, ITPL main road, Udupi park, Mahadevpura, bangalore 560048



Block :A (RESIDENTIAL)

Floor Name	Gross Building Area (Sq.mt.)	Deductions From Gross (Stair/Lift Area in Sq.mt.) Colonel	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) Stair/Core	Lift	LB Machine	Void	Parking	Ramp	Stair	Proposed FAR Area (Sq.mt.)	Add Area in FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Tenant (No.)
Terrace Floor Plan	199.86	8.26	199.86	146.41	8.86	26.75	0.00	0.00	0.00	0.00	0.00	0.00	00	
First Floor Plan	5366.59	89.67	5364.12	0.00	33.44	0.00	54.56	0.00	5366.12	0.00	5366.12	00		
Stilt Floor Plan	5366.59	89.67	5364.12	0.00	33.44	0.00	54.56	0.00	5366.12	0.00	5366.12	00		
Ground Floor Plan	5366.59	89.67	5362.68	0.00	33.44	0.00	54.56	0.00	5670.42	36.97	5307.39	00		
Pit Floor	5755.68	0.00	5755.68	0.00	00.12	0.00	0.00	5755.68	0.00	0.76	0.76	00		
Total	27424.15	345.86	27078.27	186.41	180.57	33.44	218.24	5755.68	20466.66	37.73	20724.61	198		
Total Number of Same Blocks	1													
Total	27424.15	345.86	27078.27	186.41	180.57	33.44	218.24	5755.68	20466.66	37.73	20724.61	198		

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	D2	0.75	2.10	244
A (RESIDENTIAL)	D1	0.90	2.10	833
A (RESIDENTIAL)	D3	1.67	2.10	139

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	V	1.00	1.20	332
A (RESIDENTIAL)	W	1.50	1.20	378
A (RESIDENTIAL)	W	1.80	1.20	324
A (RESIDENTIAL)	W	2.40	1.20	88

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.20 X 3.00 X 3.0 1	34.80	133.16
	1.10 X 3.30 X 1.0 1	3.61	
	1.20 X 5.10 X 1.0 1	6.10	
	1.20 X 3.30 X 1.0 1	3.77	
	1.20 X 3.70 X 3.0 1	12.62	
	1.20 X 4.80 X 2.0 1	9.60	
	1.20 X 3.60 X 4.0 1	17.32	
	1.20 X 3.70 X 2.0 1	13.30	
	1.20 X 4.27 X 1.0 1	5.12	
	1.20 X 3.40 X 1.0 1	3.85	
	1.20 X 2.80 X 1.0 1	3.41	
	1.20 X 3.30 X 2.0 1	7.92	
	1.20 X 3.20 X 1.0 1	3.58	
	1.20 X 3.40 X 1.0 1	4.12	
	1.20 X 2.40 X 9.0 1	24.96	
	1.20 X 3.80 X 1.0 1	4.22	
	1.10 X 2.40 X 1.0 1	2.89	
TYPICAL -24 3 FLOOR PLAN	1.20 X 3.00 X 3.0 2	21.96	271.52
	1.30 X 3.30 X 1.0 2	8.78	
	1.20 X 5.30 X 1.0 2	12.92	
	1.20 X 3.70 X 1.0 2	7.85	
	1.20 X 3.30 X 3.0 2	23.76	
	1.20 X 4.80 X 2.0 2	18.52	
	1.20 X 3.60 X 4.0 2	35.38	
	1.20 X 2.90 X 3.0 2	21.54	
	1.20 X 4.27 X 1.0 2	10.48	
	1.20 X 3.40 X 1.0 2	8.39	
	1.20 X 2.80 X 1.0 2	6.94	
	1.20 X 3.30 X 3.0 2	16.17	
	1.20 X 3.40 X 8.0 2	58.84	
	1.20 X 2.80 X 1.0 2	6.88	
	1.20 X 2.40 X 1.0 2	5.64	
	1.20 X 3.40 X 1.0 2	8.36	
	1.20 X 2.80 X 1.0 2	6.86	
Total			684.62

UnitBUA Table for Block :A (RESIDENTIAL)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	G2	FLAT	88.60	66.68	3	
	G FF1	FLAT	87.85	67.85	3	
	G FF2	FLAT	42.62	62.62	4	
	G FF3	FLAT	86.22	66.22	3	
	G FF4	FLAT	110.56	116.56	5	
	G F10	FLAT	74.58	73.98	3	
	G F07	FLAT	81.77	84.71	3	
	G F08	FLAT	86.88	86.88	3	
	G F09	FLAT	81.77	81.77	3	
	G F10	FLAT	102.97	102.94	7	
	G F11	FLAT	99.52	99.52	3	
	G F12	FLAT	77.59	77.59	4	
	G F13	FLAT	81.57	81.57	3	
	G F14	FLAT	75.63	75.63	3	
	G F15	FLAT	109.95	109.95	4	
	G F16	FLAT	105.85	109.95	7	
	G F17	FLAT	81.77	84.71	4	
	G F18	FLAT	86.42	86.42	3	
	G F19	FLAT	81.77	81.77	3	
	G F20	FLAT	102.97	102.97	7	
	G F21	FLAT	99.52	99.52	3	
	G F22	FLAT	78.64	78.64	3	
	G F23	FLAT	81.57	81.57	3	
	G F24	FLAT	75.63	75.63	3	
	G F25	FLAT	109.95	109.95	4	
	G F26	FLAT	105.85	109.95	7	
	G F27	FLAT	81.77	84.71	4	
	G F28	FLAT	86.42	86.42	3	
	G F29	FLAT	81.77	81.77	3	
	G F30	FLAT	102.97	102.97	7	
	G F31	FLAT	97.38	97.38	4	
	G F32	FLAT	78.64	78.64	3	
	G F33	FLAT	81.57	81.57	3	
	G F34	FLAT	75.63	75.63	3	
	G F35	FLAT	109.95	109.95	4	
	G F36	FLAT	110.56	116.56	5	
	G F37	FLAT	81.77	84.71	4	
	G F38	FLAT	86.42	86.42	3	
	G F39	FLAT	81.77	81.77	3	
	G F40	FLAT	83.82	83.82	3	
	G F41	FLAT	90.79	90.79	4	
	G F42	FLAT	86.30	86.30	3	
	G F43	FLAT	85.40	85.40	3	
	G F44	FLAT	116.46	116.46	5	
	G F45	FLAT	89.16	89.16	4	
	G F46	FLAT	89.76	89.76	4	
	G F47	FLAT	89.76	89.76	4	
	G F48	FLAT	89.76	89.76	4	
	G F49	FLAT	89.61	89.61	4	
FIRST FLOOR PLAN	F FF1	FLAT	105.86	105.86	5	
	F FF2	FLAT	84.51	84.51	4	
	F FF3	FLAT	89.16	89.16	3	
	F F04	FLAT	120.59	120.59	5	
	F F05	FLAT	97.61	97.61	4	
	F F06	FLAT	83.32	83.32	3	
	F F07	FLAT	81.77	84.71	4	
	F F08	FLAT	86.42	86.42	3	
	F F09	FLAT	81.77	84.77	4	
	F F10	FLAT	116.01	116.01	5	
	F F11	FLAT	105.72	105.72	3	
	F F12	FLAT	77.58	77.58	4	
	F F13	FLAT	81.57	84.57	3	
	F F14	FLAT	75.63	75.63	3	
	F F15	FLAT	111.95	111.95	3	
	F F16	FLAT	111.95	111.95	7	
	F F17	FLAT	81.77	84.77	4	
	F F18	FLAT	86.42	86.42	3	
	F F19	FLAT	81.77	84.77	4	
	F F20	FLAT	110.84	110.84	5	
	F F21	FLAT	105.85	109.95	3	
	F F22	FLAT	78.64	78.64	3	
	F F23	FLAT	81.57	84.57	3	
	F F24	FLAT	75.63	75.63	3	
	F F25	FLAT	111.95	111.95	3	
	F F26	FLAT	111.95	111.95	7	
	F F27	FLAT	81.77	84.77	4	
	F F28	FLAT	86.42	86.42	3	
	F F29	FLAT	81.77	84.77	4	
	F F30	FLAT	110.83	110.83	5	
	F F31	FLAT	105.85	109.95	3	
	F F32	FLAT	78.64	78.64	3	
	F F33	FLAT	81.57	84.57	3	
	F F34	FLAT	75.63	75.63	3	
	F F35	FLAT	111.95	111.95	3	
	F F36	FLAT	111.95	111.95	7	
	F F37	FLAT	81.77	84.77	4	
	F F38	FLAT	86.42	86.42	3	
	F F39	FLAT	81.77	84.77	4	
	F F40	FLAT	84.42	86.62	3	
	F F41	FLAT	96.11	99.71	3	
	F F42	FLAT	86.30	86.30	3	
	F F43	FLAT	85.40	85.40	3	
	F F44	FLAT	120.53	124.53	5	
	F F45	FLAT	102.39	102.39	3	
	F F46	FLAT	89.76	89.76	3	
	F F47	FLAT	89.76	89.76	3	
	F F48	FLAT	89.76	89.76	3	
	F F49	FLAT	89.61	89.61	3	

AREA STATEMENT (BBMP) — VERSION NO.: 1.0.8 / VERSION DATE: 18/03/2018

PROJECT DETAIL:	
Authority: BBMP	Plot Use: Residential
Inward_No: BBMP/Ad.Com./MDP/0638/19-20	Plot SubUse: Residential Bldg
Application Type: General	Land Use Zone: Residential (Main)
Proposal Type: Building Permission	Khata No. (As per Khata Extract): 79/326/327/16
Nature of Sanction: New	Location: Ring-II
Building Line Specified as per Z.R.: 17th Cross Malleswaram	North: ROAD WIDTH - 12.20
Zone: Mahadevapura	South: SURVEY NO- 319
Ward: Ward-148	East: SURVEY NO - 328
Planning District: 316-Varthur	West: SURVEY NO - 327 & 328

AREA DETAILS:	SQ.MT.
AREA OF PLOT (Minimum) (A)	11858.21
NET AREA OF PLOT (A-Deductions)	11858.21

COVERAGE CHECK

Permissible Coverage area (50.00 %)	5929.05
Proposed Coverage Area (48.57 %)	5755.68
Achieved Net coverage area (48.11 %)	5422.89
Balance coverage area left (0.86 %)	101.72

FAR CHECK

Permissible FAR as per zoning regulation 2015 (1.75)	20753.87
Additional F.A.R within Ring I and II (-)	0.00
Premium FAR for Plot within Impact Zone (-)	0.00
Achievable FAR Area (1.75)	20753.87
Total Perm. FAR area (1.75)	20753.87
Residential FAR (98.87%)	20466.87
Proposed FAR Area	20724.61
Achieved Net FAR Area (1.75)	20724.61
Balance FAR Area (0.00)	29.26
BUILT UP AREA CHECK	
Proposed Built-Up Area	27078.27
Achieved Built-Up Area	27078.27

Color Notes

COLOR INDEX

PLOT BOUNDARY	
ABUTTING ROAD	
PROPOSED WORK (COVERAGE AREA)	
EXISTING (To be retained)	
EXISTING (To be demolished)	

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (RESIDENTIAL)	Residential	Apartment	Bldg upto 15.0 mt. Ht.	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units Reqd.	Units Prop.	Car Reqd.A.Unit	Car Reqd.	Car Prop.
A (RESIDENTIAL)	Residential	Apartment	1 to 9	0	-	0	0	-
			> 9	0	-	0	0	-
			50 - 225	1	-	1	198	-
	Total		-	-	-	-	198	255

Parking Check (Table 7b)

Vehicle Type	Reqd. No.	Reqd. Area (Sq.mt.)	Achieved No.	Achieved Area (Sq.mt.)
Car	198	2968.50	205	3058.25
Visitor's Car Parking	20	275.00	0	0.00
Total Car	218	3243.50	205	3058.25
Two/Threewhr	-	742.50	0	0.00
Other Parking	-	-	-	2748.75
Total	-	3712.50	-	5756.00

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area (Sq.mt.)	Deductions From Gross (Stair/Lift Area in Sq.mt.) Colonel	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.) Stair/Core	Lift	LB Machine	Void	Parking	Proposed FAR Area (Sq.mt.)	Add Area in FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Tenant (No.)
A (RESIDENTIAL)	1	27424.15	345.86	27078.27	186.41	180.57	33.44	218.24	5755.68	20466.66	37.73	20724.61	198
Grand Total:	1	27424.15	345.86	27078.27	186.41	180.57	33.44	218.24	5755.68	20466.66	37.73	20724.61	198

Approval Condition:- ORIGINAL

This Plan Sanction is issued subject to the following conditions:

1) Sanction is Accorded For the Residential Building at KHATHA NO.79/326/327/16, SY.NO.326 & 327/3, AMANIBELLANDUR KHANE VILLAGE, VARTHUR HOBLI, WARD NO.149, BANGALORE EAST TALUK, BANGALORE.
   a) Consist of 1Bit + Ground + Three Upper Floors + Terrace Floor Only.
2) Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3) 5755.00 sqm area reserved for car parking at Stilt floor shall not be converted for any other purpose.
4) Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB & BESCOM if any.
5) Necessary ducts for running telephone cables, cubicles at ground level for postal services & spacefor dumping garbage within the premises shall be provided.
6) The applicant shall INSURE all workmen involved in the construction work againstany accident / untoward incidents arising during the time of construction.
7) The applicant shall not stock any building materials / debris on footpath or on roads or on drains.The debris shall be removed and transported to nearby dumping yard.
8) The applicant shall maintain during construction such barricading as considered necessary toprevent dust, debris & other materials endangering the safety of people / structures etc. in& around the site.
9) The applicant shall plant at least two trees in the premises.
10) Permission shall be obtained from forest department for cutting trees before the commencementof the work.
11) License and approved plans shall be posted in a conspicuous place of the licensed premises. Thebuilding license and the copies of sanctioned plans with specifications shall be mounted ona frame and displayed and they shall be made available during inspections.
12) If any owner / builder contravene the provisions of Building Bye-laws and rules in force, theArchitect / Engineer / Supervisor will be informed by the Authority in the first instance, warned Inthe second instance and cancel the registration If the same is repeated for the third time.
13) Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties andresponsibilities specified in Schedule - IV (Bye-law No. 3.8) under sub section IV-B (e) to (k).
14) The building shall be constructed under the supervision of a registered structural engineer.
15) On completion of foundation or footings before erection of walls on the foundation and in the caseof columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained.
16) Drinking water supplied by BWSSB should not be used for the construction activity of the building.
17) The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained ingood repair for storage of water for non-potable purposes or recharge of ground water at all timeshaving a minimum total capacity mentioned in the Bye-law 32(a).
18) If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, theauthority will inform the same to the concerned registered Architect / Engineers / Supervisor in thefirst instance, warn in the second instance and cancel the registration of the professional if the sameis repeated for the third time.
19) The Builder / Contractor / Professional responsible for supervision of work shall not shall notmaterially and structurally deviate the construction from the sanctioned plan, without previousapproval of the authority. They shall explain to the owner s about the risk involved in contraventionof the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders ofthe BBMP.
20) In case of any false information, misrepresentation of facts, or pending court cases, the plansanction is deemed cancelled.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadaagi-Hoodike) Letter No. LD/55/LET/2013, dated: 01-04-2013:

1. Registration ofApplicant / Builder / Owner / Contractor and the construction workers working in theconstruction site with the "Karnataka Building and Other Construction workers WelfareBoard"should be strictly adhered to.
2. The Applicant / Builder / Owner / Contractor should submit the Registration of establishment andlist of construction workers engaged at the time of issue of Commencement Certificate. A copy of thesame shall also be submitted to the concerned local Engineer in order to inspect the establishmentand ensure the registration of establishment and workers working at construction site or work place.
3. The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list ofworkers engaged by him.
4. At any point of time No Applicant / Builder / Owner / Contractor shall engage a construction workerin his site or work place who is not registered with the "Karnataka Building and Other Constructionworkers Welfare Board".

Note:

1. Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
2. List of children of workers shall be furnished by the builder / contractor to the Labour Departmentwhich is mandatory.
3. Employment of child labour in the construction activities strictly prohibited.
4. Obtaining NOC from the Labour Department before commencing the construction work is a must.
5. BBMP will not be responsible for any dispute that may arise in respect of property in question.
6. In case if the documents submitted in respect of property in question is found to be false orfabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.

Office of the Joint Commissioner (Mahadevapura zone)
Bruhath Bengaluru Mahanagara Palike

LP No : BBMP/Ad.Com./MDP/0638/19-20

Dated : 21/12/2019.

Valid From 21/12/2019 to 20/12/2021

For two years, sanctioned as per plan / as corrected in green.

Assistant Director Town Planning
BBMP, Mahadevapura Zone
Bangalore

ಮಂಡಳಿಯ ಹೊರಗೆ ಮಳೆ ಸಂಸ್ಕರಣಾ ಘಟಕವನ್ನು ಅಳವಡಿಸಲು 20 ಘನಮೀಟರ್ ಸಾಮರ್ಥ್ಯ ಹಾಗೂ 2000 ಲೀ.ನ. ಮೇಲ್ಪರ ಸಾಮರ್ಥ್ಯ ಇರುವ KSPCB ಮಾನ್ಯ STP ಅಳವಡಿಸಿ ಒ.ಸಿ, N.O.C. ಮತ್ತು ಸ್ವಾಧೀನ C.C.&C ಪತ್ರ, ಪಡೆದುಕೊಂಡ ನಂತರವಷ್ಟೇ ಈ ಕಟ್ಟಡದ ಸ್ವಾಧೀನಾನುಭವ ಪತ್ರ ಪಡೆಯಲು ಅರ್ಹತೆಯನ್ನು ಹೊಂದಿರುತ್ತದೆ.

OWNER'S SIGNATURE :

B.SREEDHAR REDDY
GPA HOLDER FOR

M/s. UNITED INFRASTRUCTURES,
(Represented by its partners)
Mr.R.RAGHAVENDRA REDDY
Mr.G.N.PATTABI RAMAIAH

ARCHITECT'S SIGNATURE :

N.GANESH
B.C.C./B.L/LE/E-4289/17-18

NORTH

SCALE 1:150

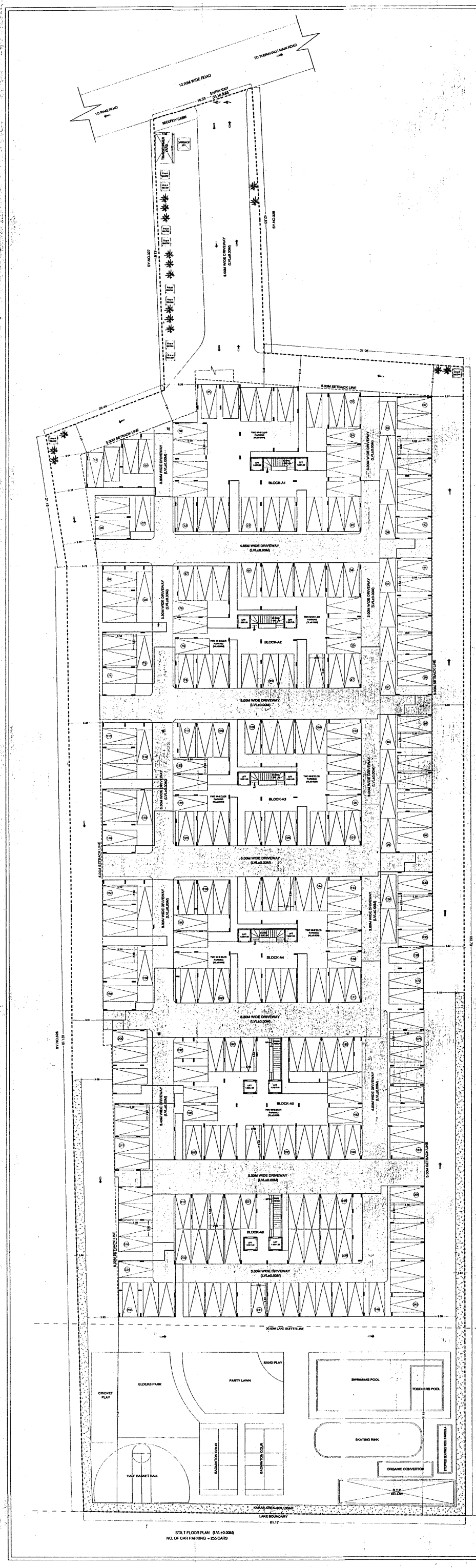
JOB TITLE

PROPOSED RESIDENTIAL APARTMENT BUILDING AT KHATHA NO.79/326/327/16, SY.NO.326 & 327/3, AMANIBELLANDUR KHANE VILLAGE, VARTHUR HOBLI, WARD NO.149,BANGALORE EAST TALUK, BANGALORE.

DRAWING TITLE

SITE PLAN

SHEET 01 OF 04



STILT FLOOR PLAN (LVL±0.00M)
NO. OF CAR PARKING = 255 CARS

Block :A (RESIDENTIAL)

Floor Name	Gross Built-up Area (Sq.mt.)	Deductions From Gross Built-Up Area (Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Add Area in FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
		Cellar		StairCase	Lift	Lift Machine	Void	Parking	Resi.	Stair			
Terrace Floor	192.65	0.00	192.65	166.41	0.00	26.75	0.00	0.00	0.00	0.00	0.00	0.00	00
First Floor	9369.99	66.47	9254.12	0.00	33.44	0.00	64.59	0.00	0.00	9256.12	0.00	9256.12	48
Second Floor	9369.99	66.47	9254.12	0.00	33.44	0.00	64.59	0.00	0.00	9256.12	0.00	9256.12	48
First Floor	5370.69	66.47	5252.22	0.00	33.44	0.00	34.59	0.00	0.00	5204.22	0.00	5204.22	48
Ground Floor	5369.99	66.47	5252.66	0.00	33.44	0.00	64.59	0.00	0.00	5074.43	34.97	5187.39	48
Stilt Floor	5755.55	0.00	5755.55	0.00	46.12	0.00	0.00	5755.55	0.00	0.00	0.00	0.00	00
Total	37424.15	345.88	37078.27	166.41	180.57	33.44	318.34	5755.55	30680.88	37.73	29724.61	192	
Total Number of Same Blocks	1												
Total:	37424.15	345.88	37078.27	166.41	180.57	33.44	318.34	5755.55	30680.88	37.73	29724.61	192	

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	D2	0.75	2.10	344
A (RESIDENTIAL)	D1	0.90	2.10	432
A (RESIDENTIAL)	SD	1.51	2.10	136

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	V	1.00	1.20	332
A (RESIDENTIAL)	W	1.20	2.10	276
A (RESIDENTIAL)	W1	1.05	2.10	324
A (RESIDENTIAL)	W	2.00	2.10	68

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.20 X 3.00 X 3.0 X 1	10.80	133.16
	1.10 X 2.20 X 3.1 X 1	3.81	
	1.20 X 5.30 X 3.1 X 1	6.10	
	1.20 X 5.15 X 3.1 X 1	3.71	
	1.20 X 3.30 X 3.0 X 1	12.43	
	1.20 X 4.00 X 2.0 X 1	9.60	
	1.20 X 3.50 X 4.0 X 1	17.22	
	1.20 X 2.10 X 2.0 X 1	10.31	
	1.20 X 4.27 X 1.0 X 1	5.12	
	1.20 X 2.10 X 1.0 X 1	3.05	
	1.20 X 2.85 X 1.0 X 1	3.41	
	1.20 X 3.30 X 2.0 X 1	7.92	
	1.20 X 3.50 X 1.0 X 1	3.50	
	1.20 X 3.40 X 1.0 X 1	4.12	
	1.20 X 3.10 X 3.0 X 1	24.80	
	1.20 X 3.91 X 1.0 X 1	4.70	
	1.10 X 2.40 X 1.0 X 1	2.90	
TYPICAL - 36 FLOOR PLAN	1.22 X 3.59 X 3.0 X 2	31.98	371.52
	1.37 X 3.29 X 1.0 X 2	9.16	
	1.22 X 5.90 X 1.0 X 2	12.99	
	1.22 X 3.15 X 1.0 X 2	7.66	
	1.22 X 2.30 X 1.0 X 2	34.46	
	1.22 X 4.90 X 2.0 X 2	19.30	
	1.22 X 2.42 X 4.0 X 2	35.36	
	1.22 X 3.20 X 3.0 X 2	31.54	
	1.22 X 4.27 X 1.0 X 2	10.66	
	1.22 X 2.90 X 1.0 X 2	7.20	
	1.22 X 2.85 X 1.0 X 2	6.94	
	1.27 X 2.20 X 2.0 X 2	15.12	
	1.22 X 3.10 X 4.0 X 2	30.04	
	1.22 X 3.91 X 1.0 X 2	9.68	
	1.20 X 2.40 X 1.0 X 2	5.84	
	1.22 X 3.44 X 1.0 X 2	8.38	
	1.22 X 2.67 X 1.0 X 2	6.64	
Total	-	-	464.63

UnitBUA Table for Block :A (RESIDENTIAL)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	G/1	FLAT	96.69	84.66	3	
	G/F01	FLAT	97.66	87.66	3	
	G/F02	FLAT	82.92	82.92	3	
	G/F03	FLAT	99.22	89.22	3	
	G/F04	FLAT	116.58	116.58	5	
	G/F05	FLAT	79.66	79.66	4	
	G/F06	FLAT	91.77	91.77	5	
	G/F07	FLAT	86.66	86.66	4	
	G/F08	FLAT	91.77	91.77	5	
	G/F09	FLAT	82.92	82.92	3	
	G/F10	FLAT	140.44	140.44	7	
	G/F11	FLAT	95.92	95.92	3	
	G/F12	FLAT	77.58	77.58	3	
	G/F13	FLAT	91.57	91.57	5	
	G/F14	FLAT	75.63	75.63	5	
	G/F15	FLAT	111.05	111.05	6	
	G/F16	FLAT	111.05	111.05	7	
	G/F17	FLAT	91.77	91.77	5	
	G/F18	FLAT	86.62	86.62	5	
	G/F19	FLAT	91.77	91.77	5	
	G/F20	FLAT	118.94	118.94	7	
	G/F21	FLAT	105.72	105.72	7	
	G/F22	FLAT	77.58	77.58	3	
	G/F23	FLAT	91.57	91.57	5	
	G/F24	FLAT	75.63	75.63	5	
	G/F25	FLAT	111.05	111.05	6	
	G/F26	FLAT	111.05	111.05	7	
	G/F27	FLAT	91.77	91.77	5	
	G/F28	FLAT	86.62	86.62	5	
	G/F29	FLAT	91.77	91.77	5	
	G/F30	FLAT	118.95	118.95	7	
	G/F31	FLAT	105.72	105.72	7	
	G/F32	FLAT	78.64	78.64	4	
	G/F33	FLAT	91.57	91.57	5	
	G/F34	FLAT	75.63	75.63	5	
	G/F35	FLAT	111.05	111.05	6	
	G/F36	FLAT	114.38	114.38	7	
	G/F37	FLAT	91.77	91.77	5	
	G/F38	FLAT	86.62	86.62	5	
	G/F39	FLAT	91.77	91.77	5	
	G/F40	FLAT	96.62	84.62	3	
	G/F41	FLAT	98.71	98.71	3	
	G/F42	FLAT	86.39	86.39	5	
	G/F43	FLAT	85.49	85.49	4	
	G/F44	FLAT	126.53	126.53	5	
	G/F45	FLAT	102.39	102.39	7	
	G/F46	FLAT	89.76	89.76	6	
	G/F47	FLAT	89.76	89.76	6	
	G/F48	FLAT	89.76	89.76	6	
	G/F49	FLAT	99.01	99.01	6	
FIRST FLOOR PLAN	F/01	FLAT	105.95	105.95	5	
	F/02	FLAT	88.31	88.31	3	
	F/03	FLAT	86.18	86.18	3	
	F/04	FLAT	139.59	139.59	5	
	F/05	FLAT	97.91	97.91	7	
	F/06	FLAT	83.52	83.52	4	
	F/07	FLAT	91.77	91.77	5	
	F/08	FLAT	86.69	86.69	5	
	F/09	FLAT	91.77	91.77	5	
	F/10	FLAT	118.95	118.95	7	
	F/11	FLAT	105.72	105.72	7	
	F/12	FLAT	77.58	77.58	3	
	F/13	FLAT	91.57	91.57	5	
	F/14	FLAT	75.63	75.63	5	
	F/15	FLAT	111.05	111.05	6	
	F/16	FLAT	111.05	111.05	7	
	F/17	FLAT	91.77	91.77	5	
	F/18	FLAT	86.62	86.62	5	
	F/19	FLAT	91.77	91.77	5	
	F/20	FLAT	118.94	118.94	7	
	F/21	FLAT	105.95	105.95	5	
	F/22	FLAT	78.64	78.64	4	
	F/23	FLAT	91.57	91.57	5	
	F/24	FLAT	75.63	75.63	5	
	F/25	FLAT	111.05	111.05	6	
	F/26	FLAT	114.38	114.38	7	
	F/27	FLAT	91.77	91.77	5	
	F/28	FLAT	86.62	86.62	5	
	F/29	FLAT	91.77	91.77	5	
	F/30	FLAT	118.95	118.95	7	
	F/31	FLAT	105.72	105.72	7	
	F/32	FLAT	78.64	78.64	4	
	F/33	FLAT	91.57	91.57	5	
	F/34	FLAT	75.63	75.63	5	
	F/35	FLAT	111.05	111.05	6	
	F/36	FLAT	114.38	114.38	7	
	F/37	FLAT	91.77	91.77	5	
	F/38	FLAT	86.62	86.62	5	
	F/39	FLAT	91.77	91.77	5	
	F/40	FLAT	96.62	84.62	3	
	F/41	FLAT	98.71	98.71	3	
	F/42	FLAT	86.39	86.39	5	
	F/43	FLAT	85.49	85.49	4	
	F/44	FLAT	126.53	126.53	5	
	F/45	FLAT	102.39	102.39	7	
	F/46	FLAT	89.76	89.76	6	
	F/47	FLAT	89.76	89.76	6	
	F/48	FLAT	89.76	89.76	6	
	F/49	FLAT	99.01	99.01	6	

ಸದರಿ ಕಟ್ಟಡದ ನಕ್ಷೆ ಮಂಜೂರಾತಿ / ಪರವಾನಿಗೆಯು 29 ಅಕ್ಟೋಬರ್ ದಿನಾಂಕ 2013 ರಂದು ಮಾನ್ಯ ಆಯುಕ್ತರು KSPCB ಯವರ STP ಅನುಮತಿಗೆ ಒಳಪಟ್ಟು C.C./O.C ನೀಡಲಾಗಿದೆ ಎಂಬ ಷರತ್ತಿಗೆ ಒಳಪಟ್ಟು ಮಂಜೂರಾತಿ ನೀಡಲಾಗಿದೆ ಹಾಗೂ ಸದರಿ ಷರತ್ತನ್ನು ಪಾಲಿಸಲು ತಪ್ಪಿದಲ್ಲಿ ಮಂಜೂರಾತಿಯನ್ನು ರದ್ದುಪಡಿಸಲಾಗುವುದು.

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.8 VERSION DATE: 18/09/2018
PROJECT DETAIL:	
Authority: BBMP	Plot Use: Residential
Inward No: BBMP/Ad.Com./NCH/0638/19-20	Plot SubUse: Residential Bldg
Application Type: General	Land Use Zone: Residential (Main)
Proposal Type: Building Permission	Plot/Sub Plot No.: 79/326/327/16
Nature of Sanction: New	Khata No. (As per Khata Extract): 79/326/327/16
Location: Ring-II	Locality / Street of the property: Aramane Indanda Uttarsi village, Varthur Hobli, Bangalore
Building Line Specified as per Z.R: 12M Outer Ring Road	Northt: ROAD WIDTH - 12.20
Zone: Mahadevapura	South: SURVEY NO - 318
Ward: Ward-149	East: SURVEY NO - 328
Planning District: 218-Varthur	West: SURVEY NO - 327 & 326

AREA DETAILS:	SQ.MT.
AREA OF PLOT (Minimum)	(A) 14858.21
NET AREA OF PLOT	(A-Deductions) 14858.21
COVERAGE CHECK	
Permissible Coverage area (65.00 %)	5629.89
Proposed Coverage Area (45.67 %)	5785.88
Achieved Net coverage area (45.17 %)	5622.88
Balance coverage area left (0.50 %)	100.72
FAR CHECK	
F.A.R. as per zoning regulation 2015 (1.75)	25753.61
Additional F.A.R within Ring I and II (-)	0.00
Plot within 150 M buffer of Metro rail/rail (-)	0.00
Allowable TDR Area (60% of Perm.FAR or Yielded by TDR (whichever is less))	0.00
Total Perm. FAR area (1.75)	25753.61
Residential FAR (66.82%)	20486.97
Proposed FAR Area	29724.61
Achieved Net FAR Area (1.75)	29738.61
Balance FAR Area (0.00)	14.00
BUILT UP AREA CHECK	
Proposed BuiltUp Area	37078.27
Achieved BuiltUp Area	37078.27

Color Notes

COLOR INDEX	
PLOT BOUNDARY	
ABUTTING ROAD	
PROPOSED WORK (COVERAGE AREA)	
EXISTING (To be retained)	
EXISTING (To be demolished)	

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (RESIDENTIAL)	Residential	Apartment	Bldg upto 15 M. Ht.	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units			Car		
				Reqd.	Prop.	Reqd./Unit	Reqd.	Prop.	
A (RESIDENTIAL)	Residential	Apartment	> 0	0	-	0	0	-	
			> 0	0	-	0	0	-	
			50 - 225	1	-	1	192	-	
			Total :	-	-	-	192	255	

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	192	2885.00	255	3508.25
Visitor's Car Parking	20	375.00	0	0.00
Total Car	212	3260.00	255	3508.25
TwoWheeler	-	742.50	0	0.00
Other Parking	-	-	-	3246.75
Total	-	3712.50	-	5755.55

FAR &Tenement Details

Block	No. of Same Blocks	Gross Built-Up Area (Sq.mt.)	Deductions From Gross Built-Up Area (Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Add Area in FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
			Cellar		StairCase	Lift	Lift Machine	Void	Parking	Resi.	Stair			
A (RESIDENTIAL)	1	37424.15	345.88	37078.27	166.41	180.57	33.44	318.34	5755.55	30680.88	37.73	29724.61	192	
Grand Total:	1	37424.15	345.88	37078.27	166.41	180.57	33.44	318.34	5755.55	30680.88	37.73	29724.61	192	

Unit Type	No. of Units	Carpet Area (Sq.mt.)
1BHK	36	2592.00
2BHK	144	10368.00
3BHK	12	1296.00
Total	192	14256.00

Approval Condition:- ORIGINAL

This Plan Sanction is issued subject to the following conditions:

1) Sanction is Accorded For the Residential Building at KHATHA NO.79/326/327/16, SY.NO.326 & 327/3, AMANBELLANDUR KHANE VILLAGE, VARTHUR HOBLI, WARD NO.149, BANGALORE EAST TALUK, BANGALORE.
   a) Consist of Stilt + Ground + Three Upper Floors + Terrace Floor Only.
2) Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3) 5755.00 sqm area reserved for car parking at Stilt floor shall not be converted for any other purpose.
4) Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB & BESCOM if any.
5) Necessary ducts for running telephone cables, cubicles at ground level for postal services & spacefor dumping garbage within the premises shall be provided.
6) The applicant shall INSURE all workmen involved in the construction work againstany accident / untoward incidents arising during the time of construction.
7) The applicant shall not stock any building materials / debris on footpath or on roads or on drains.The debris shall be removed and transported to nearby dumping yard.
8) The applicant shall maintain during construction such barricading as considered necessary toprevent dust, debris & other materials endangering the safety of people / structures etc. in& around the site.
9) The applicant shall plant at least two trees in the premises.
10) Permission shall be obtained from forest department for cutting trees before the commencementof the work.
11) License and approved plans shall be posted in a conspicuous place of the licensed premises. Thebuilding license and the copies of sanctioned plans with specifications shall be mounted ona frame and displayed and they shall be made available during inspections.
12) If any owner / builder contravene the provisions of Building Bye-laws and rules in force, theArchitect / Engineer / Supervisor will be informed by the Authority in the first instance, warned inthe second instance and cancel the registration if the same is repeated for the third time.
13) Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties andresponsibilities specified in Schedule-IV (Bye-law No. 3.6) under sub section IV-B (a) to (k).
14) The building shall be constructed under the supervision of a registered structural engineer.
15) On completion of foundation or footings before erection of walls on the foundation and in the caseof columnar structure before erecting the column "COMMENCEMENT CERTIFICATE" shall be obtained.
16) Drinking water supplied by BWSSB should not be used for the construction activity of the building.
17) The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained ingood repair for storage of water for non-potable purposes or recharge of ground water at all timeshaving a minimum total capacity mentioned in the Bye-law 32(a).
18) If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, theauthority will inform the same to the concerned registered Architect / Engineers / Supervisor in thefirst instance, warn in the second instance and cancel the registration of the professional if the sameis repeated for the third time.
19) The Builder / Contractor / Professional responsible for supervision of work shall not shall notmaterially and structurally deviate the construction from the sanctioned plan, without previousapproval of the authority. They shall explain to the owner a about the risk involved in contraventionof the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders ofthe BBMP.
20) In case of any false information, misrepresentation of facts, or pending court cases, the plansanction is deemed cancelled.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (HosadaguHoodale) Letter No. LD/95/LET/2013, dated: 01-04-2013:

1. Registration of Applicant / Builder / Owner / Contractor and the construction workers working in theconstruction site with the "Karnataka Building and Other Construction workers WelfareBoard"should be strictly adhered to.
2. The Applicant / Builder / Owner / Contractor should submit the Registration of establishment and list of construction workers engaged at the time of issue of Commencement Certificate. A copy of thesame shall also be submitted to the concerned local Engineer in order to inspect the establishmentand ensure the registration of establishment and workers working at construction site or work place.
3. The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list ofworkers engaged by him.
4. At any point of time No Applicant / Builder / Owner / Contractor shall engage a construction workerin his site or work place who is not registered with the "Karnataka Building and Other Constructionworkers Welfare Board".

Note:

1. Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
2. List of children of workers shall be furnished by the builder / contractor to the Labour Departmentwhich is mandatory.
3. Employment of child labour in the construction activities strictly prohibited.
4. Obtaining NOC from the Labour Department before commencing the construction work is a must.
5. BBMP will not be responsible for any dispute that may arise in respect of property in question.
6. In case if the documents submitted in respect of property in question is found to be false orfabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.

Office of the Joint Commissioner
(Mahadevapura zone)
Bruhath Bengaluru Mahanagara Palike

LP No : BBMP/Ad.Com./MDP/0638/19-20

Dated : 21/12/2019

Valid From 21/12/2019 to 20/12/2024

For two years, sanctioned as per plan / as corrected in green.

Assistant Director Town Planning
BBMP, Mahadevapura Zone
Bangalore

OWNER'S SIGNATURE :

B.SREEDHAR REDDY
GPA HOLDER FOR
M/s. UNITED INFRASTRUCTURES,
(Represented by its partners)
Mr.RAGHAVENDRA REDDY
Mr.G.N.PATTABI RAMAIAH

ARCHITECTS SIGNATURE :

N.GANESH
B.C.C./S/ LIS/E/E-4289/17-18

NORTH

SCALE 1:150

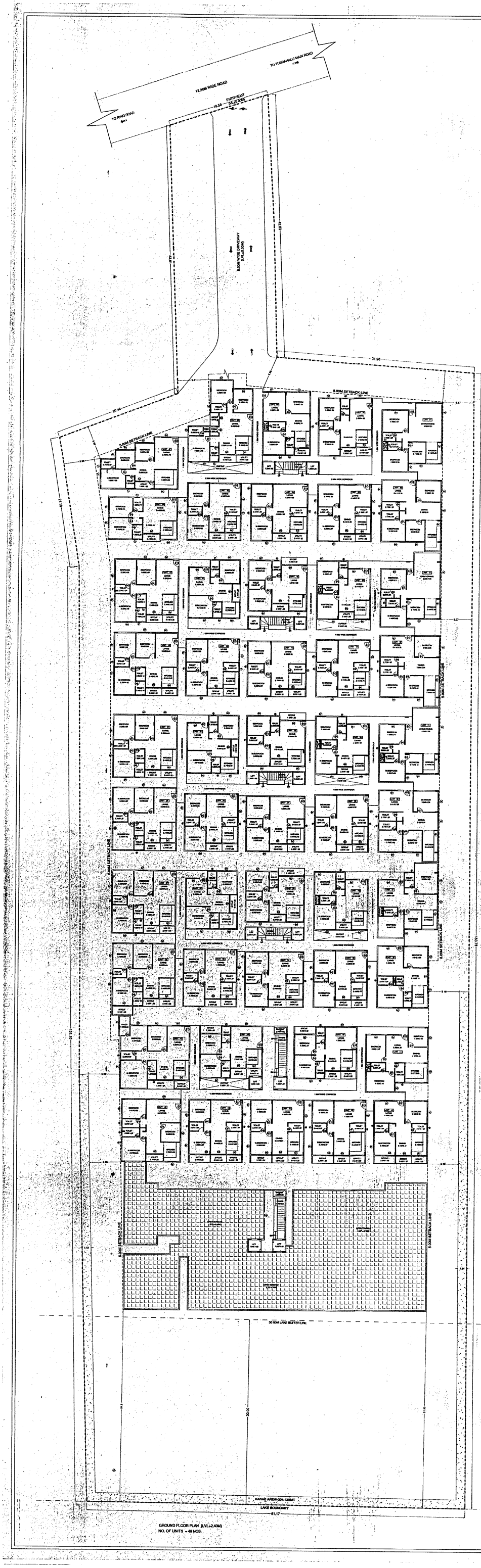
JOB TITLE

PROPOSED RESIDENTIAL APARTMENT BUILDING AT KHATHA NO.79/326/327/16, SY.NO.326 & 327/3, AMANBELLANDUR KHANE VILLAGE, VARTHUR HOBLI, WARD NO.149,BANGALORE EAST TALUK, BANGALORE.

DRAWING TITLE

STILT FLOOR PLAN

SHEET 02 OF 05



Block :A (RESIDENTIAL)

Floor Name	Gross Built Up Area in Sq.mt.	Deductions Fmm Gross BUA(Area in Sq.mt.) Stair Case	Lift	Lift Machine	Void	Parking	Resi.	Stair	Proposed FAR Area (Sq.mt.)	Add Area in FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Tenti (Nos.)
Terrace Floor	195.65	0.00	198.65	166.49	4.68	26.75	0.00	0.00	0.00	0.00	0.00	00
Third Floor	5360.99	89.42	5294.12	0.00	33.44	0.00	54.58	0.00	5294.12	0.00	5294.12	48
Second Floor	5360.99	89.42	5294.12	0.00	33.44	0.00	54.58	0.00	5294.12	0.00	5294.12	48
First Floor	5373.65	89.42	5292.23	0.00	33.44	0.00	54.58	0.00	5294.23	0.00	5294.23	48
Ground Floor	5366.55	89.42	5292.85	0.00	33.44	0.00	54.58	0.00	5870.42	30.97	5901.39	48
Stilt Floor	5755.55	0.00	5755.55	0.00	00.12	0.00	0.00	5755.55	0.00	0.00	0.00	00
Total	27424.15	345.68	27078.27	166.49	180.52	33.44	218.34	5755.55	20988.88	37.73	20724.61	196
Total Number of Same Blocks	1											
Total:	27424.15	345.68	27078.27	166.49	180.52	33.44	218.34	5755.55	20988.88	37.73	20724.61	196

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	D2	0.75	2.10	344
A (RESIDENTIAL)	D1	0.90	2.10	432
A (RESIDENTIAL)	ED	1.07	2.10	136

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	V	1.00	1.20	232
A (RESIDENTIAL)	W	1.50	2.10	372
A (RESIDENTIAL)	W	1.80	2.10	324
A (RESIDENTIAL)	W	2.00	2.10	88

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.20 X 3.00 X 2 X 1	14.40	133.18
	1.10 X 3.20 X 1 X 1	3.51	
	1.20 X 5.10 X 1 X 1	6.12	
	1.20 X 3.15 X 1 X 1	3.77	
	1.20 X 3.34 X 2 X 1	12.83	
	1.20 X 4.80 X 2 X 1	9.60	
	1.20 X 3.10 X 2 X 1	17.22	
	1.20 X 2.95 X 3 X 1	14.16	
	1.20 X 4.20 X 2 X 1	5.12	
	1.20 X 3.34 X 1 X 1	3.95	
	1.20 X 2.95 X 1 X 1	3.54	
	1.20 X 3.30 X 2 X 1	7.92	
	1.20 X 2.80 X 1 X 1	3.36	
	1.20 X 3.40 X 2 X 1	8.12	
	1.20 X 2.60 X 9 X 1	24.96	
	1.20 X 3.80 X 1 X 1	4.56	
	1.10 X 2.40 X 1 X 1	2.64	
TYPICAL - 36 S.FLOOR PLAN	1.20 X 3.00 X 3 X 1	21.60	211.92
	1.20 X 3.30 X 1 X 2	8.76	
	1.22 X 5.10 X 1 X 1	12.88	
	1.22 X 5.15 X 1 X 2	7.56	
	1.22 X 2.34 X 3 X 2	21.48	
	1.22 X 4.80 X 2 X 2	19.52	
	1.22 X 3.60 X 4 X 2	35.26	
	1.22 X 2.95 X 3 X 2	21.54	
	1.22 X 4.21 X 1 X 2	10.48	
	1.22 X 2.54 X 1 X 2	6.36	
	1.22 X 2.80 X 1 X 2	6.92	
	1.22 X 3.39 X 2 X 2	16.12	
	1.22 X 3.40 X 9 X 1	18.54	
	1.22 X 3.40 X 1 X 2	8.68	
	1.20 X 2.44 X 1 X 2	5.86	
	1.22 X 3.40 X 1 X 2	8.28	
	1.22 X 2.87 X 1 X 2	6.98	
Total:	-	-	464.62

UnitDUA Table for Block :A (RESIDENTIAL)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	G.F	FLAT	98.85	80.66	1	1
	G.F.G1	FLAT	97.65	81.65	5	
	G.F.G2	FLAT	82.82	67.52	4	
	G.F.G3	FLAT	86.20	68.27	5	
	G.F.G4	FLAT	118.58	110.56	6	
	G.F.G5	FLAT	79.98	79.98	6	
	G.F.G6	FLAT	81.77	81.77	6	
	G.F.G7	FLAT	98.88	84.69	6	
	G.F.G8	FLAT	81.77	81.77	6	
	G.F.G9	FLAT	102.54	102.54	7	
	G.F.G10	FLAT	86.69	86.42	3	
	G.F.G11	FLAT	77.58	77.58	4	
	G.F.G12	FLAT	81.57	81.57	5	
	G.F.G13	FLAT	75.93	75.93	5	
	G.F.G14	FLAT	111.58	111.58	6	
	G.F.G15	FLAT	106.85	106.85	7	
	G.F.G16	FLAT	81.77	81.77	6	
	G.F.G17	FLAT	86.42	86.42	6	
	G.F.G18	FLAT	81.77	81.77	6	
	G.F.G19	FLAT	142.97	142.97	7	
	G.F.G20	FLAT	92.38	92.38	4	
	G.F.G21	FLAT	78.64	78.64	4	
	G.F.G22	FLAT	81.57	81.57	5	
	G.F.G23	FLAT	75.93	75.93	5	
	G.F.G24	FLAT	106.85	106.85	6	
	G.F.G25	FLAT	140.39	140.39	7	
	G.F.G26	FLAT	81.77	81.77	6	
	G.F.G27	FLAT	86.42	86.42	6	
	G.F.G28	FLAT	81.77	81.77	6	
	G.F.G29	FLAT	83.52	83.52	5	
	G.F.G30	FLAT	86.79	86.79	5	
	G.F.G31	FLAT	86.79	86.79	6	
	G.F.G32	FLAT	85.48	85.48	6	
	G.F.G33	FLAT	118.49	118.49	6	
	G.F.G34	FLAT	86.16	86.16	7	
	G.F.G35	FLAT	86.79	86.79	6	
	G.F.G36	FLAT	86.79	86.79	6	
	G.F.G37	FLAT	86.79	86.79	6	
FIRST FLOOR PLAN	F.FM	FLAT	105.88	105.88	5	
	F.FG2	FLAT	89.53	89.53	4	
	F.FG3	FLAT	86.20	68.27	5	
	F.FG4	FLAT	128.58	128.58	6	
	F.FG5	FLAT	81.91	81.91	6	
	F.FG6	FLAT	83.20	83.20	6	
	F.FG7	FLAT	98.88	84.69	6	
	F.FG8	FLAT	81.77	81.77	6	
	F.FG9	FLAT	102.54	102.54	7	
	F.FG10	FLAT	86.69	86.42	3	
	F.FG11	FLAT	77.58	77.58	4	
	F.FG12	FLAT	81.57	81.57	5	
	F.FG13	FLAT	75.93	75.93	5	
	F.FG14	FLAT	111.58	111.58	6	
	F.FG15	FLAT	106.85	106.85	7	
	F.FG16	FLAT	81.77	81.77	6	
	F.FG17	FLAT	86.42	86.42	6	
	F.FG18	FLAT	81.77	81.77	6	
	F.FG19	FLAT	142.97	142.97	7	
	F.FG20	FLAT	92.38	92.38	4	
	F.FG21	FLAT	78.64	78.64	4	
	F.FG22	FLAT	81.57	81.57	5	
	F.FG23	FLAT	75.93	75.93	5	
	F.FG24	FLAT	106.85	106.85	6	
	F.FG25	FLAT	111.58	111.58	7	
	F.FG26	FLAT	81.77	81.77	6	
	F.FG27	FLAT	86.42	86.42	6	
	F.FG28	FLAT	81.77	81.77	6	
	F.FG29	FLAT	83.52	83.52	5	
	F.FG30	FLAT	86.79	86.79	6	
	F.FG31	FLAT	86.79	86.79	6	
	F.FG32	FLAT	85.48	85.48	6	
	F.FG33	FLAT	118.49	118.49	6	
	F.FG34	FLAT	86.16	86.16	7	
	F.FG35	FLAT	86.79	86.79	6	
	F.FG36	FLAT	86.79	86.79	6	
	F.FG37	FLAT	86.79	86.79	6	

AREA STATEMENT (BBMP)	VERSION NO.: 1.0.0 VERSION DATE: 16/08/2018	
PROJECT DETAIL:		
Authority: BBMP	Plot Use: Residential	
Inward_No: BBMP/Ad.Com./MDP/0638/19-20	Plot SubUse: Residential Bldg	
Application Type: General	Land Use Zone: Residential (Main)	
Proposal Type: Building Permission	Plot/Sub Plot No.: 79/326/327/16	
Nature of Sanction: New	Khata No. (As per Khata Extract): 79/326/327/16	
Location: Ring III	Locality / Street of the property: Amanibellandur khane village, Varthur Hobli, Bangalore	
Building Line Specified as per Z.R: 17th Cross Maheswarapura	North: ROAD WIDTH - 12.20	
Zone: Mahadevapura	South: SURVEY NO. - 316	
Ward: Ward-149	East: SURVEY NO. - 328	
Planning District: 316-Varthur	West: SURVEY NO. - 327 & 326	
AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	11568.21
NET AREA OF PLOT	(A-Deductions)	11568.21
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		5625.89
Proposed Coverage Area (49.67 %)		5795.48
Achieved Net coverage area (49.11 %)		5679.89
Balance coverage area left (0.56 %)		165.72
FAR CHECK		
F.A.R. as per bylaws regulations 2015 (1.75)		20253.61
Additional F.A.R within Ring I and II (-)		0.00
Plot within 150 Mt.radius of Metro station (-)		0.00
Admissible TDR Area (60% of Perm.FAR or Validated by TCR whichever is less)		0.00
Total Perm. FAR area (1.75)		20253.61
Remodelled FAR (Bf 67%)		20988.87
Proposed FAR Area		20724.61
Balance/Excess Area Add or FAR [Layout Lvl]		15.99
Achieved Net FAR Area (1.75)		20738.61
Balance FAR Area (0.00)		14.00
BUILT UP AREA CHECK		
Proposed BuiltUp Area		27079.77
Achieved BuiltUp Area		27079.27

Color Notes

COLOR INDEX

PLOT BOUNDARY	
ABUTTING ROAD	
PROPOSED WORK (COVERAGE AREA)	
EXISTING (To be retained)	
EXISTING (To be demolished)	

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (RESIDENTIAL)	Residential	Apartment	Bldg upto 15.0 mt.Ht.	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Unit		Car	
				Reqd.	Prop.	Reqd./Unit	Prop.
A (RESIDENTIAL)	Residential	Apartment	> 0	0	-	0	-
			> 0	0	-	0	-
			50 - 225	1	-	1	196
Total:			-	-	-	196	255

Parking Check (Table 7b)

Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	196	2950.00	255	3506.25
Visitor's Car Parking	20	275.00	0	0.00
Total Car	216	2970.00	255	3506.25
Two/Three Wheeler	-	742.50	0	0.00
Other Parking	-	-	-	2249.75
Total:	-	3712.50	-	5756.00

FAR &Tenement Details

Block	No. of Same Bldg	Gross Built Up Area in Sq.mt.	Deductions Fmm Gross BUA(Area in Sq.mt.)	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)						Proposed FAR Area (Sq.mt.)	Add Area in FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Tenti (Nos.)
			Stair Case		Lift	Lift Machine	Void	Parking	Resi.	Stair				
A (RESIDENTIAL)	1	27424.15	345.68	27078.27	166.49	180.52	33.44	218.34	5755.55	20988.88	37.73	20724.61	196	
Grand Total:	1	27424.15	345.68	27078.27	166.49	180.52	33.44	218.34	5755.55	20988.88	37.73	20724.61	196	

Floor	Name	Type	Area	Count
TYPICAL - 36 S.FLOOR PLAN	M.F1	FLAT	105.88	5
	M.F2	FLAT	89.52	4
	M.F3	FLAT	86.38	5
	M.F4	FLAT	121.21	6
	M.F5	FLAT	81.16	6
	M.F6	FLAT	83.38	6
	M.F7	FLAT	81.77	5
	M.F8	FLAT	86.88	6
	M.F9	FLAT	84.71	6
	M.F10	FLAT	118.84	7
	M.F11	FLAT	105.87	5
	M.F12	FLAT	77.58	3
	M.F13	FLAT	81.57	5
	M.F14	FLAT	75.93	5
	M.F15	FLAT	111.12	6
	M.F16	FLAT	111.12	7
	M.F17	FLAT	81.77	6
	M.F18	FLAT	86.42	6
	M.F19	FLAT	81.77	6
	M.F20	FLAT	142.97	7
	M.F21	FLAT	92.38	4
	M.F22	FLAT	78.64	4
	M.F23	FLAT	81.57	5
	M.F24	FLAT	75.93	5
	M.F25	FLAT	111.12	6
	M.F26	FLAT	140.39	7
	M.F27	FLAT	81.77	6
	M.F28	FLAT	86.42	6
	M.F29	FLAT	81.77	6
	M.F30	FLAT	118.97	6
	M.F31	FLAT	104.88	5
	M.F32	FLAT	78.60	4
	M.F33	FLAT	81.57	5
	M.F34	FLAT	75.93	5
	M.F35	FLAT	111.12	6
	M.F36	FLAT	114.49	7
	M.F37	FLAT	81.77	6
	M.F38	FLAT	86.42	6
	M.F39	FLAT	81.77	6
	M.F40	FLAT	98.74	5
	M.F41	FLAT	86.88	6
	M.F42	FLAT	86.38	5
	M.F43	FLAT	85.48	6
	M.F44	FLAT	126.58	6
	M.F45	FLAT	102.38	7
	M.F46	FLAT	86.79	6
	M.F47	FLAT	86.79	6
	M.F48	FLAT	86.79	6
Total:	-	-	5041.76	196

Approval Condition:- ORiGINAL

This Plan Sanction is issued subject to the following conditions:

1) Sanction is Accorded For the Residential Building at KHATHA NO.79/326/327/16, SY.NO.326 & 327/3, AMANIBELLANDUR KHANE VILLAGE, VARTHUR HOBLI, WARD NO.149, BANGALORE EAST TALUK, BANGALORE.
   a) Consist of Stilt + Ground + Three Upper Floors + Terrace Floor Only.
2) Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3) 5755.00 sqm area reserved for car parking at Stilt floor shall not be converted for any other purpose.
4) Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB & BESCOM if any.
5) Necessary ducts for running telephone cables, cubicles at ground level for postal services & spacefor dumping garbage within the premises shall be provided.
6) The applicant shall INSURE all workmen involved in the construction work againstany accident / untoward incidents arising during the time of construction.
7) The applicant shall not stock any building materials / debris on footpath or on roads or on drains.The debris shall be removed and transported to nearby dumping yard.
8) The applicant shall maintain during construction such barricading as considered necessary toprevent dust, debris & other materials endangering the safety of people / structures etc. Infi around the site.
9) The applicant shall plant at least two trees in the premises.
10) Permission shall be obtained from forest department for cutting trees before the commencementof the work.
11) License and approved plans shall be posted in a conspicuous place of the licensed premises. Thebuilding license and the copies of sanctioned plans with specifications shall be mounted ona frame and displayed and they shall be made available during inspections.
12) If any owner / builder contravene the provisions of Building Bye-laws and rules in force, theArchitect / Engineer / Supervisor will be informed by the Authority in the first instance, warned inthe second instance and cancel the registration if the same is repeated for the third time.
13) Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties andresponsibilities specified in Schedule - IV (Bye-law No. 3.6) under sub section IV-B (e) to (k).
14) The building shall be constructed under the supervision of a registered structural engineer.
15) On completion of foundation or footings before erection of walls on the foundation and in the caseof columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained.
16) Drinking water supplied by BWSSB should not be used for the construction activity of the building.
17) The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained ingood repair for storage of water for non-potable purposes or recharge of ground water at all timeshaving a minimum total capacity mentioned in the Bye-law 32(a).
18) If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, theauthority will inform the same to the concerned registered Architect / Engineers / Supervisor in thefirst instance, warn in the second instance and cancel the registration of the professional if the samels repeated for the third time.
19) , The Builder / Contractor / Professional responsible for supervision of work shall not shall notunderlay and structurally deviate the construction from the sanctioned plan, without previousapproval of the authority. They shall explain to the owner a about the risk involved in contraventionof the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders ofthe BBMP.
20) In case of any false information, misrepresentation of facts, or pending court cases, the plansanction is deemed cancelled.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadaagi/Hoodlike) Letter No. LD/95/LET/2013, dated: 01-04-2013:

1. Registration ofApplicant / Builder / Owner / Contractor and the construction workers working in theconstruction site with the "Karnataka Building and Other Construction workers WelfareBoard"should be strictly adhered to.
2. The Applicant / Builder / Owner / Contractor should submit the Registration of establishment andlist of construction workers engaged at the time of issue of Commencement Certificate. A copy of thesame shall also be submitted to the concerned local Engineer in order to inspect the establishmentand ensure the registration of establishment and workers working at construction site or work place.
3. The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list ofworkers engaged by him.
4. At any point of time No Applicant / Builder / Owner / Contractor shall engage a construction workerin his site or work place who is not registered with the "Karnataka Building and Other Constructionworkers Welfare Board".

Note:

1. Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
2. List of children of workers shall be furnished by the builder / contractor to the Labour Departmentwhich is mandatory.
3. Employment of child labour in the construction activities strictly prohibited.
4. Obtaining NOC from the Labour Department before commencing the construction work is a must.
5. BBMP will not be responsible for any dispute that may arise in respect of property in question.
6. In case if the documents submitted in respect of property in question is found to be false orfabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.

Office of the Joint Commissioner (Mahadevapura zone)
Bruhath Bengaluru Mahanagara Palike

LP No : BBMP/Ad.Com./MDP/0638/19-20

Dated : 21/12/2019

Valid From 21/12/2019 to 20/12/2021

For two years, sanctioned as per plan / as corrected in green

Assistant Director Town Planner
BBMP, Mahadevapura Zone
Bangalore

ಸದರಿ ಪ್ರದೇಶದ ಚರಂಡಿ ಸಾಮರ್ಥ್ಯ / ಪ್ರಮಾಣವನ್ನು 20 ವರ್ಷಗಳ ಮಳೆಯ ಪ್ರಮಾಣ 2000 ಮಿ.ಮೀ. ಯನ್ನು ಆಧರಿಸಿ KSPCB ಯವರ STP ಸಾಮರ್ಥ್ಯವನ್ನು N.O.C. ಯಲ್ಲಿ ಸೂಚಿಸಿದಂತೆ ಪರಿಶೀಲಿಸಿ ಪ್ರಮಾಣೀಕರಿಸಿ ಅನುಷ್ಠಾನಗೊಳಿಸಲು ಸಂಬಂಧಪಟ್ಟ ಸಹಾಯಕ ಕಾರ್ಯಪಾಲಕ ಅಭಿಯಂತರರಿಗೆ ಸೂಚಿಸಲಾಗಿದೆ.

OWNER'S SIGNATURE :-

B.SREEDHAR REDDY
GPA HOLDER FOR

M/s. UNITED INFRASTRUCTURES,
(Represented by its partners)
Mr.R.RAGHAVENDRA REDDY
Mr.D.N.PATTABI RAMAIAH

ARCHITECT'S SIGNATURE :-

N.GANESH
B.C.C./B.L/3.5/E-4269/17-18

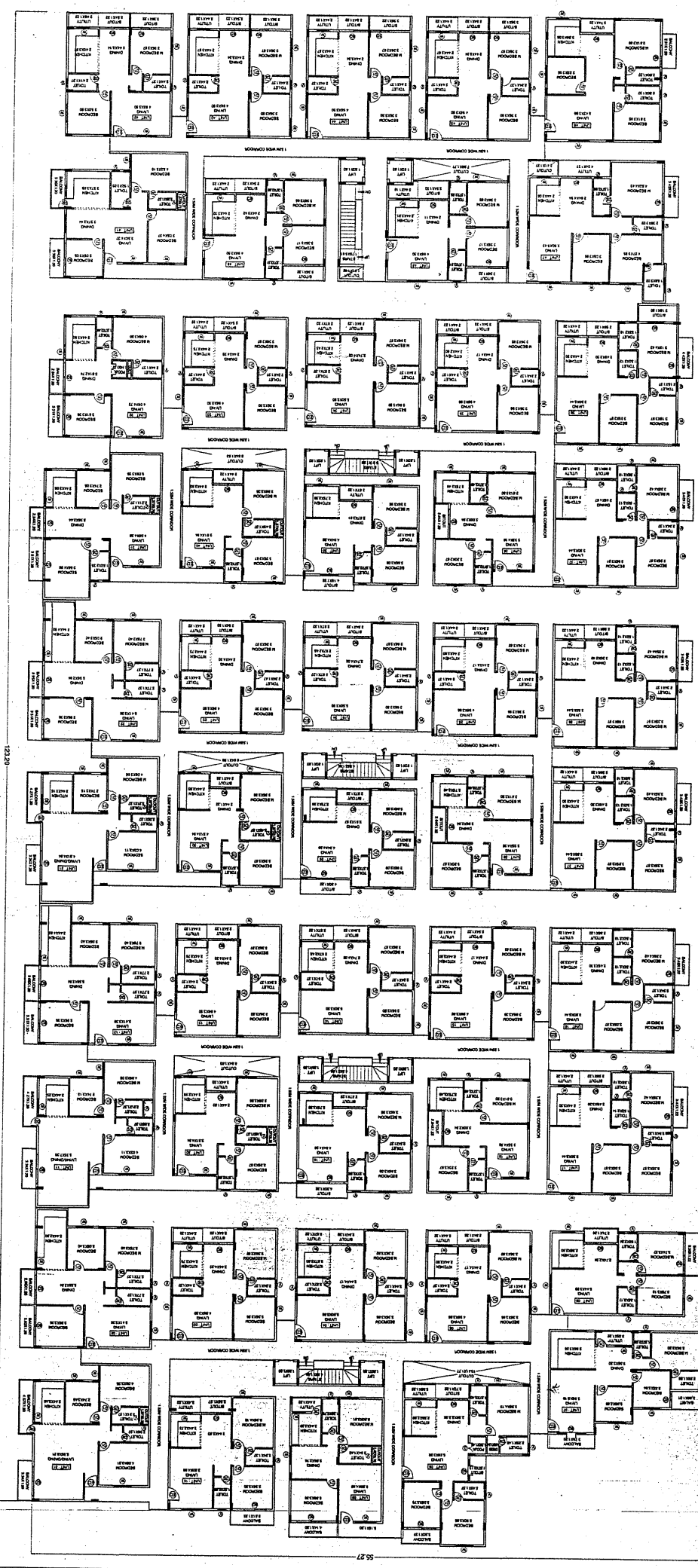
NORTH | SCALE 1:100

JOB TITLE
PROPOSED RESIDENTIAL APARTMENT BUILDING AT KHATHA NO.79/326/327/16, BY NO.326 & 327/3, AMANIBELLANDUR KHANE VILLAGE, VARTHUR HOBLI, WARD NO.149,BANGALORE EAST TALUK, BANGALORE.

DRAWING TITLE
GROUND FLOOR PLAN

SHEET 03 OF 08

FIRST FLOOR PLAN (LVL-5.40M)
NO. OF UNITS = 49 NOS



GROUND FLOOR PLAN

FIRST FLOOR PLAN

TYPICAL - 2&3 FLOOR PLAN

TYPICAL -2&4 FLOOR PLAN

Block :A (RESIDENTIAL)

Floor Name	Total Dwelling Units	Dwelling Units Type (Nos.)				Total Built-up Area (Sq.mt.)	Deductions (Area in Sq.mt.)				Proposed FAR Area (Sq.mt.)	Add Area in FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Tenement (Nos)
		1BHK	2BHK	3BHK	Other		Stair Case	Lift	Machine room	Void				
TERRACE FLOOR														
GROUND FLOOR	6	0.00	198.65	1,285.79	0.00	1,484.44	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
FIRST FLOOR	6	0.00	198.65	1,285.79	0.00	1,484.44	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
TYPICAL - 2&3 FLOOR	12	0.00	397.30	2,571.58	0.00	2,968.88	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
TYPICAL -2&4 FLOOR	24	0.00	794.60	5,143.16	0.00	5,937.76	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total:	49	0.00	1,589.20	10,286.32	0.00	11,875.52	0.00	0.00	0.00	0.00	0.00	0.00	0.00	00
Total Percentage		0.00 %	13.38 %	86.62 %	0.00 %		0.00 %	0.00 %	0.00 %	0.00 %	0.00 %	0.00 %	0.00 %	

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	D1	0.90	2.10	344
A (RESIDENTIAL)	D2	0.75	2.10	49
A (RESIDENTIAL)	ED	1.05	2.10	196

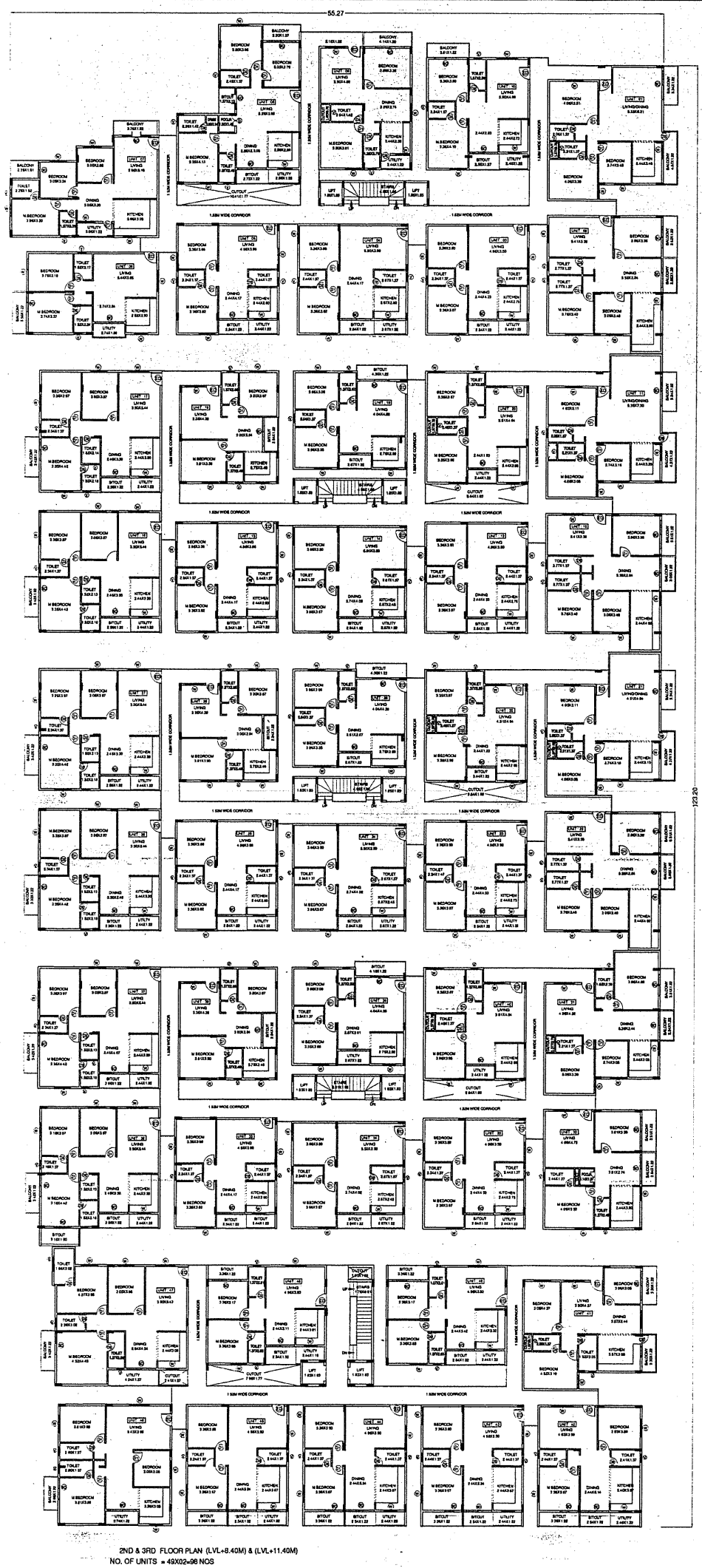
SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	W	1.20	1.20	196
A (RESIDENTIAL)	W	1.50	1.20	270
A (RESIDENTIAL)	W	2.10	1.20	294
A (RESIDENTIAL)	W	1.60	1.20	196
A (RESIDENTIAL)	W	2.00	1.20	49

Balcony Calculations Table

FLOOR	SIDE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.20 X 3.15 X 1 =	3.81	133.19
	1.20 X 3.00 X 1 =	3.60	
	1.20 X 3.15 X 1 =	3.77	
	1.20 X 4.00 X 2 =	9.60	
	1.20 X 3.15 X 1 =	3.77	
	1.20 X 3.00 X 1 =	3.60

37



2ND & 3RD FLOOR PLAN (LVL+8.40M) & (LVL+11.40M)
NO. OF UNITS = 49X02=98 NOS

Block :A (RESIDENTIAL)

Floor Name	Gross Built up Area	Deductions From Gross Built/Area in Sq.mt.	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Add Area to FAR (Sq.mt.)		Total FAR Area (Sq.mt.)	Tnmt (No.)
		Cutout		Stair/Case	Lift	Lift Machine	Void	Parking	Resi.	Stair			
Terrace Floor	199.85	0.00	199.85	166.41	6.89	24.75	0.00	0.00	0.00	0.00	0.00	0.00	00
Third Floor	5380.59	66.47	5294.12	0.00	33.44	0.00	54.58	0.00	5206.12	0.00	5206.12	0.00	49
Second Floor	5380.59	66.47	5294.12	0.00	33.44	0.00	54.58	0.00	5206.12	0.00	5206.12	0.00	49
First Floor	5374.99	66.47	5292.22	0.00	33.44	0.00	54.58	0.00	5204.22	0.00	5204.22	0.00	49
Ground Floor	5266.58	66.47	5200.06	0.00	33.44	6.89	54.58	0.00	5072.42	36.07	5107.39	0.00	49
Stilt Floor	5795.66	0.00	5795.66	0.00	46.12	0.00	0.00	0.00	5795.66	0.00	0.78	0.78	00
Total	27424.15	345.88	27078.27	166.41	180.57	33.44	218.34	5795.66	20668.88	37.73	20724.61	196	
Total Number of Same Blocks	1												
Total:	27424.15	345.88	27078.27	166.41	180.57	33.44	218.34	5795.66	20668.88	37.73	20724.61	196	

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	D2	0.75	2.15	344
A (RESIDENTIAL)	D1	0.90	2.15	832
A (RESIDENTIAL)	ED	1.07	2.15	136

SCHEDULE OF JOINERY:

BLOCK NAME	NAME	LENGTH	HEIGHT	NOS
A (RESIDENTIAL)	W	1.20	1.20	332
A (RESIDENTIAL)	W	1.50	2.15	378
A (RESIDENTIAL)	W	1.80	2.15	314
A (RESIDENTIAL)	W	2.00	2.15	88

Balcony Calculations Table

FLOOR	SIZE	AREA	TOTAL AREA
FIRST FLOOR PLAN	1.20 X 3.00 X 3 X 1	10.80	133.19
	1.10 X 3.20 X 2 X 1	7.81	
	1.20 X 5.18 X 1 X 1	6.19	
	1.20 X 3.15 X 3 X 1	3.77	
	1.20 X 3.15 X 4 X 1	12.53	
	1.20 X 4.80 X 2 X 1	9.60	
	1.20 X 3.80 X 4 X 1	17.32	
	1.20 X 2.95 X 3 X 1	10.58	
	1.20 X 4.27 X 1 X 1	5.12	
	1.20 X 2.54 X 1 X 1	3.05	
	1.20 X 2.80 X 1 X 1	3.41	
	1.20 X 3.30 X 2 X 1	7.92	
	1.20 X 2.92 X 1 X 1	3.50	
	1.20 X 3.44 X 1 X 1	4.12	
	1.20 X 3.42 X 6 X 1	24.66	
	1.20 X 3.61 X 1 X 1	4.32	
	1.10 X 2.46 X 1 X 1	2.28	
TYPICAL - 2& 3 FLOOR PLAN	1.20 X 3.00 X 3 X 2	21.60	271.52
	1.37 X 3.20 X 1 X 2	8.78	
	1.20 X 5.18 X 1 X 2	12.43	
	1.20 X 3.15 X 1 X 2	7.56	
	1.20 X 3.34 X 3 X 2	24.05	
	1.20 X 4.80 X 2 X 2	19.32	
	1.20 X 3.80 X 4 X 2	36.29	
	1.20 X 2.95 X 3 X 2	31.54	
	1.20 X 4.27 X 1 X 2	10.40	
	1.20 X 2.54 X 1 X 2	6.20	
	1.20 X 2.80 X 1 X 2	6.84	
	1.20 X 3.30 X 2 X 2	15.12	
	1.20 X 3.43 X 6 X 2	58.04	
	1.20 X 3.61 X 1 X 2	8.80	
	1.20 X 2.46 X 1 X 2	5.84	
	1.20 X 3.44 X 1 X 2	8.38	
	1.20 X 2.87 X 1 X 2	6.96	
Total:	-	-	404.62

UniBUA Table for Block :A (RESIDENTIAL)

FLOOR	Name	UnitBUA Type	UnitBUA Area	Carpet Area	No. of Rooms	No. of Tenement
GROUND FLOOR PLAN	G.F	FLAT	88.60	88.60	3	
	G.F01	FLAT	87.05	87.05	6	
	G.F02	FLAT	82.92	82.92	4	
	G.F03	FLAT	99.22	99.22	5	
	G.F04	FLAT	110.58	110.58	6	
	G.F05	FLAT	79.00	79.00	4	
	G.F06	FLAT	81.77	81.77	5	
	G.F07	FLAT	88.60	88.60	6	
	G.F08	FLAT	81.77	81.77	6	
	G.F09	FLAT	102.84	102.84	7	
	G.F10	FLAT	88.60	88.60	3	
	G.F11	FLAT	77.39	77.39	4	
	G.F12	FLAT	81.57	81.57	5	
	G.F13	FLAT	79.00	79.00	5	
	G.F14	FLAT	106.90	106.90	6	
	G.F15	FLAT	106.85	106.85	7	
	G.F16	FLAT	110.12	110.12	7	
	G.F17	FLAT	81.77	81.77	6	
	G.F18	FLAT	88.60	88.60	6	
	G.F19	FLAT	81.77	81.77	6	
	G.F20	FLAT	102.97	102.97	6	
	G.F21	FLAT	88.60	88.60	3	
	G.F22	FLAT	78.84	78.84	3	
	G.F23	FLAT	81.57	81.57	5	
	G.F24	FLAT	79.00	79.00	5	
	G.F25	FLAT	111.05	111.05	6	
	G.F26	FLAT	114.39	114.39	7	
	G.F27	FLAT	81.77	81.77	6	
	G.F28	FLAT	88.60	88.60	6	
	G.F29	FLAT	81.77	81.77	6	
	G.F30	FLAT	90.62	90.62	5	
	G.F31	FLAT	98.71	98.71	3	
	G.F32	FLAT	88.30	88.30	3	
	G.F33	FLAT	85.40	85.40	4	
	G.F34	FLAT	120.53	120.53	5	
	G.F35	FLAT	152.99	152.99	7	
	G.F36	FLAT	88.79	88.79	6	
	G.F37	FLAT	88.78	88.78	6	
	G.F38	FLAT	88.79	88.79	6	
	G.F39	FLAT	90.01	90.01	6	
FIRST FLOOR PLAN	F.F01	FLAT	105.98	105.98	5	
	F.F02	FLAT	86.01	86.01	4	
	F.F03	FLAT	89.18	89.18	5	
	F.F04	FLAT	120.58	120.58	4	
	F.F05	FLAT	87.81	87.81	7	
	F.F06	FLAT	83.22	83.22	6	
	F.F07	FLAT	81.77	81.77	6	
	F.F08	FLAT	88.60	88.60	6	
	F.F09	FLAT	81.77	81.77	6	
	F.F10	FLAT	110.81	110.81	7	
	F.F11	FLAT	109.73	109.73	3	
	F.F12	FLAT	77.39	77.39	4	
	F.F13	FLAT	81.57	81.57	5	
	F.F14	FLAT	79.00	79.00	5	
	F.F15	FLAT	111.05	111.05	6	
	F.F16	FLAT	111.05	111.05	7	
	F.F17	FLAT	81.77	81.77	6	
	F.F18	FLAT	88.62	88.62	6	
	F.F19	FLAT	81.77	81.77	6	
	F.F20	FLAT	110.84	110.84	6	
	F.F21	FLAT	106.85	106.85	3	
	F.F22	FLAT	78.84	78.84	3	
	F.F23	FLAT	81.57	81.57	5	
	F.F24	FLAT	79.00	79.00	5	
	F.F25	FLAT	111.05	111.05	6	
	F.F26	FLAT	111.05	111.05	7	
	F.F27	FLAT	81.77	81.77	6	
	F.F28	FLAT	88.62	88.62	6	
	F.F29	FLAT	81.77	81.77	6	
	F.F30	FLAT	110.83	110.83	7	
	F.F31	FLAT	104.68	104.68	4	
	F.F32	FLAT	78.84	78.84	4	
	F.F33	FLAT	81.57	81.57	5	
	F.F34	FLAT	79.00	79.00	5	
	F.F35	FLAT	111.05	111.05	6	
	F.F36	FLAT	114.39	114.39	7	
	F.F37	FLAT	81.77	81.77	6	
	F.F38	FLAT	88.62	88.62	6	
	F.F39	FLAT	81.77	81.77	6	
	F.F40	FLAT	90.62	90.62	5	
	F.F41	FLAT	98.71	98.71	3	
	F.F42	FLAT	88.30	88.30	3	
	F.F43	FLAT	85.40	85.40	4	
	F.F44	FLAT	120.53	120.53	5	
	F.F45	FLAT	152.99	152.99	7	
	F.F46	FLAT	88.79	88.79	6	
	F.F47	FLAT	88.78	88.78	6	
	F.F48	FLAT	88.79	88.79	6	
	F.F49	FLAT	90.01	90.01	6	

AREA STATEMENT (BBMP) : VERSION NO.: 1.0.6
VERSION DATE: 18/05/2018

PROJECT DETAIL:	
Authority: BBMP	Plot Use: Residential
Inward_No: BBMP/Ad.Com./MDP/0638/19-20	Plot SubUse: Residential Bldg
Application Type: General	Land Use Zone: Residential (Main)
Proposed Type: Building Permission	Plot/Sub Plot No.: 79/326/327/16
Nature of Sanction: New	Khata No. (As per Khata Extract): 79/326/327/16
Location: Ring-II	Locality / Street of the property: Amani bellandur khane village, Varthur Hobli, Bangalore
Building Line Specified as per Z.R: 17th Cross Marathemann	North: ROAD WIDTH - 12.20
Zone: Mahadevapura	South: SURVEY NO.- 319
Ward: Ward-149	East: SURVEY NO.- 326
Planning District: 256-Varthur	West: SURVEY NO - 327 & 328

AREA DETAILS:		SQ.MT.
AREA OF PLOT (Minimum)	(A)	11859.21
NET AREA OF PLOT	(A-Deductions)	11859.21
COVERAGE CHECK		
Permissible Coverage area (50.00 %)		5929.60
Proposed Coverage Area (48.87 %)		5796.88
Achieved Net coverage area (48.87 %)		5673.66
Balance coverage area left (0.99 %)		105.72
FAR CHECK		
F.A.R. as per zoning regulation 2015 (1.75)		20753.61
Additional F.A.R within Ring I and II (-)		0.00
Plot within 150 Mt radius of Metro station (-)		0.00
Allowable TDR Area (50% of Perm.FAR or Vested by TDR (whichever is less))		0.00
Total Perm. FAR area (1.75)		20753.61
Residential FAR (99.62%)		20668.87
Proposed FAR Area		20724.61
Balance FAR Area (0.00)		15.00
Achieved Net FAR Area (1.75)		20739.61
Balance FAR Area (0.00)		14.00
BUILT UP AREA CHECK		
Proposed Built-Up Area		27078.27
Achieved Built-Up Area		27078.27

Color Notes

COLOR INDEX
PLOT BOUNDARY
ABUTTING ROAD
PROPOSED WORK (COVERAGE AREA)
EXISTING (To be retained)
EXISTING (To be demolished)

Block USE/SUBUSE Details

Block Name	Block Use	Block SubUse	Block Structure	Block Land Use Category
A (RESIDENTIAL)	Residential	Apartment	Bldg upto 15.0 mt. Ht.	R

Required Parking(Table 7a)

Block Name	Type	SubUse	Area (Sq.mt.)	Units			Car		
				Reqd.	Prop.		Reqd./Unit	Reqd.	Prop.
A (RESIDENTIAL)	Residential	Apartment	> 0	0	-		0	0	-
			> 0	0	-		0	0	-
			50 - 225	1	-		1	196	-
	Total :		-	-	-		-	196	255

Parking Check (Table 7b)

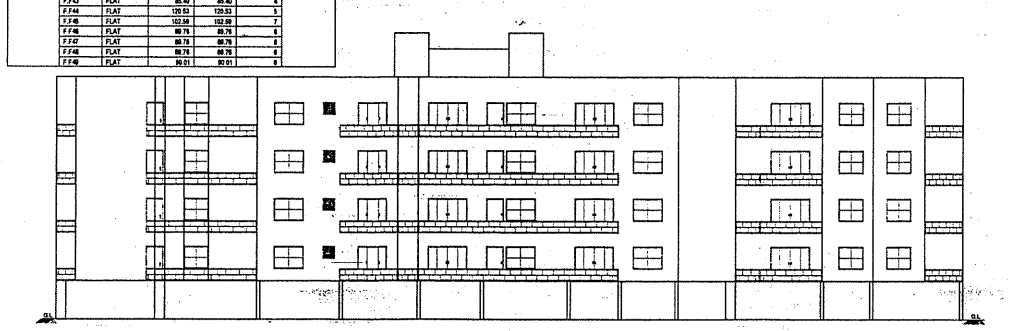
Vehicle Type	Reqd.		Achieved	
	No.	Area (Sq.mt.)	No.	Area (Sq.mt.)
Car	196	2695.00	255	3506.25
Visitor's Car Parking	20	275.00	0	0.00
Total Car	216	2970.00	255	3506.25
TwoWheeler	-	742.50	0	0.00
Other Parking	-	-	-	2248.75
Total :	-	3712.50	-	5755.00

FAR &Tenement Details

Block	No. of Same Blg	Gross Built Up Area (Sq.mt.)	Deductions From Gross Built/Area in Sq.mt.	Total Built Up Area (Sq.mt.)	Deductions (Area in Sq.mt.)					Proposed FAR Area (Sq.mt.)	Add Area to FAR (Sq.mt.)	Total FAR Area (Sq.mt.)	Tnmt (No.)
			Cutout		Stair/Case	Lift	Lift Machine	Void	Parking	Resi.	Stair		
A (RESIDENTIAL)	1	27424.15	345.88	27078.27	166.41	180.57	33.44	218.34	5795.66	20668.88	37.73	20724.61	196
Grand Total:	1	27424.15	345.88	27078.27	166.41	180.57	33.44	218.34	5795.66	20668.88	37.73	20724.61	196

TYPICAL - 2& 3 FLOOR PLAN	s+01	FLAT		108.09	108.09	5							
	s+02	FLAT		88.57	88.57	4							
	s+03	FLAT		89.30	89.30	5							
	s+04	FLAT		131.27	131.27	6							
	s+05	FLAT		97.16	97.16	7							
	s+06	FLAT		83.39	83.39	4							
	s+07	FLAT		81.77	81.77	5							
	s+08	FLAT		88.59	88.59	6							
	s+09	FLAT		81.77	81.77	6							
	s+10	FLAT		110.84	110.84	7							
	s+11	FLAT		109.87	109.87	3							
	s+12	FLAT		77.58	77.58	4							
	s+13	FLAT		81.57	81.57	5							
	s+14	FLAT		79.03	79.03	5							
	s+15	FLAT		111.12	111.12	6							
	s+16	FLAT		111.13	111.13	7							
	s+17	FLAT		81.77	81.77	6							
	s+18	FLAT		88.62	88.62	6							
	s+19	FLAT		81.77	81.77	6							
	s+20	FLAT		110.97	110.97	6							
	s+21	FLAT		106.20	106.20	3							
	s+22	FLAT		78.84	78.84	3							
	s+23	FLAT		81.57	81.57	5							
	s+24	FLAT		79.03	79.03	5							
	s+25	FLAT		111.13	111.13	6							
	s+26	FLAT		111.13	111.13	7							
	s+27	FLAT		81.77	81.77	6							
	s+28	FLAT		88.62	88.62	6							
	s+29	FLAT		81.77	81.77	6							
	s+30	FLAT		110.97	110.97	6							
	s+31	FLAT		104.80	104.80	4							
	s+32	FLAT		78.84	78.84	4							
	s+33	FLAT		81.57	81.57	5							
	s+34	FLAT		79.03	79.03	5							
	s+35	FLAT		111.13	111.13	6							
	s+36	FLAT		114.43	114.43	7							
	s+37	FLAT		81.77	81.77	6							
	s+38	FLAT		88.62	88.62	6							
	s+39	FLAT		81.77	81.77	6							
	s+40	FLAT		90.74	90.74	5							
	s+41	FLAT		98.84	98.84	3							
	s+42	FLAT		88.30	88.30	3							
	s+43	FLAT		85.40	85.40	4							
	s+44	FLAT		120.66	120.66	5							
	s+45	FLAT		152.99	152.99	7							
	s+46	FLAT		88.79	88.79	6							
	s+47	FLAT		88.78	88.78	6							
	s+48	FLAT		88.79	88.79	6							
	s+49	FLAT		90.01	90.01	6							
Total:				18901.34	18901.34	0	1000	196					

ಸದರಿ ಸ್ಥಳದಲ್ಲಿ ಪಡೆಸಿ ಸಮುದಾಯ / ಖಾಸಗಿ ರಾಜಸ್ಥಾನ್ಯ 20 ಘಟಕಗಳಿಗೆ ಮೀರದಲ್ಲಿ ಪ್ರಮಾಣ 2000 ಚದುರ. ವಿಸ್ತೀರ್ಣ ಇದ್ದಲ್ಲಿ ಇದಕ್ಕೆ KSPCB ಯವರ STP ಅಳವಡಿಸಿ ಬಗ್ಗೆ ಕ್ರಮ ಕೈಗೊಳ್ಳಲು ಮತ್ತು ಸಂಬಂಧಪಟ್ಟ ಇಲಾಖೆಯಿಂದ ಅನುಮತಿ ಪಡೆಯಲು ಸೂಚಿಸಿದೆ.



Approval Condition:- ORiGINAL

This Plan Sanction is issued subject to the following conditions:

1) Sanction Is Accorded For the Residential Building at KHATHA NO.79/326/327/16, SY.NO.326 & 327/3, AMANIBELLANDUR KHANE VILLAGE, VARTHUR HOBLI, WARD NO.149, BANGALORE EAST TALUK, BANGALORE.
   a) Consist of Stilt + Ground + Three Upper Floors + Terrace Floor Only.
2) Sanction is accorded for Residential use only. The use of the building shall not be deviated to any other use.
3) 5755.00 sqm area reserved for car parking at Stilt floor shall not be converted for any other purpose.
4) Development charges towards increasing the capacity of water supply, sanitary and power main has to be paid to BWSSB & BESCOM if any.
5) Necessary ducts for running telephone cables, cubicles at ground level for postal services & spacefor dumping garbage within the premises shall be provided.
6) The applicant shall INSURE all workmen involved in the construction work againstany accident / untoward incidents arising during the time of construction.
7) The applicant shall not stock any building materials / debris on footpath or on roads or on drains.The debris shall be removed and transported to nearby dumping yard.
8) The applicant shall maintain during construction such barricading as considered necessary toprevent dust, debris & other materials endangering the safety of people / structures etc. in& around the site.
9) The applicant shall plant at least two trees in the premises.
10) Permission shall be obtained from forest department for cutting trees before the commencementof the work.
11) License and approved plans shall be posted in a conspicuous place of the licensed premises. Thebuilding license and the copies of sanctioned plans with specifications shall be mounted ona frame and displayed and they shall be made available during inspections.
12) If any owner / builder contravene the provisions of Building Bye-laws and rules in force, theArchitect / Engineer / Supervisor will be informed by the Authority in the first instance, warned inthe second instance and cancel the registration if the same is repeated for the third time.
13) Technical personnel, applicant or owner as the case may be shall strictly adhere to the duties andresponsibilities specified in Schedule - IV (Bye-law No. 3.6) under sub section IV-B (e) to (k).
14) The building shall be constructed under the supervision of a registered structural engineer.
15) On completion of foundation or footings before erection of walls on the foundation and in the caseof columnar structure before erecting the columns "COMMENCEMENT CERTIFICATE" shall be obtained.
16) Drinking water supplied by BWSSB should not be used for the construction activity of the building.
17) The applicant shall ensure that the Rain Water Harvesting Structures are provided & maintained ingood repair for storage of water for non-potable purposes or recharge of ground water at all timeshaving a minimum total capacity mentioned in the Bye-law 32(a).
18) If any owner / builder contravenes the provisions of Building Bye-laws and rules in force, theauthority will inform the same to the concerned registered Architect / Engineers / Supervisor in theirfirst instance, warn in the second instance and cancel the registration of the professional if the sameis repeated for the third time.
19) The Builder / Contractor / Professional responsible for supervision of work shall not shall notmaterially and structurally deviate the construction from the sanctioned plan, without previousapproval of the authority. They shall explain to the owner's about the risk involved in contraventionof the provisions of the Act, Rules, Bye-laws, Zoning Regulations, Standing Orders and Policy Orders ofthe BBMP.
20) In case of any false information, misrepresentation of facts, or pending court cases, the plansanction is deemed cancelled.

Special Condition as per Labour Department of Government of Karnataka vide ADDENDUM (Hosadaagi/Hoodike) Letter No. LD/55/LET/2013, dated: 01-04-2013:

1. Registration ofApplicant / Builder / Owner / Contractor and the construction workers working in theconstruction site with the "Karnataka Building and Other Construction workers WelfareBoard"should be strictly adhered to.
2. The Applicant / Builder / Owner / Contractor should submit the Registration of establishment andlist of construction workers engaged at the time of issue of Commencement Certificate. A copy of thesame shall also be submitted to the concerned local Engineer in order to inspect the establishmentand ensure the registration of establishment and workers working at construction site or work place.
3. The Applicant / Builder / Owner / Contractor shall also inform the changes if any of the list ofworkers engaged by him.
4. At any point of time No Applicant / Builder / Owner / Contractor shall engage a construction workerin his site or work place who is not registered with the "Karnataka Building and Other Constructionworkers Welfare Board".

Note:
1. Accommodation shall be provided for setting up of schools for imparting education to the children of construction workers in the labour camps / construction sites.
2. List of children of workers shall be furnished by the builder / contractor to the Labour Departmentwhich is mandatory.
3. Employment of child labour in the construction activities strictly prohibited.
4. Obtaining NOC from the Labour Department before commencing the construction work is a must.
5. BBMP will not be responsible for any dispute that may arise in respect of property in question.
6. In case if the documents submitted in respect of property in question is found to be false orfabricated, the plan sanctioned stands cancelled automatically and legal action will be initiated.

Office of the Joint Commissioner (Mahadevapura zone)
Bruhath Bangaluru Mahanagara Palike

LP No : BBMP/Ad.Com./MDP/0638/19-20

Dated : 21/12/2019

Valid From 21/12/2019 to 20/12/2021

For two years, sanctioned as per plan / as corrected in green.

Assistant Director Town Planning
BBMP, Mahadevapura Zone
Bangalore

OWNER'S SIGNATURE :-

B.SREEDHAR REDDY
GPA HOLDER FOR
M/s. UNITED INFRASTRUCTURES,
(Represented by its partners)
Mr.R.YUGHAVENDRA REDDY
M.G.N.PATTABI RAMAIAH

ARCHITECT'S SIGNATURE :-

N.GANESH
B.C.C./B.L/3.6/E-4289/17-18

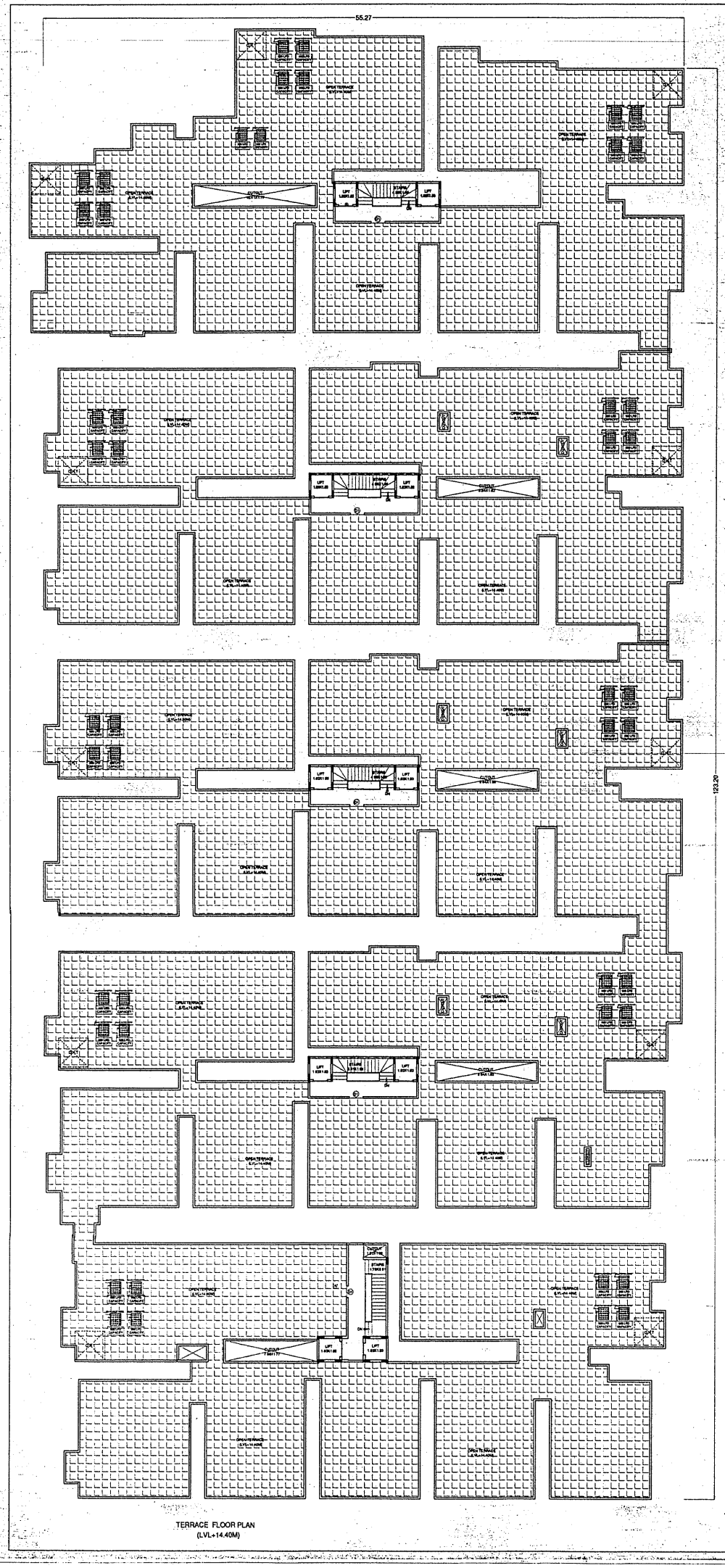
NORTH

SCALE 1:150

JOB TITLE
PROPOSED RESIDENTIAL APARTMENT BUILDING AT KHATHA NO.79/326/327/16, SY.NO.326 & 327/3, AMANIBELLANDUR KHANE VILLAGE, VARTHUR HOBLI, WARD NO.149,BANGALORE EAST TALUK, BANGALORE.

DRAWING TITLE
2ND & 3RD FLOOR PLAN & ELEVATION

SHEET 06 OF 09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LIFT LMR=1.65
STAIRS UP=2.85
LIFT LMR=1.65

ANNEXURE R4

39

20 Feb 2023 10:17:47 am
40

BRUHATH BANGALORE MAHANAGARA PALIKE

No:BBMP/AD/TP/MDP/O.C.No.20/2022-23

Office of the
Assistant Director of Town Planning,
Bruhath Bangalore Mahanagara Palike,
Mahadevapura, Bangalore, **Dated:29/07/2022**

'OCCUPANCY CERTIFICATE'

ANNEXURE R5

Sub:- Issue of Occupancy Certificate for ***Residential Apartment Building*** at *Survey No.326, 327/Old), 327/3(New), Khatha No.79, Municipal No.16, Amani Bellandur Khane Village, Varthur Hobli*, Bangalore in favour of ***Sri B Sreedhar Reddy and M/s United Infrastructures, Rep by Sri R Raghavendra Reddy and Sri G N Pattabi Ramaiah.***

Ref:- 1) Your Application dated:***14/06/2022.***
2) Approval of ***Joint Commissioner,*** Mahadevapura ***Dt.18/06/2022.***
3) Payment of Compounding Fine **Rs.82,67,290=00/-**
(DD No.101788, Dt.02/07/2022, State Bank of India)
4) Plan Approved by BBMP, Mahadevapura Zone, Bangalore,
Vide On Line **L.P No.BBMP/Ad.Com/MDP/0638/2019-20 Dt.01/10/2020.**

*****

The Building Plan was sanctioned for the Construction of ***Residential Apartment Building*** comprising of ***Stilt Floor+GF+FF+SF+TF+Terrace*** Floors constructed on the land located at ***Survey No.326, 327(Old), 327/3(New), Khatha No.79, Municipal No.16, Amani Bellandur Khane Village, Varthur Hobli*** Bangalore East Taluk with On Line ***LP No.BBMP/Ad.Com/MDP/0638/2019-20 Dt.01/10/2020*** .

The ***Residential Apartment*** Building was inspected on dt.17/06/2022 with reference to the sanctioned plan and as built drawing for the issue of Occupancy Certificate. At the time of inspection it is observed that the ***Residential Apartment*** Building constructed comprises of ***Stilt Floor+GF+FF+SF+TF+Terrace*** Floors only. On inspection it is also observed that there is deviations in Built up area when compared to sanctioned Plan which is well within the regularization limits of 5% by levying fine Which works out to *Rs.*82,67,290=00 *(Rs.Eighty Two Lakh Sixty Seven Thousand Two Hundred and Ninety only)*. The Applicant has paid the total ***Compounding fine of Rs.*82,67,290=00 *vide DD No.*101788, *Dt.*02/07/2022, *State Bank of India.*** DD has been remitted to ***Account No.*8401132000014 (CANARA BANK)** of ***Commissioner BBMP*** Vide ***Receipt No.RE-ifms*366-*TP*/000036, *Dt.*29/07/2022.**

The ***Residential Apartment*** Building at Property ***Survey No. 326, 327(Old), 327/3(New), Khatha No.79, Municipal No.16, Amani Bellandur Khane Village, Varthur Hobli,*** Bangalore East Taulk, consists of the following.

..... 2

29/7/22
Assistant Director Town Planning
BBMP, Mahadevapura Zone
Bangalore

10. Owner shall make his own arrangements to dispose the debris/ Garbage after segregating it in to 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.

11. In case of any false information, misrepresentation of facts, or pending court cases, the occupancy certificate shall deemed to be cancelled.

12. Arrangement like fire extinguisher and other facilities to be provided where ever required and maintained properly. For any untoward incident in the building BBMP is not responsible in any way and solely the owner will be responsible for any loss of life or damage to public property.

13. Safety to electrical installations, transformer is the entire responsibility of the owner. Any untoward incident that may cause out of electrical installations or transformer, the BBMP shall not be responsible in any way. The builder shall obtain safety certified from BESCOM regarding safe installation of electrical system before occupying the building.

14. If information / document furnished by applicant is false, the Occupancy Certificate issued will be cancelled and appropriate action will be initiated as per law.

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

29/07/22

Assistant Director of Town Planning,
Bruhath Bangalore Mahanagara Palike
Mahadevapura Zone, Mahadevapura,
Bangalore-48.

Assistant Director Town Planning
BBMP Mahadevapura Zone
Bangalore

To,

Sri B Sreedhar Reddy &
M/s United Infrastructures,
Rep by Sri R Raghavendra Reddy &
Sri G N Pattabi Ramaiah
Khatha No.79, Municipal No.16,
Survey No.326, 327(Old), 327/3 (New),
Amani Bellandur Khane Village,
Varthur Hobli,
Bangalore.

Bruhat Bengaluru Mahanagara Palike

Office of Assistant Director Town Planning Mahadevapura Zone

Receipt
(General Purpose)
[para 22(1)]

Receipt Number	: RE-ifms366-TP / 000036	**DDO**	: ddo366 Assistant Director Town Planning Mahadevapura Zone
Receipt Date	: 29-Jul-2022	**Ward**	: 149 Varthuru
Reference	: BBMP/Ad.Com/MDP/0638/2019-20 /	**Credited to**	: Canara Bank, Bangalore City Corpn. E.C. (Cor) (CNRB0008401) - 8401132000014 (TP)

Received the sum of Rs. 8267290.00 (Eighty Two Lakh Sixty Seven Thousand Two Hundred Ninety) from

Sri/Smt B Sreedhar Reddy and M/s United Infrastructures, Rep by Sri R Raghavendra **Reddy and Sri G N Pattabi Ramaiah**
Khatha No.79, Survey No.326, 327(old), 327/3 (New), Municipal No.16 ,Amani Bellandur **Khane Village**, Bangalore ,(Occupancy Certificate)
Bengaluru

towards the following -

Sl No	Name	Misc.	Amount	Remarks
1	R0110 Compounding Fee		8267290.00	

Amount received as

Sl No	Type	Bank	Chq/DD No.	Chq/DD Dt.	Amount
1	DD	State Bank Of India	101768	02-Jul-2022	8267290.00

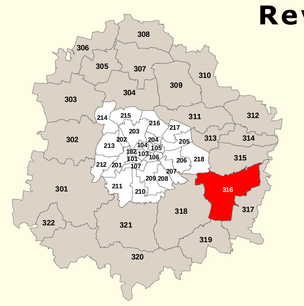
for Bruhat Bengaluru Mahanagara Palike
Assistant Director Town Planning
Mahadevapura Zone

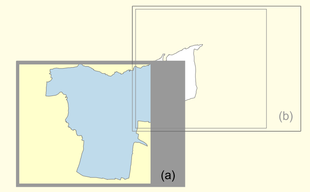
BANGALORE
Revised Master Plan 2015

Proposed Land Use Map

3.16 Varthur

map (a)





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

218 315 207 318 317 319

Kempapura · Yamalur · Marattahalli Extension · Munnekolalu Extension · Munnekolalu · Belur Nagasandra · Bellandur Tank · Kadabeesanahalli · Kariyammana Agrahara · Panathur · Balagere · Varthur · Gunjurpalya Colony · Gunjurpalya · Devarabeesanahalli · Bhoganahalli · Ibbaluru · Ibbalur kere · HSR Layout Sector 1 · Kaikondanahalli · Kaikondanahalli kere · Karangipalya · Kasavanahalli · Kasavanahalli kere · Junnasandra · Doddakannenahalli · Kannahalli kere · Chikka Bellandur · Mullur · Haralur · Somasundarapalya · Halanayakanahalli · Habanayakanahalli kere · Chikkakanneli · Hadosiddapura · VGP Layout · Kudlu · Kudlu kere · HAL Layout (Kodlu) · Chudasandra · Chikkanayakanahalli · Kodathi · Sulikunte · Kachamaranahalli · Peripheral Ring Road · Outer Ring Road · Sarjapur Road · Varthur Road · Whitefield Road

Defence Electronics Research Institute Air Force · New Horizon College of Engineering · Green Knowledge Hi School · Shell Ashoka · Indian Oil Petrol Bunk · Ramman Railway Station · Post Office · WIPRO · Peripheral Service Road · Pearson Biotech Pvt Ltd · Bharat Electronics Limited · Electronic Laboratory

N

0 250 500 1000 Meters

scale: 1 : 10 000

Coordinate system: UTM zone 43N
Reference ellipsoid: WGS 1984
Unit: meters

East to the 75th meridian

North to Equator

788000 789000 790000 791000 792000 793000 794000 795000 796000

1433000 1432000 1431000 1430000 1429000 1428000 1427000

ZONING CLASSIFICATION

MAIN ZONES

Residential
- Residential (Mixed)
- Residential (Main)

Commercial
- Commercial (Central)
- Commercial (Business)
- Mutation Corridor
- Commercial Axes

Industrial
- Industrial
- High Tech

Public and Semi-public
- Public / Semi-public

Green (Parks and Open spaces)
- State forest
- Valley
- Lake / tank
- Parks and Green Spaces, Sport / Playgrounds, Cemeteries / Burial grounds

Protected land

Traffic and Transportation
- Road / Rail / Airport Transport

Public Utilities
- Power / Water / Garbage Facility / Treatment Plant

Agricultural land

Unclassified use

Planning Perimeters
- Town Planning Scheme (TPS)
- Coordinated Planning Scheme (CPS)
- Area Improvement Perimeter
- Transport and Utilities Perimeter
- Heritage Conservation zone

CONSTRAINT AREA
- Non buildable: High Tension Line (HTL) Pipeline: Oil / Water
- Airport/Heights restrictions

OTHER INFORMATIONS

Proposed roads hierarchy
- Ring road
- Primary Urban road
- Major Urban road
- Minor Urban road
- (26) Proposed width of roads (in meters)
- Railway line
- Metro Alignment

Boundaries
- BDA LPA
- BMP Bangalore Mahanagara Palike
- LPA of BMICAPA
- village Village
- 21 Survey number

Hydrography
- Drain
- Sensitive Area

Proposed Land Use Analysis

Description	Area in Ha.	%
Residential (Main)	2219.09	52.04
Residential (Mixed)	62.22	1.46
Commercial (Central)	-	-
Commercial (Business)	164.55	3.86
Mutation Corridor	15.82	0.37
Commercial Axes	-	-
Industrial	142.93	3.35
High Tech	547.95	12.85
Public and Semi-public	125.97	2.95
Green (Parks & Open Spaces)	602.72	14.14
Traffic and Transportation	324.27	7.60
Public Utilities	58.52	1.37
Unclassified	-	-
Total	**4264.04**	**100.00**

BANGALORE DEVELOPMENT AUTHORITY

Town Planner Member BDA · Commissioner BDA · Chairman BDA

(space for Govt approval)

ANNEXURE R6

ANNEXURE 6A

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Page 1 Tuesday, February 21, 2023
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ANNEXURE R7

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

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 arc 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

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 relinqhished 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

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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 Authoirty 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

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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 exfacie 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

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question, its topography is prepared by the survevor 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

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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

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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.

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ANNEXURE R8

IN THE HIGH COURT OF KARNATAKA AT BENGALURU

DATED THIS THE 6TH DAY OF JULY 2022

PRESENT

THE HON'BLE MR. ALOK ARADHE
ACTING CHIEF JUSTICE

AND

THE HON'BLE MS.JUSTICE J.M. KHAZI

W.A. NO.1226 OF 2021 (BDA)

BETWEEN:

M/S. VALMARK DEVELOPERS PRIVATE LIMITED
HAVING ITS REGISTERED OFFICE
AT THE RESIDENCY
19TH FLOOR, NO.133/1
RESIDENCY ROAD, BANGALORE 560 025
REPRESENTED BY ITS MNAGING DIRECTOR
SRI. RATAN LATH.

... APPELLANT

(BY MR. UDAYA HOLLA, SR. COUNSEL FOR
MR. VIVEKANANDA T.P. ADV.,)

AND:

1. STATE OF KARNATAKA
URBAN DEVELOPMENT DEPARTMENT
VIKAS SOUDHA, BANGALORE 560 001
REPRESENTED BY ITS SECRETARY.

2. STATE OF KARNATAKA
DEPARTMENT OF REVENUE
VIDHANA SOUDHA, BANGALORE 560 001
REPRESENTED BY ITS SECRETARY.

3 THE DEPUTY COMMISSIONER
BANGALORE URBAN DISTRICT

KANDAYA BHAVAN
BANGLAORE 560 009.

4. KARNATKAA LAKE CONSERVATION
DEVELOPMENT AUTHORITY
II FLOOR, PARISHARA BHAVAN
NO.49, CHURCH STREET
BANGALORE 560 001
REPRESENTED BY ITS CHIEF EXECUTIVE OFFICER.

5. BANGALORE DEVELOPMENT AUTHORITY
T. CHOWDAIAH ROAD
KUMARA PARK WEST, BANGALORE 560 020
REPRESENTED BY ITS COMMISSIONER.

6. THE TOWN PLANNING MEMBER
BANGALORE DEVELOPMENT AUTHORITY
T. CHOWDAIAH ROAD, KUMARA PARK WEST
BANGALORE 560 020.

7. BRUHAT BANGALORE MAHANAGARA PALIKE
N R SQUARE, BANGALORE
REPRESENTED BY ITS COMMISSIONER.

... RESPONDENTS

(BY MRS. VANI H, AGA FOR R1 TO R3
MR. V. RAGHUNATH, ADV., FOR R4
MR. K. KRISHNA, ADV., FOR R5 & R6
MR. K.N. PUTTEGOWDA, ADV., FOR R7)

- - -

THIS WRIT APPEAL IS FILED U/S 4 OF THE KARNATAKA HIGH COURT ACT PRAYING TO ALLOW THIS WRIT APPEAL SET ASIDE THE ORDER DATED 01.09.2021 PASSED BY THE LEARNED SINGLE JUDGE PASSED IN WP NO.12942/2020 AND ALLOW THE WP NO.12942/2020 AS PRAYED FOR.

THIS W.A. COMING ON FOR PRELIMINARY HEARING, THIS DAY, ***ACTING CHIEF JUSTICE*** DELIVERED THE FOLLOWING:

JUDGMENT

This intra court appeal has been filed against order dated 01.09.2021 passed by the learned Single Judge, by which writ petition preferred by the appellant has been disposed of with liberty to seek clarification from the division bench of this court, in respect of its claim to raise construction without leaving the buffer zone in and around survey No.4 measuring 3 acres and 16 guntas. In order to appreciate the appellant's grievance, few facts need mention, which are stated infra.

2. The appellant who is a builder submitted an application before the Bangalore Development Authority (hereinafter referred to as 'the Authority' for short) on 01.03.2013 seeking sanction of development plan proposing to construction 554 villaments with a total built up area of 1,44,184 square meters. The

Authority in its meeting held on 31.01.2014 decided to accord approval to the development plan. However, the work order was directed to be released only after receipt of information from the Deputy Commissioner regarding reservation of an area measuring 3 acres 16 guntas of Survey No.4 of Chandrashekarpura Village. The Authority, thereafter, issued a demand notice dated 11.02.2014, by which the appellant was asked to pay a sum of Rs.81,94,800/- as well as to execute a relinquishment deed in respect of road and parks. The appellant submitted a modified plan on 18.02.2015 reducing the proposed buildable area to 1,17,303.98 square meters.

3. The State Government in exercise of powers under Section 71 of the Karnataka Land Revenue Act, 1964 (hereinafter referred to as 'the Act' for short) by a communication dated 07.08.2015 addressed to the Deputy Commissioner, Bangalore Urban District

accorded prior approval for reserving Chandrashekarpura Tank in survey No.4 measuring 3 acres and 16 guntas for a specific purpose of development of tree park. The Authority by a communication dated 09.09.2015 directed the appellant to execute the relinquishment deed in relation to park and open spaces, which was executed by the appellant on 15.09.2015. The Authority thereafter issued the work order to the appellant on 07.10.2015.

4. The Deputy Commissioner, Bangalore Urban District passed an order under Section 71 of the Act reserving Chandrashekarpura Tank area for development of a tree park and directed to hand over the same to Bruhat Bangalore Mahanagara Palike (hereinafter referred to as 'the BBMP' for short). The BBMP on 22.03.2016 permitted the appellant to construct the villaments in terms of development plan

approved by the Authority. The appellant on 23.03.2016 itself applied for approval to the modified development plan in respect of entire extent of land measuring 27 acres and 33 guntas and permit development of 554 villaments. The Lake Development Authority by a communication dated 20.04.2016 furnished in response to an application under Right To Information Act, 2005 (hereinafter referred to as 'the 2005 Act' for short) stated that the Chandrashekarpura Tank on Survey No.4 has lost its characteristic as tank and the same has been reserved for tree park.

5. The appellant thereafter submitted a representation on 24.12.2016 requesting the Authority for consideration of modified plan in the light of information furnished by the Lake Development Authority. Thereafter, the Authority addressed a communication dated 20.01.2017 to the

Lake Development Authority making an a reference to the information furnished under the 2005 Act seeking clarification as to whether the construction of the building could be permitted by leaving 16 meters of buffer zone.

6. The Lake Development Authority by a communication dated 17.02.2017 informed the Town Planning Department of the Authority that Chandrashekarpura Tank is modified to that of tree park and the area is a Tank and provisions of Karnataka Conservation and Development of Lakes Act, 2014 and its Rule as well as the order of National Green Tribunal (NGT) dated 04.05.2016 and Wet Land Rules are applicable. In the list of Tanks, the Lake Development Authority has mentioned that Chandrashekarpura Tank is reserved, as per orders of Deputy Commissioner, Bangalore dated 15.01.2015 for development of the park. The appellant submitted

a representation on 27.02.2018 to the Authority requesting for consideration of modified development plan in respect of additional 182 units pointing out that more than once the authority has clarified about the status of Tank in question. The authority on 23.05.2019 sought the opinion of the Deputy Commissioner, Bangalore Urban District about buffer zone of 30 meters.

7. The Deputy Commissioner, Bangalore Urban District by an order dated 03.06.2019 communicated to the Authority that Tank in question has lost its characteristic and the same has been reserved for development of tree park under Section 71 of 1964 Act. The authority was directed to hand over the possession to BBMP and it was clarified that zoning regulations referred to in the letter are not applicable. The authority by a communication dated 14.10.2019 informed the appellant that there is no

clarity in the opinion furnished by the Deputy Commissioner, as to declaration of the tank area as tree park. The appellant was informed that Revised Master Plan 2015 and zoning regulation, the appellant has to provide a buffer zone of 30 meters from the edge of the Tank and to submit a modified plan. The appellant assailed the aforesaid communication in a writ petition, which was disposed of by learned Single Judge of this court with the liberty to the appellant to seek clarification from the division bench of this court with regard to the claim of construction of the appellant without leaving a buffer zone of 30 meters in and around land bearing survey No.4 measuring 3 acres and 16 guntas. In the aforesaid factual background, this appeal has been filed.

8. Learned Senior counsel for the appellant submitted that the land in question is reserved for the tree park and is no longer a tank and therefore, the

impugned communication dated 14.10.2019 directing the appellant to provide a buffer zone of 30 meters from the edge of the tank and to submit a modified plan and arbitrary and suffers from the vice of non application of mind. It is further submitted that the prior approval of the State Government has been accorded and the land has been reserved as tree park. Learned Senior counsel has invited our attention to various documents on record. It is also submitted that State Government after having accorded the permission for the land in question with the reserve for tree park cannot take a stand that the same is a tank.

9. On the other hand, learned Additional Government Advocate submitted that communication dated 07.08.2015 is an inter departmental communication and at no point of time the lake has been de-classified as tree park and it remains to be so

in the revenue record. It is further submitted that land bearing survey No.4 measuring 3 acres and 16 guntas is a dry land and therefore, to avoid encroachment on the lake, the same has been reserved as tank. Attention of this court is also invited to Section 2(g) of Karnataka Tank Conservation and Development Authority Act, 2014 (hereinafter referred to as 'the 2014 Act' for short). It is further submitted that in the absence of any provision under the 1964 Act, the State Government has no power to de-classify the park.

10. Learned counsel for Lake Development Authority has submitted that the lake in question has lost its characteristic as a lake and the same has been handed over to BBMP to develop the same as tree park. Attention of this court has also been invited to the report submitted by the Lake Development Authority and it has been pointed out that the land in

question as reserved as tree park. Learned Counsel for the Authority has supported the stand taken by the Additional Government Advocate.

11. We have considered the rival submissions made on both sides and have perused the record. Section 71 of the 1964 Act enables the Deputy Commissioner to assign the land for special purposes and when they are so assigned, shall not otherwise be used without sanction of the Deputy Commissioner. However, the aforesaid order is subject to general orders of the State Government. Section 71 of the 1964 Act reads as under:

> ***71***. *Lands may be assigned for special purposes and when assigned, shall not be otherwise used without sanction of the Deputy Commissioner.—Subject to the general orders of the State Government, Survey Officers, whilst survey operations are proceeding under this Act, and at any other time, the Deputy Commissioner, may*

set apart lands, which are the property of the State Government and not in the lawful occupation of any person or aggregate of persons in any village or portions of a village, for free pasturage for the village cattle, for forest reserves or for any other public purpose; and lands assigned specially for any such purpose shall not be otherwise used without the sanction of the Deputy Commissioner; and in the disposal of lands under section 69 due regard shall be had to all such special assignments.

12. The relevant extract of the communication dated 07.08.2015 sent by Principal Secretary to the Revenue Department, Government of Karnataka to Deputy Commissioner, Bangalore Urban District, Bangalore reads as under:

In view of the same, I am directed to inform that, prior approval of the government is hereby accorded reserving the park/plantation for the specific purpose of forming park/plantation as per Section

71 of Karnataka Land Revenue Act, 1964 and to transfer the said Lake land to BBMP, subject to the following conditions:

Thereafter, the Deputy Commissioner by an order dated 15.10.2015 has passed an order under Section 71 of the 1964 Act reserving the land for the purposes of park / plantation. The relevant extract of the order is reproduced below for ready reference.

It is hereby ordered, reserving government land measuring 3-16 acres in Survey No.4 of Chandrashekharapura village, Begur Hobli, Bangalore South Taluk for the purpose of Park/Plantation as per Section 71 of Karnataka Land Revenue Act, 1964 subject to the following conditions:

12. From perusal of revenue records of houses and vacant lands maintained by BBMP, it is evident that land measuring 3.16 acres of survey No.4 has been recorded in the name of BBMP. In the list of

lakes prepared by Karnataka Lake development Authority , it is evident that in the aforesaid list also Chandrashekarapura Lake has been shown as reserved for development of tree park. The land bearing Survey No.4 measuring 3 Acres and 16 Guntas cannot be used for any other purpose and from perusal of the order dated 15.10.2015 passed by the Deputy Commissioner, the land is directed to be protected by putting up a barbed wire fencing to protect the trees and to prevent encroachment.

13. It is also pertinent to note that in the Master Plan-2015 land bearing Survey No.4 measuring 3 Acres and 16 Guntas has been shown to be reserved for residential purposes. For the aforementioned reasons, there appears to be no justification for the Authority to contend that the land in question is a lake and the appellant is required to set apart a buffer zone of 30 meters and to obtain a modified

development plan. The impugned communication dated 16.10.2020 and communication dated 17.02.2017 are hereby quashed. The Authority is directed to approve the modified development plan, treating land bearing Survey No.4 measuring 3 Acres and 16 Guntas to be a land earmarked for the purposes of a tree park. The BBMP shall issue a building plan and the license.

Accordingly, the appeal is disposed of.

Sd/-
ACTING CHIEF JUSTICE

Sd/-
JUDGE

SS

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ANNEXURE R9

ಜಿಲ್ಲಾಧಿಕಾರಿಗಳು, ಬೆಂಗಳೂರು ಜಿಲ್ಲೆ, ಬೆಂಗಳೂರು ರವರ ಕಾರ್ಯಾಲಯದ ನಡವಳಿಗಳು

ವಿಷಯ: ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು, ವರ್ತೂರು ಹೋಬಳಿ, ಅಮಾನಿಬೆಳ್ಳಂದೂರು ಖಾನೆ ಗ್ರಾಮದ ಸ.ನಂ.326 ರಲ್ಲಿ 0-01.08 ಗುಂಟೆ ಕೊರಕಲು ಬಗ್ಗೆ ಇರುವ ಬಿ ಖರಾಬು ಜಮೀನಿನ ಪಥಬದಲಾವಣೆ ಮಾಡಿಕೊಡಬೇಕೆಂದು ಕೋರಿರುವ ಬಗ್ಗೆ

ಉಲ್ಲೇಖ:
1. ಸರ್ಕಾರದ ಸುತ್ತೋಲೆ ಸಂ.ಆರ್‌ಡಿ 70 ಎಲ್‌ಜಿಪಿ 2008 ದಿನಾಂಕ 8-8-2008
2. ಉಪವಿಭಾಗಾಧಿಕಾರಿಗಳು, ಬೆಂಗಳೂರು ಉತ್ತರ ಉಪವಿಭಾಗ ರವರ ಪತ್ರ ಸಂ.ಎಲ್‌ಎನ್‌ಡಿ(ಬಿಇ)ಸಿಆರ್ 87 /19-20 ದಿನಾಂಕ 13-08-2019
3. ತಹಶೀಲ್ದಾರ್, ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು ರವರ ಪತ್ರ ಸಂ. ಎಲ್‌ಎನ್‌ಡಿ (ವ) ಸಿಆರ್ 35 /2019-20 ದಿನಾಂಕ 9-8-2019
4. ಶ್ರೀ ಗಂಗಾಧರ್ ಬಿನ್ ಆರ್.ರವೀಂದ್ರ ನಾಯ್ಡು ರವರ ಮನವಿ ದಿನಾಂಕ 1-7-2019

ಜಿಲ್ಲಾಧಿಕಾರಿಗಳ ಕಛೇರಿ ಬೆಂಗಳೂರು

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ಪ್ರಸ್ತಾವನೆ:

ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು, ವರ್ತೂರು ಹೋಬಳಿ, ಅಮಾನಿಬೆಳ್ಳಂದೂರು ಖಾನೆ ಗ್ರಾಮದ ಸ.ನಂ.326 ರಲ್ಲಿ 0-01.08 ಗುಂಟೆ ಕೊರಕಲು ಬಗ್ಗೆ ಇರುವ ಬಿ ಖರಾಬು ಜಮೀನಿನ ಪಥಬದಲಾವಣೆ ಮಾಡಿಕೊಡಲು ಅರ್ಜಿದಾರರಾದ ಶ್ರೀ ಗಂಗಾಧರ್ ಬಿನ್ ಆರ್.ರವೀಂದ್ರ ನಾಯ್ಡು ರವರು ಉಲ್ಲೇಖ (4) ರಂತೆ ಮನವಿ ಸಲ್ಲಿಸಿರುತ್ತಾರೆ.

ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು, ವರ್ತೂರು ಹೋಬಳಿ, ಅಮಾನಿಬೆಳ್ಳಂದೂರು ಖಾನೆ ಗ್ರಾಮದ ಸ.ನಂ.326 ರಲ್ಲಿ ಆಕಾರ್‌ಬಂದ್‌ನಂತೆ ಒಟ್ಟು 4-14 ಎಕರೆ/ಗುಂಟೆ ವಿಸ್ತೀರ್ಣವಿದ್ದು, ಈ ಪೈಕಿ 0-02 ಗುಂಟೆ ಹಳ್ಳದ ಬಗ್ಗೆ ಬಿ ಖರಾಬು ಉಳಿಕೆ 4-12 ಎಕರೆ/ಗುಂಟೆ ಐನು ವಿಸ್ತೀರ್ಣವಿರುತ್ತದೆ. ಈ ಪೈಕಿ 2-14 ಎಕರೆ/ಗುಂಟೆ ವಾಸದ ಉದ್ದೇಶಕ್ಕೆ ಭೂಪರಿವರ್ತನೆಯಾಗಿರುತ್ತದೆ. ಅರ್ಜಿದಾರರಾದ ಗಂಗಾಧರ್ ರವರು ಕ್ರಯಕ್ಕೆ ಪಡೆದಿದ್ದು, ಖಾತೆ ದಾಖಲಿಸಿಕೊಂಡಿರುತ್ತಾರೆ. ಅರ್ಜಿದಾರರು ಸ್ವಾಧೀನದಲ್ಲಿರುವ ಪ್ರದೇಶದಲ್ಲಿ 0-01.25 ಗುಂಟೆ ಹಳ್ಳದ ಬಗ್ಗೆ ಖರಾಬಿರುತ್ತದೆ. ಸದರಿ ಹಳ್ಳವು ಸದರಿ ಸ.ನಂ.ಜಮೀನಿನ ದಕ್ಷಿಣ ಭಾಗದ ಮಧ್ಯದಲ್ಲಿ ಹಾದು ಹೋಗುತ್ತಿರುವುದರಿಂದ ಭೂ ಪರಿವರ್ತನೆಯಾದಂತೆ ಜಮೀನನ್ನು ಅಭಿವೃದ್ಧಿಪಡಿಸಲು ಅನಾನುಕೂಲವಾಗುತ್ತಿದ್ದು, ಪ್ರಶ್ನಿತ ಹಳ್ಳದ ಪಥವನ್ನು ಪ್ರಶ್ನಿತ ಸ.ನಂ.ನ ದಕ್ಷಿಣ ಭಾಗದ ಹಂಚಿನ ಮೂಲಕ ಹಾದುಹೋಗುವಂತೆ ಪಥ ಬದಲಾವಣೆ ಮಾಡಲು ಅರ್ಜಿದಾರರ ಕೋರಿರುವಂತೆ, ಸದರಿ ಖರಾಬನ್ನು ಪಥಬದಲಾವಣೆ ಮಾಡಿದಲ್ಲಿ ಅಗಲದಲ್ಲಿ ಮತ್ತು ವಿಸ್ತೀರ್ಣದಲ್ಲಿ 0-01.75 ಗುಂಟೆ ಹೆಚ್ಚು ಬರುತ್ತಿದ್ದು, ದುರಸ್ತಿಪಡಿಸಬೇಕಾಗಿರುತ್ತದೆ. ಹಾಗೂ ಅರ್ಜಿದಾರರ ಕೋರಿಕೆಯಂತೆ ಸರ್ವೆನಂಬರ್‌ನಲ್ಲಿ ಹಾದುಹೋಗಿರುವ ಹಳ್ಳದ ಬಗ್ಗೆ ಇರುವ ಖರಾಬನ್ನು ಪಥಬದಲಾವಣೆ ಮಾಡಿದಲ್ಲಿ ಸಾರ್ವಜನಿಕರಿಗೆ ಯಾವುದೇ ರೀತಿಯ ತೊಂದರೆ ಉಂಟಾಗುವುದು ಕಂಡುಬರುವುದಿಲ್ಲ. ಈ ಬಗ್ಗೆ ಗ್ರಾಮಸ್ಥರ ಯಾವುದೇ ಆಕ್ಷೇಪಣೆ ಇರುವುದಿಲ್ಲವೆಂದು ಗ್ರಾಮಲೆಕ್ಕಿಗರು ಮತ್ತು ರಾಜಸ್ವ ನಿರೀಕ್ಷಕರು ವರದಿಯ ಮಹಜರ್‌ನೊಂದಿಗೆ ತಾಲ್ಲೂಕು ಭೂಮಾಪಕರು ತಯಾರಿಸಿರುವ ಪಥಬದಲಾವಣೆ ನಕ್ಷೆ ಮತ್ತು ವರದಿಯಲ್ಲಿ ಅಭಿಪ್ರಾಯ ವ್ಯಕ್ತಪಡಿಸಿರುವುದರಿಂದ ಸದರಿ ಜಮೀನನ್ನು ಕರ್ನಾಟಕ ಭೂ ಕಂದಾಯ ಕಾಯ್ದೆ 1964 ರ ಕಲಂ 71 ರಡಿ ಸಾರ್ವಜನಿಕ ಉದ್ದೇಶಕ್ಕಾಗಿ ಕಾಯ್ದಿರಿಸಿ, ಕರ್ನಾಟಕ ಭೂ ಮಂಜೂರಾತಿ ನಿಯಮ 1969 ರ ನಿಯಮ 28(ಎ)(i)(ii) ರಂತೆ ಪಥ ಬದಲಾವಣೆ ನೀಡಬಹುದಾಗಿದೆ ಎಂದು ಉಲ್ಲೇಖ (3) ರಂತೆ ಸಲ್ಲಿಸಿರುವ ತಹಶೀಲ್ದಾರ್, ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು ರವರ ಯಥಾ ಪ್ರಸ್ತಾವನೆಯನ್ನು ಉಪವಿಭಾಗಾಧಿಕಾರಿಗಳು, ಬೆಂಗಳೂರು ಉತ್ತರ ಉಪವಿಭಾಗ ರವರು ಉಲ್ಲೇಖ (2) ರಂತೆ ಪ್ರಸ್ತಾವನೆ ಸಲ್ಲಿಸಿರುತ್ತಾರೆ.

ಉಪವಿಭಾಗಾಧಿಕಾರಿಗಳು, ಬೆಂಗಳೂರು ಉತ್ತರ ಉಪವಿಭಾಗ, ಬೆಂಗಳೂರು ರವರು ಮತ್ತು ತಹಶೀಲ್ದಾರ್, ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು ರವರ ಪ್ರಸ್ತಾವನೆ ಮತ್ತು ತಾಲ್ಲೂಕು ಭೂಮಾಪಕರು ತಯಾರಿಸಿರುವ ಸರ್ವೆ ನಕ್ಷೆಯನ್ನು ಪರಿಗಣಿಸಿ ಈ ಕೆಳಕಂಡಂತೆ ಆದೇಶ ಹೊರಡಿಸಲಾಗಿದೆ.

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ನಂ:ಎಲ್ಎನ್‌ಡಿ(ಇ)ಸಿಆರ್/ 69 /2019-20 ದಿನಾಂಕ 20-08-2019

-:: ಆದೇಶ ::-

ಮೇಲ್ಕಂಡ ಪ್ರಸ್ತಾವನೆಯಲ್ಲಿ ವಿವರಿಸಿರುವಂತೆ, ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು, ವರ್ತೂರು ಹೋಬಳಿ, ಅಮಾನಿಬೆಳ್ಳಂದೂರು ಖಾನೆ ಗ್ರಾಮದ ಸ.ನಂ.326 ರಲ್ಲಿ 0-01.25 ಗುಂಟೆ ಬಿ ಖರಾಬಿದ್ದು, ಪಥಬದಲಾವಣೆಗಾಗಿ ತಾಲ್ಲೂಕು ಭೂಮಾಪಕರು ತಯಾರಿಸಿರುವ ಪಥಬದಲಾವಣೆ ಸರ್ವೆ ನಕ್ಷೆಯಂತೆ ಖರಾಬು ವಿಸ್ತೀರ್ಣದಲ್ಲಿ 0-01.75 ಗುಂಟೆ ಹೆಚ್ಚುವರಿಯಾಗಿದ್ದು, ಒಟ್ಟು 0-03 ಗುಂಟೆಯನ್ನು ಹಳ್ಳದ 'ಬಿ' ಖರಾಬನ್ನಾಗಿ ಪರಿವರ್ತಿಸಿ, ಕರ್ನಾಟಕ ಭೂ ಕಂದಾಯ ಕಾಯಿದೆ 1964 ರ ಕಲಂ 71 ರಡಿ ಸಾರ್ವಜನಿಕ ಉದ್ದೇಶಕ್ಕೆ ಕಾಯ್ದಿರಿಸಿ ಹಾಗೂ ಕರ್ನಾಟಕ ಭೂ ಮಂಜೂರಾತಿ ನಿಯಮ 1969 ರ ನಿಯಮ 28(ಎ)(i)(ii) ರಡಿ ಪಥ ಬದಲಾವಣೆ ಮಾಡಲು ಈ ಕೆಳಕಂಡ ಷರತ್ತುಗಳಿಗೊಳಪಡಿಸಿ ಆದೇಶಿಸಿದೆ.

:: ಷರತ್ತುಗಳು ::

1) ಪ್ರಸ್ತಾಪಿತ ಜಮೀನು ಮಾನ್ಯ ಕರ್ನಾಟಕ ಉಚ್ಚ ನ್ಯಾಯಾಲಯ, ಸಿವಿಲ್ ನ್ಯಾಯಾಲಯ ಹಾಗೂ ಇತರೆ ನ್ಯಾಯಾಲಯಗಳಲ್ಲಿ ಮುಂದೆ ಆಗುವಂತಹ ಆದೇಶಗಳಿಗೆ ಅನುಸಾರವಾಗಿ ಸದರಿ ಸರವು ಮತ್ತು ಕಾಲದಾರಿ ಗಾಗಿ ಕಾಯ್ದಿಟ್ಟ ಜಮೀನನ್ನು ಅಗತ್ಯವಾದಲ್ಲಿ ಹಿಂಪಡೆಯುವ ಅಧಿಕಾರ ಜಿಲ್ಲಾಧಿಕಾರಿಗಳಿಗೆ ಇರುತ್ತದೆ.
2) ಕರ್ನಾಟಕ ಭೂ ಕಂದಾಯ ಕಾಯ್ದೆ ಕಲಂ 71 ರಡಿ ಸಾರ್ವಜನಿಕ ಉದ್ದೇಶಕ್ಕೆ ಪ್ರಸ್ತಾಪಿತ ಸರ್ವೆ ನಂಬರ್‌ಗಳಲ್ಲಿ ಮೀಸಲಿರಿಸುವ 0-01.75 ಗುಂಟೆ ಜಮೀನನ್ನು ಅರ್ಜಿದಾರರು ತಮ್ಮ ಸ್ವಂತ ಖರ್ಚಿನಲ್ಲಿ ಸರ್ಕಾರದ ಹೆಸರಿಗೆ ಪರಿತ್ಯಾಗ ಪತ್ರ (**Relinquish Deed**) ದಂತೆ ನೋಂದಣಿ ಮಾಡತಕ್ಕದ್ದು.
3) ಪ್ರಸ್ತಾಪಿತ ಜಮೀನು ಸರವು ಮತ್ತು ಕಾಲುದಾರಿ ಬಗ್ಗೆ ಉಪಯೋಗಿಸದೇ ಇದ್ದ ಪಕ್ಷದಲ್ಲಿ ಅಥವಾ ಬೇರೆ ಉದ್ದೇಶಕ್ಕೆ ಉಪಯೋಗಿಸಿದ ಪಕ್ಷದಲ್ಲಿ ಯಾವುದೇ ಮುನ್ಸೂಚನೆ ನೀಡದೇ ಸದರಿ ಜಮೀನನ್ನು ಕಂದಾಯ ಇಲಾಖೆಗೆ ಹಿಂಪಡೆಯಲಾಗುವುದು.
4) ಜಂಟಿ ನಿರ್ದೇಶಕರು, ಭೂದಾಖಲೆಗಳ ವಿಭಾಗ, ಬೆಂಗಳೂರು ಜಿಲ್ಲೆ ರವರು ಸದರಿ ಜಮೀನು ಪಥ ಬದಲಾವಣೆ ಮಾಡಿರುವಂತೆ ಕರ್ನಾಟಕ ಭೂ ಕಂದಾಯ ಅಧಿನಿಯಮ 1966 ರ ಕಲಂ 73 ರಂತೆ ಸರ್ವೇದಾಖಲೆಗಳಲ್ಲಿ ತಿದ್ದುಪಡಿ ಮಾಡತಕ್ಕದ್ದು.
5) ತಾಲ್ಲೂಕು ಮೋಜಣಿದಾರರು ಸದರಿ ಜಮೀನಿನ ಹದ್ದುಬಸ್ತಿನೊಂದಿಗೆ ನಕ್ಷೆ ತಯಾರಿಸುವುದು.
6) ಅರ್ಜಿದಾರರು ನೀಡಿರುವ ಮಾಹಿತಿಯು ತಪ್ಪು ಎಂದು ಕಂಡುಬಂದಲ್ಲಿ ಈ ಆದೇಶವನ್ನು ರದ್ದುಗೊಳಿಸುವ ಹಕ್ಕನ್ನು ಈ ಪ್ರಾಧಿಕಾರ ಹೊಂದಿರುತ್ತದೆ.

ಸಹಿ/-
(ಕೆ. ಶ್ರೀನಿವಾಸ್)
ಜಿಲ್ಲಾಧಿಕಾರಿಗಳು
ಬೆಂಗಳೂರು ಜಿಲ್ಲೆ, ಬೆಂಗಳೂರು.

ಪ್ರತಿಯನ್ನು ಮುಂದಿನ ಸೂಕ್ತ ಕ್ರಮಕ್ಕಾಗಿ ಕೆಳಕಂಡವರಿಗೆ ಕಳುಹಿಸಿದೆ:-

1) ಸರ್ಕಾರದ ಪ್ರಧಾನ ಕಾರ್ಯದರ್ಶಿಗಳು, ಕಂದಾಯ ಇಲಾಖೆ, ಬಹುಮಹಡಿಗಳ ಕಟ್ಟಡ, ಬೆಂಗಳೂರು-01 ರವರಿಗೆ ಮಾಹಿತಿಗಾಗಿ
2) ಆಯುಕ್ತರು, ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ, ಬಳ್ಳಾರಿ ರಸ್ತೆ, ಬೆಂಗಳೂರು ರವರಿಗೆ ಸೂಕ್ತ ಕ್ರಮಕ್ಕಾಗಿ
3) ಉಪನಿರ್ದೇಶಕರು, ಭೂ ಮಾಪನ ಮತ್ತು ಭೂದಾಖಲೆಗಳ ಇಲಾಖೆ, ಬೆಂಗಳೂರು ಉತ್ತರ ಉಪವಿಭಾಗ, ಬೆಂಗಳೂರು ಇವರಿಗೆ ಸೂಕ್ತ ಕ್ರಮಕ್ಕಾಗಿ ರವಾನಿಸಿದೆ.
4) ಉಪ ವಿಭಾಗಾಧಿಕಾರಿಗಳು, ಬೆಂಗಳೂರು ಉತ್ತರ ಉಪ ವಿಭಾಗ, ಬೆಂಗಳೂರು ರವರಿಗೆ ರವಾನಿಸುತ್ತಾ, ಸದರಿ ಜಮೀನು ಯಾವ ಉದ್ದೇಶಕ್ಕಾಗಿ ಕಾಯ್ದಿರಿಸಲಾಗಿದೆಯೋ ಅದೇ ಉದ್ದೇಶಕ್ಕೆ ಉಪಯೋಗಿಸಿಕೊಳ್ಳುವ ಬಗ್ಗೆ ಸೂಕ್ತ ನಿಗಾವಹಿಸಲು ಸೂಚಿಸಿದೆ.
5) ತಹಶೀಲ್ದಾರ್, ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು ರವರಿಗೆ ಕಳುಹಿಸುತ್ತಾ, ಕಂದಾಯ ದಾಖಲೆಗಳಲ್ಲಿ ನಮೂದಿಸಲು ಸೂಚಿಸಿದೆ.
6) ಶ್ರೀ ಗಂಗಾಧರ್ ಬಿನ್ ಆರ್.ರವೀಂದ್ರ ನಾಯ್ಡು, ನಂ.43, ಅಕ್ಷಯ ರೆಡ್‌ಸ್ಟೋನ್, ಶೆಲ್ ಪೆಟ್ರೋಲ್ ಬಂಕ್ ಎದುರು, ಶೀಗೇಹಳ್ಳಿ, ಕಾಡುಗೋಡಿ, ಬೆಂಗಳೂರು-67 ರವರಿಗೆ
7) ಹೆಚ್ಚಿನ ಪ್ರತಿ

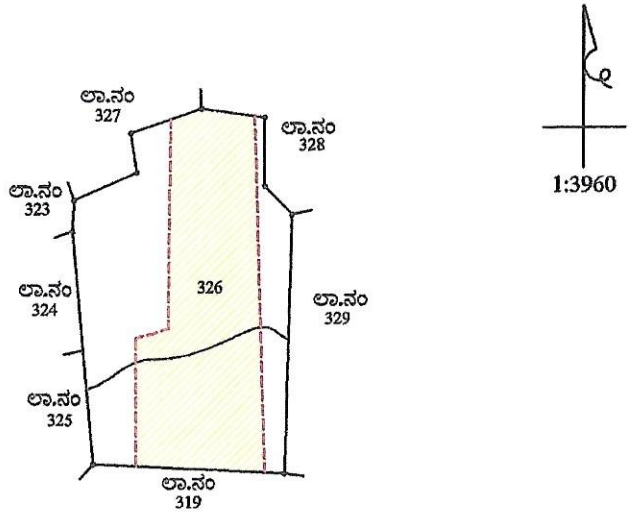
ಜಿಲ್ಲಾಧಿಕಾರಿಗಳು,
ಬೆಂಗಳೂರು ಜಿಲ್ಲೆ, ಬೆಂಗಳೂರು.

ಗ್ರಾಮ :–ಬೆಳ್ಳಂದೂರು ಅಮಾನಿಕಾನೆ | ಹೋಬಳಿ :–ವರ್ತೂರು | ತಾಲ್ಲೂಕು :–ಬೆಂಗಳೂರು ಪೂರ್ವ

ರಿ.ಸ.ನಂ. 326 ರ ಬಾಬ್ತು ನಕ್ಷೆ

ಹಾಲಿ ಸರ್ವೆ ದಾಖಲೆಯಂತೆ ನಮೂದಾಗಿರುವ ಖರಾಬು ಚಿಹ್ನೆ ಹಾಗೂ ವಿಸ್ತೀರ್ಣದ ವಿವರಗಳ ಬಾಬ್ತು ನಕ್ಷೆ.

ಸರ್ವೆ ದಾಖಲೆಗಳಂತೆ



ತಾಲ್ಲೂಕು ತಹಶೀಲ್ದಾರ್ ಆದೇಶಸಂಖ್ಯೆ LNDCR 35/19-20 ರ ಆದೇಶದ ಅನ್ವಯ ತಯಾರಿಸಿದೆ.

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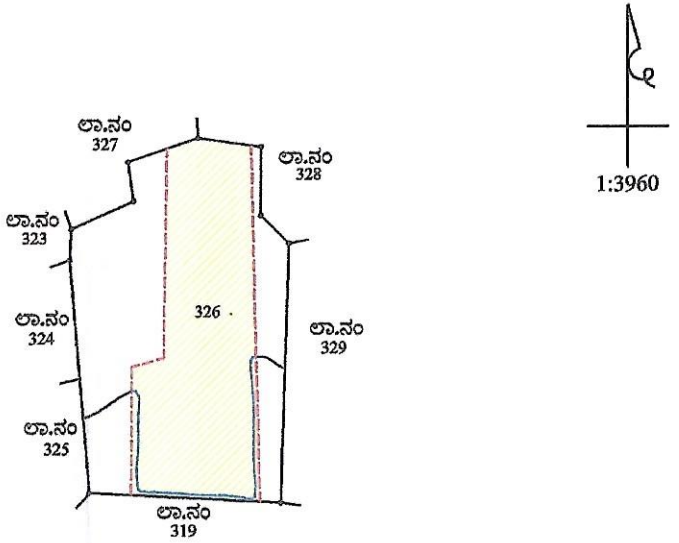

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ತಯಾರಿಸಿದವರು.
N.K Gowda
ತಾಲ್ಲೂಕು ಭೂಮಾಪಕರು
ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು
ಕೆ.ಆರ್.ಪುರ

ANNEXURE R10

Revised Master Plan 2015

BANGALORE

2007

Volume – III

ZONING OF LANDUSE AND REGULATIONS

(Approved by Govt vide G.O. No UDD 540 BEM AA SE 2004,

Dated: 22 – 06 - 2007 as part of the Revised Master Plan 2015)

BANGALORE DEVELOPMENT AUTHORITY,

BANGALORE

ABBREVIATIONS

BDA	Bangalore Development Authority
BEL	Bharat Electronics Limited
BBMP	Bruhat Bangalore Mahanagara Palike
BMTC	Bangalore Metropolitan Transport Corporation
BPO	Business Process Outsourcing
BSUP	Basic Services for Urban Poor
BT	Bio Technology
BWSSB	Bangalore Water Supply & Sewerage Board
CDP	Comprehensive Development Plan
CITB	City Improvement Trust Board
CMC	City Municipal Council
CPS	Coordinated Planning Scheme
EWS	Economically Weaker Section
FAR	Floor Area Ratio
IT	Information Technology
KHB	Karnataka Housing Board
KIADB	Karnataka Industrial Area Development Board
Lpcd	Litre per Capita per day
MPVR	Master Plan Vision Report
MLCP	Multi level Car Parking
NH	National Highway
PRR	Peripheral Ring Road
R&D	Research & Development
RMP	Revised Master Plan 2015
Rs	Rupees
SH	State Highway
TDR	Transferable Development Rights
TGR	Tippagondanahalli Reservoir
TMC	Town Municipal Council
ZR	Zonal Regulations

TECHNICAL TERMS AND DEFINITIONS

The following terminology is adopted:

1. **Amalgamation:** Combining two or more plots as a single plot.

2. **Amenities:** Means roads, open spaces, parks, recreational grounds, gardens, water supply, electric supply, lighting, sewerage, drainage and conveniences.

3. **Apartment:** Means one or two buildings containing or meant for multifamily dwellings and contains more than four units in a building.

4. **Auditorium:** Premises having an enclosed space to seat audience and stage for various performances such as concerts, plays, music, etc.

5. **Authority:** Authority means Bangalore Development Authority

6. **Boarding house (service apartment):** is a premise in which rooms are let out on a long term basis as compared to hotels.

7. **Bifurcation**: Means bifurcation of a plot into two.

8. **Bus depot**: A premises used by Public transport agency or any other agency for parking, maintenance and repair of buses. This may or may not include the workshop.

9. **Building line:** Means the line up to which the plinth of a building may lawfully extend within the plot on a street or an extension of a street. No overhead projections are allowed beyond the building line.

10. **Building setback: M**inimum distance between any building or any structure from the boundary line of the plot.

11. **Bus terminal:** A premises used by public transport agency to park the buses for short duration to serve the population. It may include the related facilities for passengers.

12. **Clinic:** A premises used for treatment of outdoor patients by a doctor. In case of poly clinic, it shall be managed by a group of doctors

13. **Clinical laboratory:** A premises used for carrying out various tests for diagnosis of ailments.

14. **Community hall:** Premises having enclosed space for various social and cultural activities without any cooking facility.

15. **Corner site:** Means a site at the intersection of two roads and facing two or more roads /streets.

16. **Development Plan:**

- **Residential development plan:** Plan containing proposal for construction of one or more residential buildings on a plot measuring more than 20,000 sq m in extent.
- **Non Residential development plan:** Plan containing proposal for construction of one or more commercial buildings on a plot size measuring more than 12,000 sq m in extent.

17. **Dharmashala:** is a premise where temporary accommodation for short duration is provided on non profit basis**.**

18. **Drains:** The drains have been categorized into 3 types namely primary, secondary and tertiary. These drains will have a buffer of 50, 25 and 15m (measured from the centre of the drain) respectively on either side. These classifications have been used for the drains newly identified while finalizing the RMP 2015.

19. **Dwelling unit:** Used primarily to describe the equivalent household in buildings.

20. **Frontage:** Frontage means the width of the site abutting the access road.

21. **Gas godown**: Premises where cylinders of cooking gas are stored.

22. **Guest house:** is a premise for housing the staff of Government, semi government, public undertaking and private limited company for short duration.

23. **High density development:** This includes star hotels, shopping malls, multiplexes, commercial complexes, IT and BT.

24. **Height of building:** Means the vertical distance measured, in the case of flat roofs, from the average level of the ground around and contiguous to the building up to the highest point of the building and in case of pitched roofs, up to the point where the external surface of the outer wall intersects the finished surface of the sloping roof, and in case of gables facing the road, the mid point between the eaves level and the ridge.

25. **High rise building or Multi-Storeyed Building**: Means a building of a height of 24 meters or more above the average surrounding ground level.
26. **Hospital:** A premises providing medical facilities of general or specialized nature for treatment of indoor and outdoor patients.
27. **Hotels:** A premises used for lodging on payment with or with out boarding facilities.
28. **Integrated residential schools:** A premises having educational and playing facilities for student's up to XII standard. It shall have boarding facilities and may have residence for faculty members.
29. **Junk yard**: Premises for covered, semi covered, or open storage including sale and purchase of waste goods, commodities and materials.
30. **Kalyana Mantapa:** Premises where marriages, social and religious functions are conducted with cooking facilities.
31. **Lodging house:** is premises used for lodging on payment.
32. **Mezzanine floor:** Means intermediate floor between ground floor and first floor only. The area of the mezzanine floor shall not exceed 1/3 rd of covered area of ground floor.
33. **Nursing home:** A premises having medical facility for indoor and outdoor patients, having up to 30 beds, it shall be managed by a doctor or a group of doctors on commercial basis.
34. **Park**: A premises used for leisure, recreational activities, it may have a related landscaping, parking facilities, public toilet, fence etc. It includes synonyms such as lawn, open space, green, etc.
35. **Playground**: A premises used for outdoor games, it may have on it landscaping , parking facilities, public toilet, etc
36. **Recreational club:** Premises used for assembly of a group of persons for social and recreational purposes with all related facilities
37. **Repair shop:** A premises similar to retail shop for carrying out repair of household goods, electronic gadgets, automobiles, cycles, etc.
38. **Retail shops:** A premises for sale of commodities directly to consumer with necessary storage.
39. **Restaurant**: A premises used for serving food items on commercial basis including cooking facilities, with covered or open space or both having seating arrangements.
40. **Stilt Parking**: Building constructed with stilt area of non habitable height(less than 2.4mtrs), used for parking.
41. **Whole sale**: a premises where goods and commodities are sold, delivered to retailers, the premises include storage / godown, loading and unloading facilities.
42. **Villa:** An independent house /dwelling on a given plot.

TABLE OF CONTENTS PAGE NO.

List of tables 7

Framework and Objectives of the Vision Document 8

Chapter 1: Introduction 9

1.1 Spatial extent of land use zoning regulations 9

1.2 Land use zone categories 9

1.3 Zonal boundaries and interpretation 10

Chapter 2: List of Land Use categories permissible in various zones 11

Chapter 3: Regulations applicable to all zones 19

Chapter 4: Regulations for main land use Zones..... 26

4.1. Residential (Main) 27

4.2. Residential (Mixed) 28

4.3. Commercial (Central) 30

4.4. Commercial (Business) 31

4.5. Mutation Corridors 32

4.6. Commercial Axes 33

4.7. Industrial (General) 34

4.8. Industrial (Hi-Tech) 35

4.9. Public and Semi Public (P&SP) 36

4.10 Traffic and Transportation (T&T) 37

4.11 Public Utilities (PU) 38

4.12 Park and Open Space (P) 39

4.13 Agricultural Land (AG) 40

4.14 Unclassified (UC) 41

CHAPTER 5: Planning Perimeters & Schemes 42

CHAPTER 6: Subdivision regulations 43

CHAPTER 7: Regulations for Residential and Non Residential Development Plan

7.10 Regulations for Residential Development Plan 45

7.20 Regulations for Non Residential Development Plan & Flatted Factories 46

CHAPTER 8: Parking Requirements and Norms …….. 48

CHAPTER 9: Fire protection Requirements & Safety Measures against Earthquake …… 50

CHAPTER 10: Transfer of Development Rights (TDR) …… 53

APPENDIX I: Building lines specified for various Roads 57

APPENDIX II: Affidavit to be submitted by the Architect/Engineer/Planner… 60

APPENDIX III: TDR application format. 61

APPENDIX IV: DRC register format. 62

APPENDIX V: Undertaking by the applicant. 63

APPENDIX VI: Affidavit to be given by the owner. 64

APPENDIX VII : DRC utilisation form. 65

APPENDIX VIII: Development Rights Certificate. 68

LIST OF TABLES

Table 1: Permissible land uses in Residential Category
Table 2: Permissible land uses in Commercial Category
Table 3: Permissible land uses in Industrial Category
Table 4: Illustrative list of uses in the Industrial (I-1) category
Table 5: Permissible land uses in Transportation Category
Table 6: Permissible land uses in Public and Semi public category.
Table 7: Space standards for various buildings/uses
Table 8: Setbacks for building up to a Height of 11.5 m & Plot size of up to 4000sq.m
Table 9: Setbacks for buildings above 11.5 m height
Table 10: FAR and Ground Coverage in Residential (Main)
Table 11: Plot Size and Ancillary uses permissible in Residential (Mixed)
Table 12: FAR and Ground Coverage in Residential (Mixed)
Table 13: FAR and Ground Coverage in Commercial (Central)
Table 14: FAR and Ground Coverage in Commercial (Business)
Table 15: FAR and Ground Coverage in Mutation Corridors
Table 16: FAR and Ground Coverage in Industrial (General)
Table 17 FAR and Ground Coverage in Industrial (Hi-Tech)
Table 18: FAR and Ground Coverage in Public and Semi public
Table 19: FAR and Ground Coverage in Traffic and Transportation
Table 20: FAR & Ground coverage for Residential Development Plan on a sital area of above 20,000sqm.
Table 21: FAR & Ground coverage for Non Residential Development Plan and Flatted factories on a sital area of above 12,000sqm
Table 22: FAR and Ground coverage for Integrated Township.
Table 23: Parking requirements
Table 24: Fire protection requirements—Width and number of exits for various occupancies.
Table 25: TDR utilization table for deferent zones.
Table 26: Building lines specified for various roads

FRAMEWORK AND OBJECTIVES

The Revised Master Plan 2015 vision document envisages a compact, balanced and equitable, urban growth for the city. In order to guide such growth, the Revised Master Plan 2015 uses the proposed land use Plans and zonal regulations.

Zonal Regulations are an integral part of the Revised Master Plan - 2015 and are required to be read with the Proposals as detailed in proposed land use plans.

The Local Planning Area is delineated into 47 planning districts, based on planning parameters.

OBJECTIVES

The key objectives of Zoning Regulations are:

a. To Safeguard Public Interest.

b. To be Realistic and Anticipatory.

c. To be Flexible and Responsive.

CHAPTER 1: INTRODUCTION

1.1 Spatial extent of land use zoning regulations

The regulation applies to the Bangalore Metropolitan Area, also defined as the Local Planning Area (LPA) for the city of Bangalore and its environs as declared under KTCP Act, 1961.

The provisions of this document are to be read along with the relevant planning district plans of Revised Master Plan 2015, applicable to various areas of the city. The zone delineation and the permissible land uses within zone and respective regulations for land use are properly co-related to achieve orderly growth.

The regulations proposed are prospective. The developments that are lawfully established prior to the coming into force of zonal regulations shall be allowed to continue as non confirming uses.

1.2 LAND USE ZONE CATEGORIES

A. The entire Local Planning Area is conceptually organized into three main Rings for consideration of zoning and regulations.

i. Areas coming within the Core Ring Road : Ring I
ii. Areas coming between the Core Ring road and the Outer Ring Road: Ring II
iii. Areas coming beyond the Outer Ring Road and within the LPA: Ring III
iv. The above rings are equivalent to Zone-A, Zone-B and Zone-C for TDR Purposes

B. Classification of Land use zones:

- RESIDENTIAL (R)
- COMMERCIAL (C)
- INDUSTRIAL (I)
- PUBLIC AND SEMI PUBLIC (P&SP)
- TRAFFIC AND TRANSPORTATION (T&T)
- PUBLIC UTILITIES (PU)
- PARK AND OPEN SPACE (P)
- UNCLASSIFIED (UC)
- AGRICULTURE LAND (AG)

1.3 Zonal boundaries and interpretation

The exact location and specific regulations applicable for a particular zone is to be verified from the Proposed Land Use Zoning Plans.

The zonal boundary is usually a feature such as a road, valley, village boundary, etc and includes the immediate inner edge of the area.

Certain restrictions imposed by competent authorities are to be maintained as “buffers” for various utilities such as power, oil, etc and are marked on the proposed land use plans. The NOC for the same shall be sought, if necessary.

The planning perimeters such as area improvement perimeter, transport and utilities perimeter, etc. shown in RMP2015 refer to indicative areas in the city that need to be dealt with detailed action plans and they serve as mere informative tool on the Plans.

Generally, in case of uncertainty as regards the boundary or interpretation, it shall be referred to the authority for final decision.

CHAPTER 2.0: LIST OF LAND USE CATEGORIES PERMISSIBLE IN VARIOUS ZONES

Various land uses permissible within each zone are listed below.

- Land uses are grouped according to the nature and intensity of use in an ascending manner. For e.g.: C-4: indicates C= Commercial and 4 the order within the category. The C-4 list includes all land uses permissible specific to C-4 and the lower order uses of C-3, C-2, and C-1 unless specifically mentioned.
- The various codes used include:
- R: Residential
- C: Commercial: C-1 to C-6
    - I: Industrial: I-1 to I-4
- T: Transportation: T-1 to T-4
- U: Public and Semi Public: U1 to U4.

- Though the various uses are listed, the corresponding space standards for buildings/uses are to be referred. The two main parameters are minimum size of Plot and the Minimum width of Road.

Table 1: Permissible Land uses in Residential category

R	Residential land uses
1.	Plotted residential developments
2.	Villas, semi detached houses
3.	Apartments, Hostels, Dharmashala
4.	Multi Dwelling Housing, Service Apartments.
5.	Group Housing (Development Plans)

Note: When service apartments are permitted, fee under section 18 of KTCP Act, 1961 for commercial use shall be levied.

Table 2: Permissible Land uses in Commercial Category

C1	Commercial Uses
1	Petty shops, Newspaper, stationery and milk booth, vulcanizing shops
2	Tutorial centers not exceeding 50 sq.m
3	STD/ FAX/internet centre/ ATM centers
4	Hair dressing and beauty parlors
5	Offices/ clinics belonging to “Professional services" category and self owned not exceeding 50 sq.m
6	Tailoring, dry cleaners
7	Bakery and sweetmeat shop
8	Pathological labs.
9	Recreational Clubs as per Table.7 provisions

C2	Commercial Uses
1	Eateries such as darshinis, tea stalls, and takeaways
2	Gyms, orphanages, old age homes clinics
3	Retail shops & hardware shops
4	Banks, ATMS, insurance and consulting and business offices
5	Mutton and poultry stalls, cold storages
6	Job typing/ computer training institutes, cyber café, internet browsing.
7	Uses for small repair centers- electronic, mechanical , automobile, etc
8	Photo Studio
9	Nursing homes and poly clinics/ dispensaries /labs subject to minimum 300sq.m plot size and NOC from pollution control board after adequate parking facility is provided.
10	Fuel stations and pumps, LPG storage (as per Table.7)
11	Kalyana mantaps as per Table.7
12	All the uses of C1 are permitted

C3	Commercial Uses
1	Commercial and corporate offices
2	Retail Shopping complexes
3	Restaurants and Hotels
4	Convention centers and banquet halls
6	Financial institutions
7	Cinema and multiplexes
8	Places of assembly, exhibitions centers
9	Entertainment and amusement centres.
10	Hospitals and specialty hospitals
11	Automobile repair and garage centers , spares and stores
12	All uses of C1 & C2 are permitted

C4	Commercial Uses
1	Sale of second hand junk goods , junk yards
2	Warehouses and storage areas for goods
3	Whole sale and trading
4	All uses of C1, C2 & C3 are permitted

C5	Commercial Uses
1	Wholesale and warehouses -business
2	Agro Mandis
3	Heavy goods markets
4	All uses of C1, C2, C3 & C4 are permitted

Table 3: Permissible land uses in Industrial Uses Category

I-1	House hold industries
1	Tiny and household industries
Above Uses are permitted subject to condition that the zone permits the extent of area and the power consumption does not exceed 5 KW. The activity follows the required space standard given in Table.7 Note: The power required for air conditioners, lifts & computers shall be excluded while calculating the kilowatt above. Illustrative list as in table.4	

I-2	Service industries
1	R & D labs , Test centers , IT, BT , BPO activities
2	All uses included in the I-1 category

I-3	Light Industries
1	All uses in I-1 and I-2 included
Uses permitted subject to condition that the zone permits the extent of the area and power consumption, the activity follows the required space standard, performance characteristics such as Noise, Vibration, Dust, Odour, Effluent, General nuisance	

I-4	Medium Industries
1	All uses of I-1, I-2 & I-3 included
2	Warehousing, loading and unloading platforms to be provided
Uses permitted subject to condition that the zone permits the extent of the area and installed power and performance characteristics such as Noise, Vibration, Dust , Odour, Effluent, General nuisance are to be considered	

I-5	Heavy Industries
1	All uses of I-1, I-2, I-3 & I-4 are included
2	Hazardous industries and heavy manufacturing industries
Uses permitted subject to condition that the zone permits the extent of the area and installed power and performance characteristics such a Noise, Vibration, Dust , Odour, Effluent, General nuisance are to be considered	

Table 4: Illustrative list of uses in the Industrial (I-1) category:

I-1. Industrial land uses	
1) Food products	**5) Other works such as**
Preparation of bakery products & confectionaries,	Ornamental jewellery, gold and silver thread,
Candies, sweets, ice & ice creams, Biscuit making, huller and flour mills,	Repair of kitchen related equipments, Porcelain wares,
Aerated water and food beverages.	Medicines, wax polishing, & washing soaps, candles and wax products,
Supari and masala grinding,	Chalk, crayons, and artists colour, Musical instruments
Coffee powder , packing, milk and dairy products,	Laundries, bleaching, dyeing, Photo processing laboratories
Juice crushers and processing, etc	Cement moulded products, Plaster of Paris,
	Repacking/ mixing of liquids, powder, pastes, not involving hazardous materials, etc
2) Textile products	
Embroidery works, handloom and power looms,	**6) Tobacco and Agarbathis**
Hosiery, netted garments, crepe, cotton and silk printing, tailoring of apparels.	Rolling of Beedis, Agarbathis and packing, etc
Bedding material, textile bags, mosquito nets, others;	
	7) Leather products
3) Wood products and carpentry	Manufacture and repair of finished leather goods
Manufacture of wooden furniture, fixtures, toys, mirrors & photo frames	Upholstery, suitcases, etc
Bamboo and cane furniture works, Repair and sale of wood junk, etc	
	8) Rubber and plastic products
4) Paper products and printing	Re treading , recapping and vulcanizing, toy making,
Manufacturing of cartons for packing,	Rubber/polymer stamp,, brush making, conduit pipes fabrication,
Printing, publishing, book binding, engraving , etching	buckets and household plastic products.
Making of stationery - post cards, mathematical items, block making, etc	Manufacturing of rubber balloons, hand gloves, other products

… Continuation from Table.4

I-1. Industrial land uses		
9) Metal works		**10) Electrical goods**
Storage of Metal commodities, Painting and finishing works		Watch repairs, Storage of electronic components
Fabrication and welding works		Rewinding and re-furbishing works, assembly of computers , others
Toy making, electro plating, mica plating,		
Engraving, steel ware products and metal works,		**11) Transport equipment**
Metal polishing, general jobbing machine		Servicing of automobiles- garages, storage of automobile parts
Blacksmith, cutlery, door and window fittings,		Painting and washing works, cycle parts and accessories, etc
Aluminum and copper wire drawing and winding,		
Padlocks and pressed locks, button clips,		**12) Glass works**
Precision instruments of all kinds, screws, bolts nuts,		Glass grinding, cutting and finishing
Pulleys and gears, oil stove, pressure lamps, hand tools		Etching and art works, Manufacture and repair of spectacles
Repair works such as cabinets, furniture, others		Artificial Glass Jewellery works, etc **13) Job oriented Training activity** Computer & IT training centres and such other activities.

Table 5: Permissible Land uses in Transportation Category

T1	Transportation zone
1	Bus bays, Auto stand, Bus shelters, information kiosk
2	Metro stations, parking areas
3	Multi level car parking
4	Filling stations, service stations

T2	Transportation zone
1	Transport offices
2	Workshops and garages
3	All uses of T1 are permitted

T3	Transportation zone
1	Automobile spares and services, Godowns,
2	Loading and unloading platforms (with/without Cold storage facility), weigh bridges.
3	Bus terminals, Road transport uses
4	All uses of T1 & T2 are permitted

T4	Transportation zone
1	Ware houses, Storage depots
2	Truck terminals
3	Railway station, Yards, Depots, Airport
4	Special warehousing, cargo terminals.
5	All ancillary (complimentary) uses for above categories(decision of the authority shall be final)
6	All uses of T1, T2 & T3 are permitted

Table 6: Permissible land uses in Public and Semi Public category

U1	Urban amenities
1	Sub offices of utilities up to 50 sq.m
2	Police stations, post offices
3	Primary schools subject to space standards
5	Parks, Play grounds and Maidans
6	Telecommunication /microwave under special case
7	Nursery crèches
8	Spastic Rehabilitation centers , Orphanages, Govt dispensaries
9	Public distribution system shops
10	Fire stations
11	Bill collection centers
12	Traffic and Transport related facilities
13	Places of worship, Dharmashala, hostels
14	Dhobi Ghat
15	Broadcasting and Transmission stations
16	Public library

U2	Urban amenities
1	All uses of U 1 are permissible.
2	Burial grounds, crematorium under special circumstances.
3	Nursery school subject to a plot size of min 300 sq.m

U3	Urban amenities
1	All uses of U1 and U2 are permissible.
2	Higher primary schools, Integrated Residential Schools.
3	Health centers and Hospital.
4	Research institutions subject to the size
5	Government buildings, auditoriums, cultural complexes,
6	Educational Institutions , Colleges

U4	Urban amenities
1	All uses of U1, U2, and U3 are permissible
2	Meteorological observatories
3	Airport and ancillary uses

Table.7: Space standards for various buildings/uses

Sl. No.	Common to all permissible zones	Min. road width	Minimum. Size of plot in sq.m
1	Kalyana Mantaps	18	1000
2	Cinema, game centres, Multiplex, convention centres.	18	2000
3	Social clubs and amenities	12	1000
3	Multi storey car parking	12	1000
4	Office buildings (C3 and above)	12	300
5	Middle school	15	2000
6	High school with play ground, Integrate Residential School	18	5000
7	College & higher educational institution	18	2500
8	Petrol pumps/Fuel stations	18	500
9	Hotels and lodges,	12	500
10	Service Apartments.	18	500
11	LPG storages	12	500
12	Places of congregation	12	500
13	Public libraries	12	300
14	Conference hall	15	500
15	Community hall	12	1000
16	Nursing homes/ polyclinics	12	300
17	Star hotels (up to 3 star within I ring)	12	2000
18	Star hotels (up to 3 star) in II and III ring	15	2000
19	Star hotels (above 3 star) Anywhere within conurbation.	15	4000
20	R & D lab	15	1500

CHAPTER.3.0: REGULATIONS APPLICABLE TO ALL ZONES

3.1 SETBACKS:

Front and Rear setback shall be with reference to depth of the site.

i. The left and right setback shall be with reference to width of the site.
ii. Up to 11.5 m height, the setbacks are calculated as percentages of depth and width of the plot, as per Table.8.
iii. Table.9 shall be referred for Buildings which are more than 11.5 m in height to fix the setbacks.
iv. In case of irregular plots, the setbacks are to be calculated according to the depth or the width at the point where the depths or widths are varying and average setbacks shall not be considered in such cases.
v. The setbacks shall be provided in the owners plot. Public open spaces or conservancies should not be considered as setbacks.
vi. Wherever the building lines are fixed, in such cases the front setback or the building line which ever is higher shall be considered as the front setback to the building.
vii. In case of corner site, both the sides facing the road shall be treated as front side and regulations applied accordingly to maintain the building line on these roads and for providing better visibility.
viii. In case of building facing more than two roads, the plot should be considered as corner plot taking two wider roads into consideration.
ix. In case of site facing roads both in front and rear, both the sides facing roads shall be treated as front and other two sides not facing roads should be treated as right and the setbacks be applied accordingly.

SETBACKS :

Table 8: Setbacks for building Height up to 11.5m & Plot size of up to 4000sq.m

	Width of site		Depth of site	
Width/Depth of site (m)	Right side	Left side	Front side	Rear side
Up to 6.0	1.0 m	0	1.0 m	0
Above 6.0 up to 9.0	1.0 m on all sides			
Above 9.0 m	8 %	8%	12%	8 %

- For plot over size of 4000 sq.m, a minimum setback of 5.0 m on all sides shall be insisted.

Table 9: All around setbacks for buildings above 11.5 m height

Sl. No.	Height of the bldg (m)	Front, rear and side setbacks (Min. in m)
1	Above 11.5m up to 15m	5.00
2	Above 15 m up to 18.0 m	6.00
3	Above 18.0 up to 21 .0 m	7.00
4	Above 21 up to 24 m	8.00
5	Above 24.0 m up to 27.0 m	9.00
6	Above 27 up to 30.0 m	10.00
7	Above 30 up to 35.0 m	11.00
8	Above 35 up to 40.0 m	12.00
9	Above 40 up to 45.0 m	13.00
10	Above 45 up to 50.0 m	14.00
11	Above 50.0m	16.00

3.2 Width of the road:

i. While determining the width of the road the distance between the boundaries of a road including foot path, drains measured at right angles at the center of the plot.

ii. In case of roads having service roads in addition to the main roads, the width of the roads shall be aggregate width of service roads and main roads for determining the FAR.

3.3 Floor:

The lower surface of storey on which one normally walks into the building; the general term floor does not refer to basements / cellar or mezzanine floor.

i. **Floor area for calculating Parking requirements:** Floor area shall be the aggregate area of all the floors of a building including thickness of wall, staircase room, lift room, escalators, balconies, lobbies, corridors, foyers, and such other parts provided for common service.

3.4) FAR or Floor Area Ratio

i) The ratio of the Floor area to the plot area is FAR. However, it includes escalators, open balconies, staircase and corridors.

ii) The floor area ratio shall exempt the floor area used for purposes such as parking space, main stair case room, lift shaft, lift wells, and lift machine rooms, ramps, ventilation ducts, sanitary ducts and overhead tanks.

iii) When the site does not face the road of required width noted against each, then the FAR applicable to the corresponding width of the roads shall apply.

iv) Where a plot faces a wider road than the one prescribed against it, the FAR shall be restricted only to the limit prescribed for the area of the plot.

v) **Additional FAR:** With a view to encourage redevelopment in old/core areas, additional floor area ratio(FAR) as an incentive is proposed for properties located within I & II rings(lands falling under 100 & 200 series planning district plans) which are amalgamated or reconstituted only after the date of approval of Revised Master Plan 2015. Details of additional FAR are as follows;

	Up to 360 sq.m	Above 360 sq.m up to 4000 sq.m	Above 4000 sq.m
Ring .1	As per existing FAR	0.25 additional FAR over the existing	0.50 Additional FAR over the existing.
Ring .2	As per existing FAR		0.25 Additional FAR over the existing.
Ring .3	As per existing FAR and Norms		

3.5) Ground coverage:

The total area covered by building immediately above the plinth level. Swimming pool, sump tank, pump house and electric substation, utilities are not included.

3.6) Two or more buildings on the site:

i. For more than one building on a given site, the distance between the buildings shall be 1/2 the height of the tallest building, between the buildings under consideration.
ii. In case, two or more buildings with different heights are proposed on a single site, then setbacks shall be applied with reference to the tallest building.

3.7) Garage:

i. The maximum width of the garage shall not exceed 4m.
ii. The garages shall not be constructed or reconstructed within 4.5m from the road edge. This may be relaxed in cases where the garage forms part of the main building with minimum setback for that plot.
iii. The length of garage shall not exceed 1/3 rd the length of the site but not exceeding 8.0 m in any case.
iv. In case of lumber room being proposed within the portion of the garage, the depth of the lumber room shall not exceed 1.25 m and entrance to such lumber room shall be from the rear setback only.
v. In the case of corner plots the garage shall be located at the rear corner diagonally opposite to the road intersection.
vi. For garage, no side or rear setback should be insisted , one upper floor not exceeding 3.0 m height shall be permitted provided, no opening are provided towards neighbouring property and at least one opening for light and ventilation is provided towards the owners property.
vii. The garage may be allowed in right or left side of the plot subject to site conditions.

3.8) Means of access:

i. The means of exclusive access which would be other than through public roads or streets shall not be more than 30.0 m in length from the existing public road and the minimum width of such access shall be 3.5 m. If the width of access road is less than 3.5 mtrs, then max floor area permitted in such cases shall not exceed 150 sq mtrs and 50 sq mtrs in residential and commercial zones respectively irrespective of the sital area.

ii. FAR and height of the building shall be regulated according to the width of public street or road only.

iii. The means of exclusive access which would be other than through public roads or streets having more width than the public road or street, but less than 30.0 m in length, then width of the public road or street shall be considered for reckoning FAR.

iv. Access rights needs to be obtained before applying for any sanction/permission for development. Documents to support the rights obtained needs to be submitted along with the plan.

3.9) Basement:

i. Means storey which is partly or wholly below the average ground level and with a height not exceeding a projection of 1.2 m above the average ground level and overall height of the basement under any circumstances should not exceed 4.5 m between the floor and the ceiling of the basement in case of normal parking. In case of stacked/ mechanical parking the height of the basement may be permitted up to a maximum of 4.5m

ii. If a site is measuring less than 200sqm, then car parking shall not be permitted in the basement floor.

iii. If the minimum setback is more than 2.0 m, then the basement may be extended on all sides except the side abutting the road, provided the minimum setback between the basement and property boundary is minimum 2.0 m.

iv. Basement floors up to a maximum of 5 (five) levels may be permitted for car parking.

v. Permissible uses in the Basement for buildings other than 3 star and above category:

- Dark rooms for X ray and storage of light sensitive materials
- Bank Safes/ Strong room included in the FAR
- Air condition handling units/equipment, utilities and services connected with the building.
- Parking

vi. In case of 3 star and above category of hotels, the spare area in the basement after catering to the requirement of parking facilities may be allowed to be used for other purposes incidental to the running of the hotel, such as; health club, shopping arcade, dining area, with or without kitchen facilities, with gas cylinder, administrative office, gym rooms, banquet/conferencing facility, swimming pool, discothèque etc. subject to reckoning of the same for FAR calculations.

vii. Parking area if misused is liable to be municipalised/taken over by the local body/authority without any compensation.

viii. Basement in a residential building shall be allowed without taking into FAR calculations subject to the condition that it will be used only for the purposes of Home Theater or Gym or a combination of both for personal use of the occupant on a site

which does not exceed 500sqm and should be in Residential (Main) area as per Revised Master Plan 2015. In such cases, it should be single dwelling unit only and the entry to the basement shall be from inside the main building itself.

ix. When Basement is used for Car parking, the convenient entry and exit shall be provided. Adequate drainage, ventilation, lighting arrangements shall be made to the satisfaction of the authority.

3.10) Ramps

i) Provision for ramp shall have a minimum width of 3.5 m and a slope of not less than 1 in 10 and 1 in 8 in special cases. The ramp and the driveway in the basement shall be provided after leaving a clear gap of minimum 2.0 m from the common property line. The slope of the ramp shall commence from 1.5 m of the edge of property line.

ii) Ramps for the physically challenged shall be provided in all Public buildings.

3.11) Projections:

i. Projection into open spaces: Every open spaces provided either interior or exterior shall be kept free from any erection there on and shall be open to the sky and no cornice roof or weather shade more than 0.75 m wide or 1/3 rd of open space/setback which ever is less shall overhang or project over the said open space.

ii. No projection shall over hang/project over the minimum setback area either in cellar floor or at the lower level of ground floor.

iii. Cantilever Portico of 3.0 m width (maximum) and 4.50 m length (maximum) may be permitted within the side setback. No access is permitted to the top of the portico to use it as a sit out place and the height of the portico shall be not be less than 2.00 m from the plinth level. The portico is allowed only on the side where the setback/open space left exceeds 3.00 m width.

iv. Balcony: Balcony projection should not exceed 1/3 rd of the setback on that side subject to a maximum of 1.10m in the first floor and 1.75 m beyond the second floor. No balcony is allowed in the ground floor**.**

3.12) No Objection Certificates:

i. For all Development Plans, Apartment buildings and Residential layouts which come under the category stipulated by the KSPCB, necessary NOC from KSPCB (KSPCB shall mention the need for environment clearance if any in the NOC) shall be furnished.

ii. For all buildings with a height of 24.0m and above, NOC from Fire Force in addition to NOC from Pollution Control Board (KSPCB shall mention the need for environment clearance if any in the NOC) shall be furnished.

iii. For Cinema theatres, the setbacks and other provisions shall be as per Karnataka Cinematography Act and Rules.

iv. NOC from Airport Authority of India shall be furnished where ever applicable.

3.13) Security Deposit

i. The applicant shall deposit a refundable non earning security deposit at the rate of **Rs. 100 per sq.m** of floor area within the Corporation area and **Rs. 50 per sq.m**, of the floor area outside Corporation area for the following categories of buildings, namely:

A. Residential building group housing/ multi dwelling/ apartments having more than 4 dwelling units.

B. Commercial buildings.

ii. The Security Deposit shall be refunded within three years or thirty days from the date on which completion certificate is produced, whichever is earlier. If the construction is not as per approved plan, this deposit shall be forfeited and separate action initiated as per the provisions of KTCP Act, 1961.

iii. The security deposit will be refunded with 2 % interest if the building has no deviation.

3.14) Architect/Engineer/planner who prepares the plan or supervises the development works or who does both the jobs shall submit an affidavit duly notarized to the extent that the safety of the building in terms of fire and resistance to earthquake are taken care while preparing the plan. Also, he/she shall undertake to acknowledge that he/she will intimate the competent authority within 3 days of any violations with regard to sanctioned plan. Copy of the affidavit at appendix II.

3.15) Cul – de - Sac:

i. While developing a land, if for any reason, the road has to be stopped without continuation, and then Cul de Sac with turn around area of 9.0 Radius at the end shall be provided.

3.16) <u>General notes:</u>

i. All permissions accorded by BDA or Government shall be treated as conforming uses irrespective of the classification made in the Revised Master Plan 2015. This is to be allowed on a case by case basis only.

ii. All cases of SEZ approved by Government of India (GOI), till the Revised Master Plan-2015 is finally approved, shall be considered for clearance, irrespective of land use classification (except the drain buffers) subject to payment of fees under section 18 of KTCP Act, 1961. Decision of the Authority in this regard shall be final.

iii. In case of buildings that have been permitted lawfully by CMC's or BMP or BDA and if such structures are in obstruction to the alignment of the proposed roads in RMP 2015, such road alignment shall be re-looked into by the authority and decision may be taken suitably.

iv. When mixed uses are permitted on the plot, the land use of ground floor shall be considered as the main use and the relevant regulations shall be applicable.

v. In case of commercial buildings or shopping centres and residential apartments, provision shall be made for fire safety measures in accordance with requirement as stipulated by the Fire Force authorities before the issue of occupancy certificate.

vi. Mezzanine floor is not permitted in residential buildings.

vii. Elevator (Lift) has to be provided for buildings with more than G+3 floors.

viii. New Additions to existing buildings: In case of buildings which are existing prior to coming into force of these regulations, upper floors may be permitted according to the existing coverage subject to limitation of height , FAR , building line or any road widening proposals in accordance with present regulations.

ix. Areas which fall within 150m radius from the **metro terminals** shall be eligible for a maximum FAR of 4 for all permissible uses, irrespective of the FAR applicable for the respective uses in the respective tables. However, this will be applied only after the completion of the metro stations and also the same to be confirmed by the BMRCL. Till such time the existing regulations shall apply.

x. TDR may be permitted till the completion of the Metro stations and not after that. However, FAR shall not exceed 4 in any case.

xi. All **bus terminals** shall be eligible for an FAR as applicable to commercial zone. Min area 1 acres.

xii. If the total floor area of a proposed building is more than 500 sq mtrs, then an area measuring minimum of 3mtx5mt abutting to the access road shall be reserved for installation of electrical transformer, while issuing building permission.

xiii. **Rain water harvesting:** Provision of Rain Water Harvesting is mandatory for all plots which are more than 240 sq.m in extent. A 5 % rebate on the property tax is offered for residential property and 2 % for non residential buildings within BMA for the first 5 years, when rain water harvesting is made as an integral part of the building constructed.

xiv. **Solar energy:** Solar lighting and solar water heating is recommended for all new development/constructions. If the solar lighting and solar water heating is adopted, then refundable security deposit on fulfilling the conditions shall be returned along with 2 % interest.

xv. **Tree Planting:** Planting of minimum one tree is mandatory for a site measuring more than 2400 sq ft and minimum of 2 trees for a site measuring more than 4000 sq ft. The concerned authorities shall ensure that the trees are planted before approval of building plan and tax shall be accessed only after confirming the existence of trees in the site in question. The trees shall be planted only in the rear set back area.

98

CHAPTER 4: REGULATIONS FOR MAIN LAND USE ZONES

4.1 RESIDENTIAL (MAIN)

4.1.1) Description

The areas of the city which have predominantly residential land use pattern is considered for the Residential (Main) zone. This includes many old areas of the city such as Parts of Malleswaram, Richmond Town, Vasant Nagar, Jayanagar, Vijayanagar, Visveswarapura, Rajajinagar, RT Nagar, etc.

4.1.2) Regulations

i) Permissible land uses:

- Main Land use : **R & T1**
- Ancillary Land use category: **C2, I-2 & U3**
- Ancillary use is allowable to 20% of the total built up area or 50 sq.m which ever is higher.
- If the Plot size is more than 240 sq.m, having a frontage of 10.0 m or more, and the abutting road is more than 18.0 m width, then ancillary uses can be used as main use.

Table 10: FAR and Ground Coverage in Residential (Main)

Sl.No.	Plot size (sq.m)	Ground Coverage. (Max)	FAR	Road width (m)
1.	Up to 360	Up to 75 %	1.75	Up to 12.0
2.	Above 360 up to 1000	Up to 65 %	2.25	Above 12.0 up to 18.0
3	Above 1000 up to 2000	Up to 60 %	2.50	Above 18.0 up to 24.0
4.	Above 2000 up to 4000	Up to 55 %	3.00	Above 24.0 up to 30.0
5.	Above 4000 up to 20000	Up to 50 %	3.25	Above 30.m

ii) Notes:

a) Setbacks shall be in accordance with Table.8 or Table.9 depending on the height of proposed building and the plot size.

b) If the road width is less than 9.0 m, then the maximum height is restricted to 11.5 meters or Stilt +GF+2 floors (whichever is less) irrespective of the FAR permissible

c) Multi dwelling units (Apartments) shall be allowed only on plot sizes of above 360 sq.m in the I and II Ring and on plots above 750 sq.m in the III Ring. In both cases, the road width shall be more than 9.0m.

d) TDR is applicable as per rules.

4.1.3) Parking

As applicable vide Table no: 23

4.2 RESIDENTIAL (MIXED)

4.2.1) Description

Main features of 'Mixed Land Use' areas are those where employment, shopping and residential land uses will be integrated in a compact urban form, at higher development intensities and will be pedestrian-oriented and highly accessible by public transit. Mixed use areas will foster community interaction by providing focus on community facilities.

- The design and development of mixed use activity areas provide opportunities to create and/or maintain a special community identity and a focal point for a variety of city wide, community and neighbourhood functions.
- Mixed activity areas address the demand for employment, shopping and residential areas within the city.

4.2.2) Regulations

i) Permissible land uses:

- Main land use category: **R**
- Ancillary land use category: **C3, I-2**,**T2** and **U4**
- Ancillary land use is permissible up to 30 % of the total built up area

If the Plot size is abutting a road as specified below, the ancillary uses can be used as main use. Space standards as at Table no 7 are applicable.

Table 11: Plot Size and Ancillary uses permissible in Residential (Mixed)

Sl.No.	Plot size (sq.m)	Road Width (Min)	Ancillary Uses permissible as main land use
1	Up to 240	**15.0m**	C2, I-2,U3,T2
2	Above 240 Up to 1000	**18.0m**	C3, I-2,U4,T2

Table.12: FAR and Ground Coverage in Residential (Mixed) zone up to 20000 sq m

Sl.No.	Ground Coverage. (Max)	FAR	Road width (m)
1	Up to 70 %	1.75	Up to 12.0
2	Up to 65 %	2.25	Above 12.0 up to18.0m
3	Up to 60 %	2.50	Above 18.0 up to 24.0m
4	Up to 55 %	3.00	Above 24.0 m up to 30m
5	Up to 50 %	3.25	Above 30m

iii) Notes;

a) Setbacks shall be in accordance with Table 8 or Table 9 depending on the height and the plot size.

b) TDR is applicable as per rules.

4.2.3) Parking

a) Buildings with a floor area not exceeding 100sqm are exempted from providing car parking. However, equivalent parking fee shall be levied as determined by the authority from time to time. This is applicable only for areas coming within I Ring.

b) As applicable vide Table no: 23

4.3 COMMERCIAL (CENTRAL)

4.3.1) Description

The Historic and commercial core of Bangalore as delineated on the map mainly comprising of **Petta** area such as Chickpet, Cubbonpet, Cotton pet, etc and parts of **Shivajinagar** around the Russell Market area.

4.3.2) Regulations

i) Permissible land uses:

- Main Land use category: **C4**
- Other land uses permissible (as main land use): **R, I-3, T3 & U4**

Table 13: FAR and Ground Coverage in Commercial (Central)

Sl. No.	FAR(Max)	Ground Coverage
1	2.50	75%

ii) Notes:

i. **Setbacks** need not be insisted except on the front side up to a size of 150 sq.m, and for plots ranging between 150sqm to 500sqm, no setbacks on rear and side shall be insisted. In all other cases setbacks shall be in accordance with Table. 8 or Table. 9 depending on the height of the proposed building and the plot size.

4.3.3) Parking:

i. Buildings with a floor area not exceeding 100sqm are exempted from providing car parking. However, equivalent parking fee shall be levied as determined by the authority from time to time. Parking fee shall be credited to a separate head of account and it shall be used for providing parking facilities.

ii. Parking as applicable vide table.23

4.4 COMMERCIAL (BUSINESS)

4.4.1) Description

This zone comprises of areas in between MG Road, Brigade Road, Residency Road, Madras Bank Road and St Marks Road and also areas between the traffic island of Mayo hall, Magrath Road and Residency Road, Manipal Centre between MG Road and Ulsoor Road. Some pockets in the III Ring have been demarcated as Commercial (Business) zone, with the objective of supporting formation of secondary centres.

4.4.2) Regulations

i) Permissible land uses:

- Main land use category: **C3**
- Other land uses permissible (as main land use): **R, I-3, T3 & U4**
- If the road width is less than 12.0m and plot area is less than 240sq.m then, **C2, I-2, R** and **U4** only are allowed.

Table 14: FAR and Ground Coverage in Commercial (Business) up to 12000 sq.m

Road width (m)	FAR	Coverage
Less than 9	1.50	55 %
Above 9 and up to 12	1.75	50 %
Above 12 and up to 18	2.25	50%
Above 18.0 up to 24.0	2.50	45 %
Above 24.0 m up to 30.0	3.00	40 %
Above 30.0 m	3.25	40 %

iii) Notes

a) TDR is applicable as per rules.

b) Setbacks shall be in accordance with Table-8 or Table-9 depending on the height of the proposed building and the plot size.

4.4.3) Parking:

As applicable vide Table no: 23

4.5 MUTATION CORRIDORS

4.5.1) Description

The radial corridors and main arteries/ corridors of the city are designated as Mutation Corridor Zones.

4.5.2) Regulations

i) Eligibility for the zone:

- Plots facing the corridors shall have a minimum frontage of 12m.
- For mutation corridor, the maximum depth for zone consideration in case of sub divided layout is two property depth(if they are amalgamated), subject to the condition that entry and exit are provided from the front road only(abutting the Mutation corridor), so that the residential area on the rear side is insulated from the effects of commercial activity. In case the applicant cannot come up with the reconstituted/amalgamated plot, then, only one property depth shall be allowed. Decision of the authority in this regard is final.
- In case of lands that have no plotted development, a maximum of one property depth (as per the document which existed prior to the approval of Revised Master Plan 2015) may be allowed. Decision of the authority in this regard is final.
- For the purpose of claiming benefit under Mutation Corridor, if access is provided for the rear property using another property abutting the Mutation Corridor, then the Mutation Corridor benefits shall not be allowed.

ii) Permissible land uses:

- Main Land use category: **C4**
- Other land uses permissible (as main land use): **R, I-3, T3 & U4**

Table 15: FAR and Ground Coverage in Mutation Corridors (Commercial)

Sl. No.	Plot size	FAR	Ground Coverage	Road width
1	All plot sizes up to 12000 sq.m	2.75	55%	Up to 30m
2		3.25	50%	Above 30m

iv) Note:

a) Setbacks shall be in accordance with Table.8 or Table.9 depending on the height of the proposed building and the plot size.

4.5.3) Parking:

As applicable vide Table no: 23

4.6 COMMERCIAL AXES

4.6.1) Description

The major and minor roads which have commercial activities along them are recognized as commercial axes and are included within the zone. As these are part of the residential zone through which they pass and the regulations applicable shall be that of the main zone in which they are located with an exception to the permissible land uses of commercial axes.

4.6.2) Regulations

i) Permissible land use category:

- If the plot size is more than 240 sq.m and faces a road width up to 15.0 m, C2, I-2 & T2 uses in addition to uses allowable in the respective zone are permissible
- If the plot size is more than 240 sq.m and faces a road width 15.0 m and above, C3, T2 and I-2 uses in addition to uses allowable in the respective zone are permissible.

ii) FAR and Ground Coverage

The FAR and Ground Coverage Regulations for the Commercial Axes will be same as that of the table for the surrounding zone that it passes through e.g. a Commercial Axes passing through a Residential (Main) Zone shall avail FAR and Ground Coverage of a Residential (Main) Zone.

iii) Note;

a) Setbacks shall be in accordance with Table.8 or Table.9 depending on the height of the proposed building and the plot size.

b) TDR is applicable as per rules.

4.6.3) Parking

As applicable vide Table no: 23

4.7 INDUSTRIAL [I (General)]

4.7.1) Description

This zone supports the establishment of all types of industries.

4.7.2) Regulations

i) Permissible land uses;

- Main land use category: **I-5**
- Ancillary land use category: **R, C4, U2 & T3**
- Ancillary use allowable up to **10 %** of the total land area.
- If the road width is more than **15** mtrs, **T3** may be allowed as main land use.

Table.16: FAR and Ground Coverage in Industrial (General)

Sl.no	Size of the Plot (sq.m)	Ground cover	FAR	Setbacks	
				Front	Rear and sides
1.	Up to 500	75%	1.50	4.50	4.50
2.	Above 500 up to 1000	60%	1.25	4.50	4.50
3.	Above 1000 up to 3000	50 %	1.00	6.00	6.00
4	Above 3000	45 %	1.00	10.0	8.00

iii) Notes:

a) After leaving minimum setbacks as per the above table if the remaining portion of the plot cannot be used for erecting a meaningful building, the Authority may insist for set backs as in table.8 or table.9

b) All lands/sites allotted by government agencies like KIADB, KSIIDC etc, for industrial use shall not be permitted to be utilised for any other use, without the NOC from such departments/ agencies as case may be.

c) TDR is applicable as per rules.

4.7.3) Parking

As applicable vide Table no: 23

4.8 INDUSTRIAL (Hi -Tech: [I (H)]

4.8.1) Description

This is a priority area for establishment of activities associated with new technologies: IT, IT Enabled Services, BT, electronics, telecom and other emerging areas and as well as services sector organised in industry format (Back offices, etc). This zone also enables work- home – play relationship.

4.8.2) Regulations

i) Permissible land uses:

- Main land use category: **I-3**
- Ancillary Land use: **R, C3, T2 & U4**
- Ancillary use allowable up to 40 % of the total built up area

Wherever the road width is less than 12m, then on such lands residential developments may be permitted as main use.

Table.17 FAR and Ground Coverage in Industrial (Hi-Tech zone):

Sl. No	Size of the plot (sq.m)	Ground cover	Permissible FAR	Road width (m)
1	Up to 1000	55%	2.00	Up to 12.0
2	Above 1000 up to 2000	50%	2.25	Above 12.0 up to 18.0
3	Above 2000 up to 4000	50%	2.50	Above 18.0 up to 24.0
4	Above 4000 up to 6000 sq.m	45 %	3.00	Above 24.0 up to 30.0
5	Above 6000 up to 12000 sq.m	45 %	3.25	Above 30.0

Note:

a) Setbacks shall be in accordance with Table.8 or Table.9 depending on the height of the proposed building and the plot size.

b) TDR is applicable as per rules.

4.8.3) Parking

As applicable vide Table no: 23

4.9 PUBLIC AND SEMI PUBLIC (P&SP)

4.9.1) Description

This zone includes Government owned complexes and civic amenities and large infrastructure facilities of health, education, sports, cultural and social institutions.

4.9.2) Regulations

i) Permissible land use

Main land use category**: U4**

This shall include Government administrative centres, district offices, law courts, jails, police stations, institutional offices, health facilities (including health tourism), educational, cultural and religious institutions, community halls, working hostel facilities, convention centres of non-commercial nature, utilities and all uses permissible in parks and open spaces.

- Ancillary land use category: **R, C2 & T2**
- Ancillary uses to the main use shall not exceed 20% of sital area.

Table 18: FAR and Ground Coverage in Public and Semi public

Sl.no	Size of the plot (sq.m)	Ground cover	FAR	Setbacks
1	Up to 500	60%	1.50	Refer Table.8 or Table.9
2	Up to 1000	55%	1.75	
3	Above 1000 up to 2000	50%	2.00	
4	Above 2000	45%	2.25	

Note:

i) In case, any private property is included within the boundary of Public and Semi public use and if the owner can establish that the ownership of land vests with him/her, the land use adjoining the land shall be assigned to the land in question.(to be decided by the Authority only).

ii) TDR is applicable as per rules.

4.9.3) Parking:

As applicable vide Table no: 23

4.10 TRAFFIC AND TRANSPORTATION (T&T)

4.10.1) Description

Transportation zones are reserved for Transport and Transport related activities such as railway yards, railway station, bus stands, bus shelters, Road and transport depots, parking areas, airport, special warehousing, cargo terminals and transfer of cargo between different types of transport (rail, road, air).

4.10.2) Regulations

i) Permissible land uses

Main land use category**: T4 (for MLCP, refer note below)**

Ancillary land uses: **R, U2, C2, I-3**

- Ancillary land uses permissible subject to a condition that the built up area shall not exceed 300 sq.m or 5% whichever is higher.
- If the road width abutting the land is less than 12m then I-2, U2 or C2 may be allowed as main land use or as independent land use.

Table 19: FAR and Ground Coverage in Traffic and Transportation

Sl.no	Size of the plot (sq.m)	Ground cover	FAR	Setbacks
1	Up to 500	60%	1.00	Refer Table.8 or Table.9
2	Up to 1000	55%	1.25	
3	Above 1000 up to 2000	50%	1.50	
4	Above 2000	45%	1.50	

Note:

i. When **Multi Level Car Parking (MLCP)** is proposed on a plot as independent activity, there shall not be any limitation of FAR or height of building subject to condition that it satisfies fire and airport authority restrictions where ever applicable.

ii. TDR is applicable as per rules.

4.10.3) Parking as per vide table. 23

110

4.11 PUBLIC UTILITIES (PU)

4.11.1) Description

Public utilities include energy, water, telecommunication, sub stations, gas and gas lines, transformers, and microwave towers and solid waste management facilities such as land fill sites.

4.11.2) Notes:

1. The buffer created for accommodating the utilities such as Power, Water Pipeline, Oil pipelines, and High Voltage lines, gas lines and any other utilities. Each “buffer” is dictated by technical standards specified by the competent authority.
2. The regulations for the above will be decided by the Authority.
3. In case of new developments, these shall remain as non buildable areas and remain as reservations and marked for the purpose intended. They may be considered for calculation of open spaces within the schemes while approving building/development and layout plans.
4. For electrical networks, KPTCL standards are followed.

4.12 PARK AND OPEN SPACE (P)

4.12.1) Description

The natural and man made features meant for environmental conservation and preservation, including water bodies, forests and drains; parks, playgrounds, burial grounds and crematoria.

4.12.2) Regulations

i) Permissible land uses:

i. Uses permissible include: Sports grounds, stadium, playgrounds, parks, swimming pools, cemeteries, garden land and crematoria.
ii. Uses permissible under special circumstances by the authority: Open air theatres, indoor recreational uses, dwelling for watch and ward, sports clubs, libraries, milk booths, HOPCOMS, the area of such use shall not exceed 5% of the total area and shall not be more than G+ 1 floor in any case.
iii. Setbacks for the above will be decided by the Authority taking into account the surrounding development and traffic scenario in that area.

ii) Valley/ drain

Within the demarcated buffer for the valley the following uses are allowed:

i. Sewerage Treatment Plants and Water treatment plants
ii. Roads, pathways, formation of drains, culverts, bridges, etc which will not obstruct the water course, run offs, channels.
iii. In case of water bodies a 30.0 m buffer of 'no development zone' is to be maintained around the lake (as per revenue records) with exception of activities associated with lake and this buffer may be taken into account for reservation of park while sanctioning plans.
iv. If the valley portion is a part of the layout/ development plan, then that part of the valley zone could be taken into account for reservation of parks and open spaces both in development plan and under subdivision regulations subject to fulfilling section 17 of KTCP Act, 1961 and sec 32 of BDA Act, 1976.
v. Any land falling within the valley for which permission has been accorded either by the Authority or Government, and then such permission shall be valid irrespective of the land use classification in the RMP 2015. Fresh permissions for developments shall not be accorded in valley zone.

NOTE:

Drains: The drains have been categorized into 3 types namely primary, secondary and tertiary. These drains will have a buffer of 50, 25 and 15m (measured from the centre of the drain) respectively on either side. These classifications have been used for the drains newly identified while finalizing the RMP 2015. In case the buffer has not been marked due to cartographical error for any of the above types of drains, then based on the revenue records buffer shall be insisted in all such cases without referring the land use plan while according approval for building/development/ layout plan. Permissions in sensitive areas earmarked on the land use plan shall be considered only by the planning Authority.

4.13 AGRICULTURAL LAND ZONE (AG)

4.13.1) Description

The area outside the conurbation limits.

4.13.2) Regulations

i) Permissible land use

- Agro processing units using locally produced agriculture produce as raw materials.
- Urban amenities such as burial grounds, education and health institutions, sports grounds, stadium, playgrounds, parks and garden land.
- Public utilities such as solid waste land fills, water treatment plants, power plants, fuel stations and other highway amenities such as weigh bridges, check posts, toll gates, having access to major roads.
- Agriculture, Horticulture, Dairy, Milk Chilling centres, Farm houses and accessory not exceeding 250 sq.m of plinth area within the plot area limitation of 1.2 Ha limited to G+ 1 floor.
- Clubs, cultural buildings, exhibition centres, storage and sale of farm products.
- Service and repairs of farm machinery.
- Piggeries and poultry farms, livestock rearing.
- Brick Kilns.
- When the land is more than 40.0 ha in extent, Golf course along with ancillary uses like administrative office, guest rooms/guest houses and dining facilities are permissible.

ii) Coverage:

- 20 % of the sital area of the land may be used for educational and health purposes and a building height of G+1 floor only shall be permitted.
- For Golf courses on land area which is above 40 ha, ancillary uses can be permitted up to a maximum of 20 % of sital area subject to a building height of G+1 floor only.
- For uses other than education, health and Golf courses, 5% of sital area of the land may be permitted subject to a building height of G+1 floor only.
- Set backs as per Table 8.

iii) Regulations for Rural Development

Within a radius of 250m from the gramathana (as defined in the note below) developments required for the natural growth of the village may be permitted with the following regulations:

1) FAR : 1.0
2) Maximum no of floors: G+1
3) Setbacks and coverage for the respective uses: As per Table no 8

iv) Note:

a) Gramathana: means old village settlement as earmarked in the revenue survey map (village map). Any addition already made to the gramathana in any form shall not be considered while measuring the distance between land in question and gramathana.

4.14 UNCLASSIFIED USE (UC)

(i) Many of the areas on the planning district maps are under *unclassified use* and these include Defence and notified lands. If any discrepancies are observed regarding the boundaries, land use and extent, the authority may take appropriate decisions. Any disputes shall be referred to the Government and the decision of the Government shall be final.

(ii) In case, any private property is included within the boundary of unclassified and if the owner can establishes that the ownership of land vests with him/her, the land use adjoining the land shall be assigned to the land in question (to be decided by the Authority Only)

CHAPTER 5: PLANNING PERIMETERS AND SCHEMES:

5.1) Planning Perimeters: These areas that are proposed to be taken up as detailed schemes are shown as planning perimeters and schemes. The planning perimeters include the Area improvement scheme, transport and utilities perimeters, which are delineated on the map and serve as informational tool. Detailed studies and action planning for the same will need to be taken up in due course of the Revised Master Plan period.

(i) Area improvement schemes:

These are identified areas which require detailed planning and design schemes that can be implemented by the Govt, Private sector, ULBs. The specifics and the program content of the scheme needs to be approved by the Local planning Authority.

Slums, poorly serviced infrastructure areas and any other area that have significant impact at the Planning district level are to be taken up within the area improvement perimeters and detailed out for implementation.

(ii). Transport and utilities scheme:

Areas identified for need of detailed project planning and implementation by the relevant authority includes utilities, road underpasses, flyovers, etc. Necessary studies are to be carried out in order to implement the proposals. This shall be in consultation with the Authority.

(iii). Heritage conservation areas:

The areas worthy of conservation are marked on the map. With detailed plans and studies, the action plan for conserving them shall be taken up.

5.2) Co-ordinated Planning Schemes:

The Co-ordinated planning schemes are the zones where the BDA intends to take up development under its own schemes through the regulations prescribed for commercial zone.

5.3) Redevelopment Scheme:

Following regulations shall apply for all redevelopment schemes taken up by Karnataka Slum Clearance Board/BDA/BBMP/KHB within the local planning area of Bangalore:

- Redevelopment schemes (including slums) may be allowed in the following Land uses:
  - Residential (Main), Residential (Mixed), Commercial (Central), Commercial (Business), Industrial (General) & Industrial (Hi-tech).
- Maximum plot coverage is allowable up to 60%.
- Maximum FAR is allowable up to 3.
- In case of Layout/Group housing, minimum of 10 % of area for Park and 5% of area for C.A shall be reserved and maintained by the respective authorities.

Note: Set backs shall be applicable as per Table 8 or 9 as the case may be.

CHAPTER 6: SUBDIVISION REGULATIONS

6.1) RESIDENTIAL

a. Road widths:
The minimum width of road shall not be less than 9.0 m and the road widths shall not be less than the plot widths facing the respective road.
Every Fourth road in a layout shall have a minimum of 12.0 m width.

b. Area for Residential development:
Apart from the provision for amenities and open spaces, the area for residential development shall be up to a maximum of **55 %** of the total land area.

c) Parks / Open spaces and Playgrounds: Parks / Open spaces and Playgrounds shall not be less than **15 %** of the total land area. This shall be relinquished to the Authority (free of cost and free of encumbrance) and if required, the authority may handover the area for maintenance to the resident's welfare association. If the land is not maintained up to the satisfaction of the authority, it shall be resumed back by the authority.

d) Civic amenities and Roads:

i) After making provision for Parks and roads in the layout, the balance portion of land shall be earmarked for civic amenity site only. Such CA site shall be relinquished to BDA free of cost and free of encumbrance.

ii) If the area that remains after making provision for road and park is less in extent, then the authority shall have the discretion to earmark such land for park.

iii) When ever the total area proposed for formation of layout exceeds 10 acres, then adequate extent of land may be earmarked for provision/installation of utilities like transformer, sewage treatment plant, overhead water tank, bus bay/shelter etc. This area may be taken in to calculation under either CA or Park as the case may be. Decision of the Authority in this regard shall be final.

iv) CA sites owned by Bangalore Development Authority (BDA) could be used for any purpose irrespective of the land use classification in the Revised Master Plan-2015. But, such use shall be based on the need of the locality and the Authority has to take a conscious decision in this regard. This clause is operative till amendments to relevant Acts & Rules are made.

e) Exemptions:

On request from the land owner, reservations for Parks and Civic Amenities as per subdivision regulations may be dispensed with by collecting the guideline value of equivalent converted land, in case the land is less than 4,000 sq.m. The value to be collected from the land owner in lieu of open space and civic amenity shall be in addition to other fees/charges as prescribed by the Govt. from time to time.

- The authority shall deposit the amount so collected under separate head of accounts and shall be utilized only for the acquisition and development of areas reserved for parks and open spaces in the Revised Master Plan.

- In case of residential layouts proposed for development by individuals wherein the extent of land is more than 10.0 ha, commercial uses up to 3 % of total land may be permitted within the permissible percentage of 55 % in one or two blocks only.

- When the residential layouts / development plans are proposed / taken up by either Bangalore Development Authority (BDA) or Karnataka Housing Board (KHB) or Karnataka Slum Clearance Board (KSCB), then commercial uses may be allowed up to an extent of 5% of the permissible land to facilitate for neighbourhood facilities.

6.2) General conditions applicable for sub division, amalgamation and Bifurcation of plot:

i. Subdivision

- The Authority reserves the right to modify the layout submitted by the applicant / owner and may impose any condition either from planning point of view or in the interest of public.
- 60 % of the sites shall be released upon issue of work order based on the draft plan. The sites to be released are to be clearly indicated on the plan along with the phase wise development. The release of sites is subject to relinquishment of civic amenity sites / parks & open spaces and roads to the authority free of cost by way of a registered relinquishment deed. 40 % of the sites shall be released only after the layout is fully developed in terms of utilities and infrastructure. The entire process shall be as per the government order issued in this regard.
- The approval of Layout Plan is subject to the condition that the proposal satisfies all the requirements stipulated under section 17 of K.T.C.P Act, 1961 and section 32 of BDA Act, 1976.

ii. Amalgamation

- In the case of amalgamation, the proposed sites shall have the same land use.
- Ownership of the amalgamated plot could be in single or multiple names/family members/ company. But, amalgamation shall not be considered if the plots are under lease agreement.
- Development controls for the amalgamated plot shall be with reference to new dimensions.

iii. Bifurcation;

- In the case of all bifurcations, whether corner site or intermediate site, front setback for the resulting site abutting the road shall be the same as that of the original site and not that of the subdivided site.
- A Plot/ Site which is a part of the sub division plan/layout/scheme duly approved by the authority maybe further bifurcated with prior permission of Authority and the sub divided plot shall not be less than the prescribed size.
- Bifurcated plot shall not be less than 50 sq mt. Bifurcated plot shall have a minimum of 3.0 m access.
- The bifurcated plot shall have a minimum of 6.0 m frontage.

6.3 REGULATIONS FOR NON RESIDENTIAL LAYOUT PLAN:

Sanction of layout plans for non residential purpose shall be subject to the following conditions:

i. 10 % of Total area shall be earmarked for Park and Civic amenities (ratio to be decided by authority).
ii. Minimum width of road shall not be less than 12.0 m.
iii. 5 % of the total area shall be reserved for parking purpose.
iv. Parks, CA and roads shall be handed over to Authority as per section 32 of BDA Act, 1976.

CHAPTER 7: REGULATIONS FOR RESIDENTIAL DEVELOPMENT PLANS AND NON RESIDENTIAL DEVELOPMENT PLANS.

7.1 Regulations for Residential Development Plan:

1. **10 %** of the land shall be reserved for Park & Open space. The open space (park) shall be relinquished to the authority free of cost and the same may be allowed to be maintained by the local residents association (registered), if the Authority so desires.
2. A minimum **5 %** of total plot area shall be provided for Civic amenities and the owner or developer shall develop such civic amenities which finally shall be handed over to the local residents association for maintenance. The mode of such handing over shall be decided by the authority.
3. FAR is calculated on the total land area after deducting Civic amenity site.
4. Parking area requirements shall be as applicable vide Table no: 23
5. Roads as shown in the Revised Master Plan 2015 shall be incorporated within Plan and shall be handed over to the authority free of cost.

Table 20: FAR & Ground coverage for Residential development plan on a site area over 20,000sqm.

Road width (m)	Coverage	FAR
Less than 12.0	60%	2.00
Above 12 and up to 18	55%	2.25
Above 18 and up to 24	55%	2.50
Above 24 m and up to 30	50%	3.00
Above 30.0 m	50 %	3.25

7.2) Regulations for Non Residential Development Plan and Flatted Factories

The non residential development plan and flatted industries are approved on the following conditions:

a. 10% of the total area shall be reserved for Parks and Open Spaces, which shall be maintained by the owner to the satisfaction of the Authority.
b. Parking area requirements shall be as applicable vide Table no: 23. An additional 5% of the plot area shall be reserved for surface parking.
c. FAR is calculated based on entire sital area excluding the area reserved for Park and Open Spaces.
d. Roads as shown in the Revised Master Plan 2015 shall be incorporated within Plan and shall be handed over to the Authority free of cost.
e. The FAR and coverage shall be as per Table no 21, below.

Table.21 FAR & Ground coverage for Non – Residential development Plan and flatted industries on a sital area over 12,000sqm.

Road width (m)	Coverage	FAR
Less than 9	60%	1.50
Above 9 and up to 12	55%	1.75
Above 12 and up to 15	55%	2.00
Above 15.0 to 18.0	50%	2.25
Above 18 and up to 24	50%	2.50
Above 24 and up to 30.0	45%	3.00
Above 30.0 m	45 %	3.25

7.3)**Regulation for Integrated Township**

'Integrated Township' concept is gaining more importance in the recent times. To give impetus to economic growth and to retain the vibrancy and dynamism of the urban form for a city like Bangalore, the concept of 'Integrated Township' with minimum 40 Ha of land having access from minimum 18 m road width is a good approach for the future of Bangalore.

Permissible in Residential / Commercial / Hi Tech / Industrial zones

a) Minimum area required - 40 Ha (100 acres).

b) Permissible Land Use
   i. Residential
   ii. High Tech
   iii. Industrial
   iv. Commercial

c) Permissible usage (% of allowable usage)

   i. Residential - 40%
   ii. Non-Residential
      - High-Tech (IT, BT related activities) - 55%
      - Commercial (to support the township) - 05%

d) Minimum Road width required - 18 Mtrs

e) Other Regulations for approval of integrated town ship
   i. 10% of the total area shall be reserved for parks & open space. It shall be handed over to the authority free of cost & shall be maintained by the developer to the satisfaction of the authority.
   ii. 5% of the site area shall be reserved for public & semi-public use / CA sites & shall be handed over to the authority; the same shall be allotted by the authority for development for specified C.A. either to the developer or others on lease basis.
   iii. The FAR is calculated on entire area excluding area reserved for CA.
   iv. Road shown in by Revised Master Plan 2015 shall be incorporated with in the plan and shall be handed over to the authority free of cost.
   v. The FAR & coverage shall be as below;

Table 22: FAR and Ground coverage for Integrated Township.

Road Width	Coverage	FAR Allowable
Above 18m < 24m	55%	2.5
Above 24m < 30m	50%	3.00
Above 30m	45%	3.25

CHAPTER 8.0: PARKING REQUIREMENTS AND NORMS

Table 23: Parking requirements for various uses:

Sl. No	Type of use	One car parking of 2.5m x 5.5m each shall be provided for every
1	Theaters and Auditoriums except Educational Institutions.	25 seats of accommodation subject to minimum of 20
2	Retail Business (shops, Shopping complexes, Malls, etc)	50sqm of floor area
3	Multiplex integrated with shopping	40sqm of floor area plus requirement of parking according to Cinematographic act
4	Wholesale and Warehouse buildings	150sqm plus 1 lorry parking space measuring 3.5 m x 7.5 m. 1 additional for every 500sqm or part thereof
5	Restaurant establishment servicing food and drinks and such other establishment	75sqm of Floor area
6	Lodging establishments, hotels and Tourist homes	80 sq.m of Floor area.
7	For star hotels	For every 2 rooms. Additional 10% of the total requirement shall be reserved as parking for visitors.
8	Office buildings (Govt/Semi-Govt.& Pvt)	50sqm of Floor area
9	Hostels	Professional college hostels: 1 for every 5 rooms and others: 1 for every 10 rooms.
10	Industrial Buildings	100sqm of floor area plus 1 lorry space measuring 3.5 m x 7.5 m for every 1000 sq.mt or part thereof
11	Nursing homes	50sqm of Floor area
12	Hospitals	100sqm of Floor area
13	Multi- dwellings Units	**A.** Dwelling unit measuring more than 50 sq.m up to 150 sq.m of floor area. Additional 1 car park for part thereof, when it is more than 50% of the prescribed limit. B. Additional car parking for each two Dwelling units, if the DU is less than 50 sq.mt **C**. 10 % of additional parking shall be kept for visitors car parking.
15	Kalyana mantaps, Convention centers	50sqm of Floor area.
16	Recreational clubs	50sqm of Floor area.
17	Educational buildings	150sqm of Floor area
18	Other Public and Semi-Public Buildings	100sqm of Floor area

Note: Additional parking for part area shall be provided when the part area exceeds 50% of the prescribed limits/standards.

8.1) NOTES:

(a) Parking provision through building on stilts:

i) Parking provided on the ground floor with the building on stilts, parking area shall be exempt from the calculation of FAR.

ii) All sides of the stilt parking shall be open.

iii) When stilt parking is provided the height shall not exceed 2.4mtrs and the height shall be considered for calculating the total height of the building

iv) Any place used for parking is not included in the calculation of FAR.

v) In case, additional car parking is provided as part of parking complex or parking lot in excess of required car parking, such area shall be exempt from reckoning the FAR.

(b) Parking provision on multi level or on any number of floors:

i) Access Ramps, elevators, escalators to the upper floors or terrace floor shall not be provided in the setback area and ramps to be within the plinth area of the building and shall be exempt from FAR calculation.

ii) Car Parking shall not be provided in the setback areas. If provided, a minimum of 3.0 m shall be left free from the building in case of G+3 buildings and a minimum of 6.0 m in case of buildings which are G+4 or more.

iii) When **Multi Level Car Parking (MLCP)** is proposed on a plot as independent activity, there shall not be any limitation for FAR or height of building subject to condition that they satisfy fire and airport authority restrictions where ever applicable.

CHAPTER 9: FIRE PROTECTION REQUIREMENTS AND SAFETY MEASURES AGAINST EARTH QUAKE.

9.1 General – The Planning design and construction of any building shall be such as to ensure safety from fire. For this purpose, unless otherwise specified in these Regulations, the provisions of Part-IV, Fire Protection Chapter and National Building Code shall apply.

For multi-storeyed, high rise and special buildings, additional provisions relating to fire protection contained in Annexure C of NBC shall also apply. The approach to the building and open spaces on all sides up to 6mtrs width and their layout shall conform to the requirements of the Chief Officer. They shall be capable of taking the weight of a fire engine weighing up to 18 tonnes. These open spaces shall be free of any obstruction and shall be motorable.

9.2 Exits.- Every building meant for human occupancy shall be provided with exits sufficient to permit safe escape of its occupants in case of fire or other emergency for which the exits shall conform to the following:

i. **Types**. – Exits should be horizontal or vertical. A horizontal exit may be a door-way, a corridor, a passage-way to an internal stairway or to an adjoining building, a ramp, a verandah, or a terrace which has access to the street or to the roof of a building. A vertical exit may be a staircase or a ramp, but not a lift.

ii. **General requirement** – Exits from all the parts of the building, except those not accessible for general public use, shall-

a. provide continuous egress to the exterior of the building or to an exterior open space leading to the street;
b. be so arranged that, except in a residential building, they can be reached without having to cross another occupied unit;
c. be free of obstruction;
d. be adequately illuminated;
e. be clearly visible, with the routes reaching them clearly marked and signs posted to guide any person to the floor concerned;
f. be fitted, if necessary, with fire fighting equipment suitably located but not as to obstruct the passage, clearly marked and with its location clearly indicated on both sides of the exit way;
g. be fitted with a fire alarm device, if it is either a multi-storeyed, high use or a special building so as to ensure its prompt evacuation;
h. remain unaffected by any alteration of any part of the building so far as their number, width, capacity and protection thereof is concerned;
i. be so located that the travel distance on the floor does not exceed the following limits:
    1. Residential, educational, institutional and hazardous occupancies: 22.5mtrs.

2. Assembly, business, mercantile, industrial and storage building: 30mtrs.

Note: The travel distance to an exit from the dead end of a corridor shall not exceed half the distance specified above.

When more than one exit is required on a floor, the exits shall be as remote from each other as possible:

Provided that for all multi-Storeyed high rise and special buildings, a minimum of two enclosed type staircases shall be provided, at least one of them opens directly to the exterior to an interior open space or to any open place of safety.

(iii) **Number and width of exits** – The width of an exit, stairway / corridor and exit door to be provided at each floor in occupancies of various types shall be as shown in columns 3 & 5 of Table 23. Their number shall be calculated by applying to every 100 sq. m. of the plinth or covered area of the occupancy, the relevant multiplier in columns 4 & 6 of Table 23, Fractions being rounded off upward to the nearest whole number.

9.3 Safety Measures against Earthquake

Buildings with ground plus four floors and above or buildings with a height of 15 mtrs. and above shall be designed and constructed adopting the norms prescribed in the National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards, making the buildings resistant to earthquake. The supervision certificate and the completion certificate of every such building shall contain a certificate recorded by the Registered Engineer / Architect that the norms of the National Building Code and I.S. 1893-2002 have been followed in the design and construction of buildings for making the buildings resistant to earthquake.

TABLE – 24:WIDTH AND NUMBER OF EXITS FOR VARIOUS OCCUPANCIES

		Stairway / Corridor			
Sl. No.	Type of Occupancy	Minimum width in meters	Multiplier	Door minimum width in meters	Exit Multiplier
(1)	**(2)**	**(3)**	**(4)**	**(5)**	**(6)**
1.	Residential Dwellings	1.2	0.145		
	Row housing (2 storeys)	0.75	0.213		0.053
	Hotels	1.5	0.107		
2.	Educational-up to 24 mtrs high.	1.5	0.333		0.667
	Over 24 mtrs. high	2.0	0.250		
3.	Institutional i.e. Hospitals				
	Up to 10 beds.	1.5	0.089		0.044
	Over 10 beds	2.0	0.067		
4.	Assembly – fixed seats or loose seats and dance floor.	2.0	0.694	1.0	0.926
	No seating facilities and dining rooms	2.0	0.278		0.370
5.	Mercantile- street floor and basement	1.5	0.222		0.222
	Upper sales floors	1.5	0.111		0.111
6.	Business and Industrial	1.5	0.067		0.067
7.	Storage	1.5	0.022		0.22
8.	Hazardous	1.5	0.133		0.125

Note: No deductions shall be made in the gross area of the corridors, closets or other sub-divisions; all space serving the particular assembly occupancy shall be reckoned

C H A P T E R – 10: TRANSFER OF DEVELOPME NT RIGHTS (TDR)

When an area with in the local planning area is required for public purpose (i.e. road, widening of road, parks, etc.) the owner of any site or land which comprises of such area surrenders it free of cost and hands over possession of the same to the planning authority / Local Authority free of cost and encumbrance. The Planning Authority / Local Authority permits development rights in the form of additional floor area which shall be equal to one and half times the area surrendered. The development rights so permitted may be utilised either at the remaining portion of the area after surrender or any where in the LPA, either by himself or by transfer to any other person.

10.1. Terms and Conditions for Grant & Utilisation of TDR:

1. The Planning Authority / Local Body shall publish an annual programme for road widening or construction of new road or for any other public purpose specified in Section 14(B) of the Act, for granting Transferable Development Rights.
2. The land shall be surrendered through a relinquishment deed for which a Development Rights Certificate (hereinafter called "D.R.C.") is to be issued. The land so surrendered shall vest with the Authority / Local Body free from all encumbrances.
3. D.R.C. shall be issued only after the required land is surrendered to the Planning Authority / Local Body free of cost and free of encumbrances. In respect of land surrendered for purpose other than road widening, the land has to be fenced to the satisfaction of the Authority / Local Body.
4. DRC shall be issued under the seal of the Planning Authority / Local Body and under the signature of the Commissioner, Bangalore Development Authority / Commissioner of Local Body within the LPA of Bangalore.
5. The D.R.C. shall be valid for a period of five years. However, the same may be revalidated for a further period of five years subject to payment of revalidation fee.
6. The D.R.C. shall contain details of the floor area credit in square meter of built up area and the area to which the owner of the surrendered land is entitled shall be stated in figures and words. The description of the land from where development rights are generated and the land use zone of the same shall also be stated in the D.R.C.
7. The eligible additional floor area may be utilised in the remaining portion of the land after surrender, irrespective of the road width.
8. The DRC shall not be valid for use on receivable plot/plots abutting a road of less than 9 meters within the LPA of Bangalore subject to condition No.12.

9. In case of Bangalore LPA, if the additional floor area is transferred to another plot, FAR of the receiving plot shall be allowed to be exceeded by not more than 0.60 times of the existing FAR, provided the receiving plot abuts a road width of 12 m and above, If the receiving plot abuts a road width of 9 meters to 12 meters, then a maximum of 0.40 times the existing FAR shall only be allowed, subject to limitations prescribed in these terms and conditions.

10. The Authority may consider relaxing set backs and coverage to a maximum extent of fifty percent, when the permissible Floor Area Ratio cannot be achieved, in case of D.R.C. arising out of land surrendered free of cost for road widening. This relaxation is also permissible in the receiving plot or in the same plot left over after surrender. When plot generating the TDR utlises the DRC as the receiving plot, then the incremental parking need not be insisted. No relaxation can be given for area required for parking in receiving plot. While exercising the above power, the Authority shall finalise the building line for the entire road taken up for widening keeping in view the developments existing, feasibility and smooth flow of traffic and notify the same. No construction shall be allowed in violation of such notified building line.

11. A DRC can be purchased for utilisation in respect of a building already existing, subject to all the limitations prescribed in these terms and conditions.

12. Development rights certificate may be utilized in all the areas irrespective of A, B and C (Ring I, II & III) zones, in the following manner.

E.g.:

Area of site surrendered	100 sq. mtrs.
DRC issued for the above 100 sq. mtrs.	150 sq. mtrs.

Table No. 25

DRC Generation Zone	Utilisation Zone		
	A zone (Ring I)	B zone (Ring II)	C zone (Ring III)
A Zone (Ring I)	150 x 1.00	150 x 1.50	150 x 2.00
B Zone (Ring II)	150 x 0.666	150 x 1.00	150 x 1.333
C Zone (Ring III)	150 x 0.50	150 x 0.666	150 x 1.00

13. The D.R.C. obtained on account of surrendering a particular land / plot shall be utilised on transfer to any other plot only for the purpose for which such receiving plot is designated in the development plan.
14. Whenever the remaining portion of the plot or land after surrender to the Planning Authority / Local Body is too small to construct any meaningful building, if so, the owner may desires to surrender the entire property to the Planning Authority / Local Body in lieu of the D.R.C.
15. The Authority may charge a fee of Rupees one hundred for grant / transfer / utilization / revalidation etc., of DRC.
16. A D.R.C. shall not be valid for use on receivable plot in the area notified as such by Government.
17. The utilisation of Development Rights shall be in multiples of ten sq. meters only except the last remainder.
18. The Authority may reject or cancel the grant of D.R.C. in the following circumstances namely:-
    a. Where any dues are payable by the owner of the property to the State Government or Planning Authority / Local body prior to the date of handing over physical possession of the property to the Authority. Also, Planning Authority / Local Body may grant and withhold issue of D.R.C. until all the dues of the State Government or the Planning Authority / Local Body are paid by the owner.
    b. Where D.R.C. is obtained by fraudulent means.
    c. Where there is a dispute on the title of the land, till the dispute is settled by a Competent Court.
19. The utilisation of D.R.C. in favour of Non-Resident of India and Foreign nationals will be subject to rules and regulations " under Foreign Exchange Management Act, 1999 (FEMA) and / or the rules and regulations" made by the Reserve Bank of India / Government of India in this behalf.
20. The Authority may decline to allow utilisation of D.R.C. in the following situations:-
    a. Under direction from a competent court.
    b. Where the Authority has reason to believe that the transfer for utilisation of D.R.C. has been obtained by fraudulent means.
    c. Where the utilisation application does not comply with the terms and conditions.
    d. Where the utilisation application is not duly signed by the transferor and transferee.
    e. Where the utilisation application is not duly accompanied by original D.R.C.
21. In full utilization of D.R.C., the D.R.C. shall not be returned to the D.R.C. holders but shall be retained with the Planning Authority / Local Body concerned after canceling the same.

22. In case of death of holders of D.R.C., the D.R.C. will be transferred only on production of "Will / Survivors Certificate / Inheritance Certificate / Heir ship Certificate"/ succession certificate of letter of Administration and / or probate of a will wherever applicable. On production of aforesaid documents names of the legal heirs shall be included in the D.R.C.

23. Where the D.R.C. holder is a minor, no permission for transfer for utilisation shall be considered unless the application is made by the guardian appointed by the Court.

24. If a holder of D.R.C. intends to transfer it to any other person, he will submit the D.R.C. to the Planning Authority / Local Body with an application for endorsement of the new holders name, i.e., the transferee, on the said certificate. Without such endorsement by the Planning Authority / Local Body, the transfer shall not be valid and the Certificate will be available for use only by the earlier original holder.

25. D.R.C. shall be in prescribed form transferable only after due authentication by the Planning Authority / Local Body.

26. The Planning Authority (BDA when the TDR is generated by a plot / land located in BDA jurisdiction and BBMP when the TDR is generated by a plot or land located in BBMP jurisdiction) shall maintain a register in the format annexed to this Notification relating to grant and utilisation of Development Rights. Planning Authority / Local Body which issues the DRC shall only maintain the account of utilization till it is exhausted.

27. If in, or in connection with, the exercise of its powers and discharge its functions by the Planning Authority / Local Body, any difficulty arises relating to the interpretation of these regulations, it shall be referred to the Government, whose decision will be final.

APPENDIX 1

Table 26: Building lines specified for various roads

Sl. No	Name of the Road	Building Line Required
1.	Sampige Road	3.0 m from the edge of the road
2.	Margosa road	3.0 m from the edge of the road
3.	17th Cross, Malleswaram	3.0 m from the edge of the road
4.	Platform Road	3.0 m from the edge of the road
5.	Palace Cross Road	3.0 m from the edge of the road
6.	K.B.G. Road	3.0 m from the edge of the road
7.	80 ft road, Rajajinagar	3.0 m from the edge of road
8.	West of chord Road	3.0 m from the edge of road
9.	Magadi road	12.0 m beyond Housing Board Quarters Road
10.	Tumkur road	5.0 m up to C.M.T.I, Quarter road
11.	Tumkur road	12.0 m beyond C.M.T.I Quarter road
12.	Triveni Road, Yashwanthpur	12.0 m beyond C.M.T.I Quarter road
13.	Tannery road	5.0 m beyond Devarajeevanahalli cross
14.	Old Madras road	5.0 m up to level crossing Devarajeevana-halli cross (new Aero engine Factory)
15.	Old Madras road	12.0 m beyond New Aero engine Factory
16.	Kengal Hanumanthaiah road	3.0 m from the edge of road
17.	Jayachamarajendra road	3.0 m from the edge of road
18.	H.Siddaiah road	3.0 m from the edge of road
19.	Raja ram Mohan roy road	3.0 m from the edge of road
20.	Varthur	3.0 m from the edge of the road between Trinity church to Airport
21.	Varthur road	12.0 m from the edge of the road, from beyond the Airport.
22.	Chinmaya Mission Hospital	3.0 m from Adarsha theatre to police station road
23.	Indiranagar 100 ft. road	3.0 m from the edge of road
24.	Mahatma Gandhi Road	5.0 m up to Dickenson road
25.	Mahatma Gandhi Road	5.0 m Dickenson road to trinity church
26.	Central Street	3.0 m from the edge of road
27.	St.John's road	5.0 m from the edge of the road
28.	St.John's road	5.0 m from the edge of the road
29.	Assaye road	3.0 m from the edge of the road
30.	Brigade road	3.0 m from the edge of the road
31.	St marks road	3.0 m from the edge of the road
32.	Residency road	5.0 m from the edge of the road
33.	Cambridge road	3.0 m from the edge of the road
34.	Nandidurga road	3.0 m from the edge of the road
35.	District office road	5.0 m from the edge of the road
36.	Chickpet road	2.0 m from the edge of road
37.	Akkipet road	2.0 m from the edge of road
38.	Nagarthpet road	2.0 m from the edge of road

39.	East tank bund road(Subashnagar)	3.0 m from the edge of the road
40.	Goods shed road	3.0 m from the edge of the road
41.	Balepet road	2.0 m from the edge of road
42.	Subedar Chathram road	3.0 m from the edge of the road
43.	5th main road(Gandhinagar)	3.0 m from the edge of the road
44.	Narasimharaja road	3.0 m from the edge of the road
45.	Silver jubilee park road	3.0 m from the edge of the road
46.	Pampamahakavi road	3.0 m from the edge of the road
47.	Kanakapura road	5.0 m from the edge of the road up to ring road
48.	Kanakapura road	12.0 m from the edge of the road beyond outer ring road.
49.	Hosur road	12.0 m from the edge of the road beyond ring road.
50.	Roads all round Jayanagar shopping complex	3.0 m from the edge of the road
51.	South End road	5.0 m from the edge of the road
52.	East End road	5.0 m from the edge of the road
53.	Pattallamma street	3.0 m from the edge of the road
54.	Krumbigal road	3.0 m from the edge of the road
55.	Ashoka pillar road(100ft road)	6.0 m from the edge of the road
56.	Alur Venkatarao road	3.0 m from the edge of the road
57.	K.R. road	3.0 m from the edge of the road
58.	Gandhi Bazar main road	3.0 m from the edge of the road
59.	Nagasandra road	3.0 m from the edge of the road
60.	B.P.Wadia road	3.0 m from the edge of the road
61.	Vasavi temple road	3.0 m from the edge of the road
62.	Diagonal road V.V. Puram	3.0 m from the edge of the road
63.	Hennur road	3.0 m up to Salem railway line level crossing
64.	Hennur road	8.0 m beyond Salem railway line level crossing
65.	Munireddypalya main rd	2.0 m from the edge of road
66.	Poorna Venkatarao road	2.0 m from the edge of road
67.	Police road & Belimutt road	2 .0 m from the edge of road
68.	Kilari road	2.0 m from the edge of road
69.	Seppings road	2.0 m from the edge of road
70.	New market road	2.0 m from the edge of road
71.	Jewelers road	2.0 m from the edge of road
72.	Dharma raja koil street	2.0 m from the edge of road
73.	Jumma masjid road, OPH Road	2.0 m from the edge of road
74.	Narayanapillay street	2.0 m from the edge of road
75.	Ibrahim saheb street	2.0 m from the edge of road
76.	Thoppa mudaliar road	2.0 m from the edge of road
77.	Linden street	2.0 m from the edge of road
78.	Austin town centre street	2.0 m from the edge of road
79.	KHN Badur Abdul Rehman road	2.0 m from the edge of road

80.	Sheshadri puram 1st main road	3.0 m from the edge of the road
81.	50 ft road Hanumanthnagar	3.0 m from the edge of the road
82.	44th cross Hanumanthnagar	2.0 m from the edge of road
83.	Thavarekere main road (Hosur rd junction to circle of old village	2.0 m from the edge of road
84.	Gavipuram Guttahalli main road	2.0 m from the edge of road
85.	Nethaji road	2.0 m from the edge of road
86.	Malleshwaram 8th main (from 6th cross junction to 15thcross jn)	3.0 m from the edge of the road
87.	Dattatreya temple road	2.0 m from the edge of road
88.	West of chord road from Navarang circle to LIC colony	3.0 m from the edge of the road
89.	Rajajinagar Bashyam circle to ESI Hospital	3.0 m from the edge of the road
90.	Madhavarao Mudaliar road	3.0 m from the edge of the road
91.	Davis road	2.0 m from the edge of road
92.	Robertson road	2.0 m from the edge of road.

Town Planner Member
BDA

Commissioner
BDA

Chairman
BDA

APPENDIX - II

AFFIDAVIT

I hereby certify that the erection, re-erection, material alternation in the building bearing property survey No. . . . ., plot no. . . . .
. . . . . .Village . . . ……Hobli . . . . ……. Taluk will be carried out under my supervision and I certify that all the materials (type and grade) and the workmanship of the work and structural safety of the building will be in accordance with the general and detailed specifications submitted along with this certificate and that the work will be carried out according to the sanctioned plan.

I hereby undertake to report to the authority within 3 days of any deviation from the sanctioned plan, or violation of Zoning Regulations, observed during the construction of the aforesaid building.

I also certify that the building has been designed as per the specifications prescribed in the National Building Code 2005 and publication of the Bureau of the Indian Standard 1893-2002 for making the building resistant to earthquake and also as per fire safety norms.

I hereby agree that if any of the above statements are found false, then the concerned Authority is at liberty to cancel my license for practice.

Signature . . . .

Name of the registered Architect / Planner / Engineer /. . . . . .
(In block letters)

Registration Number of the registered Architect / Planner / Engineer . . . . . .

Address of the registered Architect / Planner / Engineer. . . . . ..

. . . . . .

Dated:. . . . . .

Place:……..

APPENDIX-III

APPLICATION FOR PERMISSION FOR DEVELOPMENT RIGHTS CERTIFICATE

Date:

From
……
(Name of owner of land)
Address
……
……
To
The Commissioner,
…….BDA / BBMP
…….

Sir,

I, Intend to surrender the under mentioned land bearing Survey No. …….. of ……Village of ……Hobli and …….Taluk reserved for the public purpose of …….. as per the R.M.P 2015 for the grant of "Development Rights Certificate".

I / We forward herewith the following –

- Site Plan as per R.M.P 2015.
- Detailed Survey Plan
- Title Deed
- Property card and latest assessment book extract
- Up-to-date tax paid receipt
- The area statement of reservation duly certified by the architect
- Encumbrance certificate
- I / We hereby request that the land affected by the reservation of ……. May be atken over and Development Rights Certificate (D.R.C) in lieu thereof may be issued to me/us.

Signature of the Owner(s) of the land

APPENDIX-IV

Office of the Commissioner

BDA/BBMP, Bangalore

Register of Utilization of Development Rights Certificate

S1. No.	Folio No.	D.R.C. No	Date and Sanction No.	Name of the Transferer	Built area in sq. mtrs. as per D.R.C.	Transfer / Utilisation of D.R.C. area in sq. mtrs.
1	2	3	4	5	6	7

Balance area of D.R.C. in sq. met.	Name and Address of the Transferees(s)	Details Property where D.R.C. is Proposed to be used (Recoring plot)	Transfer fee paid	Utilisation Form No. and Date	Signature of the sanctioning Authority
7	8	9	10	11	12

APPENDIX-V

UNDERTAKING BY THE APPLICANT

To

The Commissioner,
BDA/BBMP,
Bangalore.

Sir,

Subject: .....

I/We, Smt./Shri.....
Residing at/carrying on business at .....

Are the owners/developers of the property bearing Sy.No./C.T.C. No/K.No.....of.....village.....Hobli,..... Taluk,.....Bangalore, do hereby agree and undertake as under.

Whereas, I/We are absolutely owner of the property bearing C.T.C. No./K. No..... of.....village.....Hobli,..... Taluk,.....Bangalore.

And whereas, the owner/developers have requested the Authority to grant of Development Rights Certificate.

And whereas, the Commissioner, Bangalore Development Authority/ Bruhat Bangalore Mahanagara Palike, has intended to grant Development Rights Certificate on compliance of various terms and conditions vide letter under No....., dated .....

I/We, hereby agree and undertake as under:-

(1) I/We have leveled the aforesaid land up to the formation level as stipulated by the authority. I/We hereby agree and undertake to rectify any defects in respect of filling and leveling of the aforesaid land within period of one year from the date of handing over possession of the said land.

2) This undertaking is binding upon me/us by my/our heirs, executors and administrators and assignees.

Dated this ..... day of .....200....

Witness: (1)

(2) Yours faithfully

APPENDIX-VI

PRO FORMA FOR AFFIDAVIT TO BE GIVEN BY OWNER/S

I/We…… Aged,……. Of Indian inhabitant residing at ……

I/We, am/are the Proprietors/Partner(s) of the firm…….

Having its registered office at ……. is/am the owner(s) of the land bearing C.S.No./C.T.S.No./K.No……of……. village……Hobli,……Taluk,…… Bangalore.

State on affirmation as under:

The aforesaid land is partly/fully reserved for the purpose of ……. … as per the sanctioned R.M.P 2015.

I/We have neither taken any monetary compensation or Compensatory F.A.R. not claimed Transfer of Development Right in lie of the said land earlier. I/We, am/are, entitled for T.D.R. and grant of Development Rights Certificate under Section 14-B of the Karnataka Town and Country Planning Act, 1961 and Rules thereunder.

Dated this…… date of…… the year…….

Deponent:

Identified by me:

Advocate:
Name:
Address:

Before me:
Notary/Magistrate

APPENDIX-VII

Office of the Commissioner,
BDA/BBMP,
Bangalore.

Date of issue……. Sr. No……

A) DEVELOPMENT RIGHTS CERTIFICATE UTILISATION FORM

We, the undersigned to hereby request to allow to utilize the build-up area measuring (in words…..sq. mts. In figures…. Sq.mts.) out of the total build-up area available in the Development Rights Certificate No……., dated……. Folio……. and permit the said built-up area to be utilized by the persons named below-

---

PARTICULARS OF D.R.C. HOLDERS

Development Rights Certificate No…….
Folio No…….

Name in full	**Signature(s)**
(1)……	(1)……
(2)……	(2)……
(3)……	(3)……
(4)……	(4)……

Attestation:
I hereby attest the signature of the D.R.C. Holder's herein mentioned
Signature……
Name……
Address Seal……
……

Signature of Witness
……

Name and address of Witness
……
……
……
…….Pin ……

138

(A) Details of property where D.R.C. is proposed to be used i.e., Location and Building.

……

(B) Area to be utilized in sq.mts. (in firg.) ……

(in words)……

(C) Balance built-up area as per D.R.C. in sq.mts. (in firg.) ……
(in words)……

(D) Balance area in the D.R.C. after utilisation (in firg.) ……

(in words)……

D=C-B

Office of the Commissioner,
BDA/BBMP,
Bangalore.

B) PARTICULARS OF PERSON(S) UTILIZING D.R.C.

Name's and address in full	**Signature(s)**
(1)……	(1)……
(2)……	(2)……
(3)……	(3)……
(4)……	(4)……

Dated this……day of……two thousand ……..place…….

Signature of magistrate/Public Notary with Seal

Date:

For Office Use Checked by …… Signature tallied by…….. Entered in the register of Transfer No…… Approval date and No. ……	Specimen Signature of person's utilizing D.R.C.	Folio No. …… …… …… …… …… ……

Development Rights Certificates to be returned
To (Fill in the name and address to which the certificates
are required to be returned)
Name and address ……
……
Fees for utilization paid Rs.
Vide Receipt No. ……
Date ……
Signature ……

APPENDIX-VIII

Office of the Commissioner,
BDA/BBMP,
Bangalore.

DEVELOPMENT RIGHTS CERTIFICATE

I, ……Commissioner, BDA/BBMP Certify that the person(s) within named in this certificate is / are the registered holder(s) of the Development Rights Certificate issued subject to the provision of Section 14-B of the Karnataka Town and Country planing Act, 1961 and Rules thereunder:

(1) Location and details of the land surrendered.

(a) Area of the land in sq. mts.
(b) Land handed over the Authority / Govt.

Vide Possession Receipt No. and Date

(1) Zone of land surrendered.
(2) Reservation of land surrendered.
(3) The area where D.R.C. can be utilised.

D.R.C. will be allowed to be used as provided under regulations.

Folio No: certificate No.
TDR/W/SW.ARD ……

Name of the
DRC Holder(s) (1)
(2)
(3)

F.A.R. Credit of built-up area in sq.mts. (in figures) …….
(in words ……)

Given under common seal …… Day of …… Year ……

Commissioner,
BDA/BBMP,
Bangalore.

GOVERNMENT OF KARNATAKA

No.UDD 93 MNJ 2008

Karnataka Government Secretariat,
Vikasa Soudha, 4th Floor,
Bangalore, dated. 2-3-2009

NOTIFICATION

Whereas, the draft to amendment the Zoning Regulations of Master Plan of Bangalore Development Authority approved by the Government vide Government Order No.UDD 504 MAASE 2004, dated.25-6-2007 was published vide Notification No.UDD 93 MNJ 2008, dated.21-11-2008 in the Karnataka Extra-ordinary Gazette dated.6-8-2008 inviting objections and suggestions to the said draft from all the person likely to be affected within 30 days from the date of its publication in Official Gazette.

And whereas, the said Gazette was made available to the public on 6-12-2008.

And whereas, the objections and suggestions are received in respect of the above draft amendment are examined.

Now, therefore in excess of the power conferred under Section.13-E of the Karnataka Town & Country Planning Act, 1961(Karnataka Act 11 of 1963), the State Government is hereby make the following amendment namely:-

AMENDMENT

In the Zoning Regulations of Revised Master Plan –2015 of Bangalore Development Authority approved in G.O.No.UDD 504 MAA SE 2004 dated.25-6-2007 under Traffic and Transportation Zone, land use and regulations shall be substituted with the following:

Chapter.3.0: REGULATIONS APPLICABLE TO ALL ZONES

3.16) General notes:

ix) Areas which fall within a distance of 150m from the outer boundary of the metro station/terminals subject to confirmation from

....2

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Bangalore Metro Rail Corporation Ltd., shall be eligible for a maximum FAR of 4 for all permissible uses, irrespective of the FAR applicable for the respective uses in the respective tables.

4.10 TRAFFIC AND TRANSPORTATION (T&T)

4.10.1) Description

Transportation zones are reserved for Transport and Transport related activities such as railway lines, railway yards, railway stations, railway workshops and sidings, roads, road transport depot, bus stations and bus shelter parking areas, truck terminals, dock yards, jetties, piers, airports and air stations, special wear housing, cargo terminals and transfer of cargo between different types of transport (rail, road and air), post offices, telegraph offices, telephones and telephone exchanges, television telecasting and radio broadcasting stations, microwave stations and offices in their own premises and residential quarters for watch and ward.

4.10.2) Regulations

Permissible land uses

Main land use category: T4(for MLCP, refer note below)
Ancillary land uses: R, U2, C3, I-3

- Retails shops, Restaurants and Hotels, Show rooms, Offices, Boarding and Lodging Houses, Banking Counters, Indoor recreational uses, Multiplexes, Clubs, Godowns, two wheeler parking and other conforming Commercial Activities that are ancillary to the main use. Provided;

  " total area for such ancillary uses shall not exceed **45% of the Permissible FAR** of the project when taken up by the Central, State Government, Agencies and Public Undertakings; **and shall not exceed 20%** of the total built up area in other cases.

- If the road width abutting the land is less that 12m, then I-2, U2 or C2 may be allowed as main land use or as independent land use.

.....3.

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Table 19: FAR and Ground Coverage in Traffic and Transportation

Sl. No.	Size of the Plot (sq.m)	Ground over	FAR	Setbacks
1	Up to 500	60%	1.00	Refer Table.8 or Table.9
2	Above 500 upto 1000	55%	1.25	
3	Above 1000 upto 2000	50%	1.50	
4	Above 2000	45%	1.50	

Note: -

i. When Multi Level Car Parking (MLCP) is proposed on a plot as independent activity, there shall not be any limitation of FAR or height of building subject to condition that it satisfies fire and airport authority restrictions wherever applicable.
ii. TDR is applicable as per rules.
iii. Station boundary should be as defined by the BMRCL/concerned authority.

By order and in the name of the
Governor of Karnataka

3/3/09
(M.S.PREMACHANDRA)
Under Secretary to Government
Urban Development Department.

TO:-

The Complier, Karnataka Gazette, Bangalore-1, with a request to publish this Notification in Extra-Ordinary Gazette and send 100 copies to the Department and 100 copies to the Commissioner, Bangalore Development Authority, Bangalore-20.

COPY TO:-

1) The Chairman, Bangalore Development Authority, Bangalore.
2) The Commissioner, BBMP, Bangalore.
3) The Commissioner, Bangalore Development Authority, Bangalore.
4) The Managing Director, Karnataka State Road Transport Corporation, Bangalore.
5) The Managing Director, Bangalore Metropolitan Transport Corporation, Bangalore.
6) The Managing Director, Bangalore Metro Rail Corporation Ltd., Bangalore.

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RNI No. KARBIL/2001/47147

ಕರ್ನಾಟಕ ರಾಜ್ಯಪತ್ರ

ಅಧಿಕೃತವಾಗಿ ಪ್ರಕಟಿಸಲಾದುದು

ವಿಶೇಷ ರಾಜ್ಯ ಪತ್ರಿಕೆ

ಭಾಗ - III	ಬೆಂಗಳೂರು, ಸೋಮವಾರ, ಮಾರ್ಚ್ ೨೩, ೨೦೧೫ (ಫೈತ್ರ ೦೨, ಶಕ ವರ್ಷ ೧೯೩೭)	ನಂ. ೨೩೦
Part - III	Bengaluru, Monday, March 23, 2015 (Chaithra 02, Shaka Varsha 1937)	No. 230

URBAN DEVELOPMENT SECRETARIAT

NOTIFICATION

No: UDD 105 MNJ 2008, Bangalore, Dated:20/03/2015

As the matter has come up for hearing before the Hon'ble High Court wherein it was observed that the above mentioned Notification No.UDD 105 MNJ 2008 dated 11/12/2014 is not in conformity with the affidavit filed by the BDA on 19/02/2014 and as such, in the light of the W.P.2661/2015 (PIL) being filed on the above issue, the notification issued earlier is hereby withdrawn with immediate effect with a condition that all the proposals approved consequent to the Notification stand cancelled. As per the affidavit filed by the BDA, the zoning regulations of Bengaluru in the Revised Master Plan 2015 and amendments, regulations 2014 are amended as below:

1) No commercial activity of whatsoever nature shall be allowed in residential main and residential mixed zones in the three rings, viz., Ring No.1, Ring No.2 and Ring No.3 if road width is less than 40 feet.

2) The ancillary usage shall be permitted in residential main and residential mixed zones in Ring No.1 and Ring No.2 upto 20% of the built up area or 50 sq mtrs whichever is lower provided the width of the road is above 40 feet.

3) In Ring No.3, the ancillary usages may be permitted as the main use in residential main and in residential mixed zones if the plot size is more than 1000 sq. Mtrs., having frontage of 10 mtrs. Or more and if the width of the road is more than 60 feet.

4) The ancillary usages are shown in the table below:

Sl. No.	Permissible uses
1	**Table 1: Permissible land use in Residential category** 1) Plotted residential developments 2) Villas, semi detached houses 3) Apartments, Hostels, Dharmashala 4) Multi Dwelling Housing, Service Apartments. 5) Group Housing [Development Plans] 6) Bus bays, Auto stand, Bus shelters information kiosk 7) Metro stations, parking areas 8) Multi level car parking as part of residential apartments to cater the needs of residents only

2

4.1.2] Regulations

(i) Permissible land uses: In Ring-I and II

- Main land use - R
- Ancillary land uses allowed are:-
  1. Petty shops, Newspaper, Stationery and Milk booth, Vulcanizing shops
  2. STD/FAX/Internet Centre / ATM centers
  3. Hair Dressing and Beauty parlors
  4. Offices / Clinics belonging to professional services category and self owned
  5. Tailoring, Dry cleaners
  6. Bakery and Sweetmeat shop
  7. Pathological Labs
  8. Retail shops and hardware shops
  9. Banks, Insurance and Consulting and Business Offices.
  10. Mutton and Poultry stalls, Cold storages
  11. Job typing / Computer training institutes, Cybercafé, Internet browsing
  12. Uses for small repair centers- electronic, mechanical automobile etc,
  13. Photo studio
  14. All uses under I-1
  15. Sub offices of utilities & Urban amenities
- Ancillary use is allowable upto 20% of the total built up area or 50 sq.m whichever is lower only in plots abutting to roads having width 12m or more

(ii) Permissible Land uses: In Ring-III

- Main land use - R and T1
- Ancillary land use category: C2, I-2 and U3
- Ancillary use is allowable upto 20% of the total built up area or 50 sqm whichever is lower only in plots abutting to roads having width 12m or more
- If the plot size is more than 1000sqm having a frontage of 10m or more abutting road is more than 18m width, then ancillary uses can be used as main use.

4.2.2] Regulations

(i) Permissible land uses: In Ring-I and II:-

- Main land use - R
- Ancillary Land uses allowed are:-
  1. Petty shops, Newspaper, Stationery and Milk booth, Vulcanizing shops
  2. STD/FAX/Internet Centre / ATM centers
  3. Hair Dressing and Beauty parlors
  4. Offices / Clinics belonging to professional services category and self owned
  5. Tailoring, Dry cleaners
  6. Bakery and Sweetmeat shop
  7. Pathological Labs
  8. Retail shops and hardware shops
  9. Banks, Insurance and Consulting and Business Offices.
  10. Mutton and Poultry stalls, Cold storages

3

	11. Job typing / Computer training institutes, Cybercafé, Internet browsing 12. Uses for small repair centers- electronic, mechanical automobile etc, 13. Photo studio 14. All uses under I-1 15. Sub offices of utilities & Urban amenities • Ancillary use is allowable upto 20% of the total built up area or 50 sqm whichever is lower only in plots abutting to roads having width 12m or above. 4.2.2] Regulations (i) Permissible Land use: In Ring-III • Main land use category - R • Ancillary land use category: C3, I-2, T2 and U4 • Ancillary uses allowable upto 30% of the total built up area • If the plot size is more than 1000sqm having a frontage of 10m or more and abutting road is more than 18m width, then ancillary uses can be used as main use.

N. NARASIMHAMURTHY
Under Secretary to Government
Urban Development Department

ಸರ್ಕಾರಿ ಮುದ್ರಣಾಲಯ, ವಿಕಾಸ ಸೌಧ ಘಟಕ, ಬೆಂಗಳೂರು. (ಪಿಆ) (300 ಪ್ರತಿಗಳು)

RNI No. KARBIL/2001/47147

ಕರ್ನಾಟಕ ರಾಜ್ಯಪತ್ರ

ಅಧಿಕೃತವಾಗಿ ಪ್ರಕಟಿಸಲಾದುದು

ವಿಶೇಷ ರಾಜ್ಯ ಪತ್ರಿಕೆ

ಭಾಗ–IVA	ಬೆಂಗಳೂರು, ಶನಿವಾರ, ಸೆಪ್ಟೆಂಬರ್ ೨೯, ೨೦೧೮ (ಆಶ್ವಯುಜ ೭, ಶಕ ವರ್ಷ ೧೯೪೦)	ನಂ. ೧೩೭೬
Part–IVA	Bengaluru, Saturday, September 29, 2018 (Ashwayuja 7, Shaka Varsha 1940)	No. 1376

URBAN DEVELOPMENT SECRETARIAT

NOTIFICATION

NO. UDD 112 MNJ 2015, Bengaluru, Dated : 29.09.2018

Whereas the draft of the Zoning Regulations of Bengaluru of the Revised Master Plan-2015 (Amendment) Regulations, 2018 was published as required by section 13-E of the Karnataka Town and Country Planning Act, 1961. [Karnataka Act 11 of 1963] in Notification No.UDD 112 MNJ 2015, dated 09.03.2018 in part IV-A of the Karnataka Gazette Extraordinary No.380, dated:12.03.2018 inviting objections and suggestions from all persons likely to be affected thereby within thirty days from the date of its publication in the Official Gazette.

And whereas, the said Gazette was made available to the public on 12.03.2018.

And whereas, no objections and suggestions have been received by the Government in this behalf.

Now therefore, in exercise of the powers conferred by section 13-E of the the Karnataka Town and Country Planning Act, 1961 [Karnataka Act 11 of 1963], the Government of Karnataka hereby makes the following Regulations further to amend the Zoning Regulations of Bengaluru of Revised Master Plan – 2015,

___namely:-

REGULATIONS

1. **Title and commencement**.- (1) These regulations may be called the Zoning Regulations of Bengaluru of the Revised Master Plan-2015 (Amendment) Regulations 2018.

   (2) They shall come into force from the date of their publication in the official Gazette.

2. **Amendment of Chapter-3**.- In chapter 3 of the Zoning Regulations of Bengaluru of the Revised Master Plan-2015 (herein after referred to as the said regulations),-

(A) After the regulation 3.4 (v) of the said regulations, the following shall be inserted, namely:-

3.4 **(vi) Impact Zone Premium FAR**.-

(i) Means additional FAR permitted by collecting additional fees within the Impact Zone of MRTS/LRT/Peripheral Ring Road projects, as specified in the Karnataka Planning Authority Rules, 1965.

(ii) Impact Zone as defined in the Karnataka Planning Authority Rules, 1965 shall be entitled to one unit of extra FAR as premium F.A.R over and above the permissible FAR for all

permissible uses, irrespective of the FAR applicable for the respective uses in the respective tables, subject to a minimum road width of 12m.

{**Illustration**: If the existing permissible FAR of a plot is 2, then the Impact Zone Premium FAR would be 1 and the total permissible FAR would become 2+1 = 3.}

(iii) Impact Zone Premium FAR shall be granted under the regulations with an additional fee as prescribed in the Planning Authority Rules, 1965.

(iv) Only the area which falls within impact zone shall be eligible for Impact Zone Premium FAR, which may be utilized for the whole extent irrespective of the area falling within the impact zone.

(v) The Impact Zone Premium FAR shall not be transferrable.

(vi) Impact Zone Premium FAR shall not be claimed for plots, on which there is construction which has violated the existing Zoning Regulations or Building by-laws.

(vii) **Procedure for the grant of Impact Zone Premium FAR**:

a) The applicant shall apply to Planning Authority/Local Authority along with the NOC from Bengaluru Metro Rail Corporation Limited (BMRCL) to avail the Impact Zone Premium FAR along Metro corridor and Planning Authority/Local Authority would scrutinize the proposal with reference to the Zoning Regulations and also with reference to the request for the Impact Zone Premium FAR.

b) The applicant shall remit the Impact Zone Premium FAR fee by way of demand draft to the Planning Authority/Local Authority and it shall be kept in a separate head of account.

c) Planning Authority/Local Authority shall maintain independent registers detailing the cases of grant of Impact Zone Premium FAR in the format prescribed in Appendix-IX.

(B) In the regulation 3.16 of the said regulations (General Notes), Item no (ix) shall be omitted.

3. **Insertion of Appendix IX**. – After Appendix VIII of the said regulations the following shall be inserted, namely:-

File No.	Name of the applicant and address	Property details	Location of property with respect to metro station and respective phases	Permissible FAR	Impact Zone Premium FAR allowed in sqm	Impact Zone Premium FAR fee per sqm	Total Impact Zone Premium FAR fee paid	Remarks

By order and in the name of the Governor of Karnataka

K.S.JAGADISHA REDDY
Under Secretary to Government,
Urban Development Department.

ಸರ್ಕಾರಿ ಮುದ್ರಣಾಲಯ, ವಿಕಾಸ ಸೌಧ ಘಟಕ, ಬೆಂಗಳೂರು. (ಪಿ7) ಪ್ರತಿಗಳು: 100

cFRNI No. KARBIL/2001/47147

ಕರ್ನಾಟಕ ರಾಜ್ಯಪತ್ರ

ಅಧಿಕೃತವಾಗಿ ಪ್ರಕಟಿಸಲಾದುದು

ವಿಶೇಷ ರಾಜ್ಯ ಪತ್ರಿಕೆ

ಭಾಗ–IVA Part–IVA	ಬೆಂಗಳೂರು, ಗುರುವಾರ, ಜೂನ್ ೨೦, ೨೦೧೯ (ಜ್ಯೇಷ್ಠ ೩೦, ಶಕ ವರ್ಷ ೧೯೪೦) Bengaluru, Thursday, June 20, 2019 (Jyesta 30, Shaka Varsha 1940)	ನಂ. ೪೮೩ No. 483

ನಗರಾಭಿವೃದ್ಧಿ ಸಚಿವಾಲಯ

ಅಧಿಸೂಚನೆ

ಸಂಖ್ಯೆ: ನಅಇ 255 ಎಂಎನ್‌ಜೆ 2018, ಬೆಂಗಳೂರು, ದಿನಾಂಕ: 19.06.2019

ಕರ್ನಾಟಕ ನಗರ ಮತ್ತು ಗ್ರಾಮಾಂತರ ಯೋಜನಾ ಅಧಿನಿಯಮ 1961 (1963ರ ಕರ್ನಾಟಕ ಅಧಿನಿಯಮ 11)ರ 13–ಇ ಪ್ರಕರಣದ ಮೂಲಕ ಅಗತ್ಯಪಡಿಸಲಾದಂತೆ ಬೆಂಗಳೂರು ಪರಿಷ್ಕೃತ ಮಹಾ ಯೋಜನೆ–2015 (ತಿದ್ದುಪಡಿ) ವಲಯ ವಿನಿಯಮಗಳು 2019 ರ ಕರಡು ವಿನಿಯಮಗಳನ್ನು ಸರ್ಕಾರದ ಅಧಿಸೂಚನೆ ಸಂಖ್ಯೆ: ಯುಡಿಡಿ 255 ಎಂಎನ್‌ಜೆ 2018, ದಿನಾಂಕ: 07.03.2019 ರಲ್ಲಿ ಕರ್ನಾಟಕ ವಿಶೇಷ ರಾಜ್ಯಪತ್ರ ಸಂಖ್ಯೆ: 235 ದಿನಾಂಕ: 08.03.2019ರ ಭಾಗ–IVA ರಲ್ಲಿ ಪ್ರಕಟಿಸಿ ಅದರಿಂದ ಬಾಧಿತರಾಗಬಹುದಾದ ಎಲ್ಲಾ ವ್ಯಕ್ತಿಗಳಿಂದ ಆಕ್ಷೇಪಣೆ / ಸಲಹೆಗಳನ್ನು ಅಧಿಕೃತ ರಾಜ್ಯಪತ್ರದಲ್ಲಿ ಪ್ರಕಟಿಸಿದ ದಿನಾಂಕದಿಂದ ಮೂವತ್ತು ದಿನಗಳೊಳಗಾಗಿ ಸಲ್ಲಿಸಲು ಆಹ್ವಾನಿಸಲಾಗಿತ್ತು.

ಸದರಿ ರಾಜ್ಯಪತ್ರವು ಸಾರ್ವಜನಿಕರಿಗೆ ದಿನಾಂಕ: 08.03.2019 ರಿಂದ ಲಭ್ಯವಾಗುವಂತೆ ಮಾಡಲಾಗಿರುವುದರಿಂದ ಹಾಗೂ ನಿಗದಿತ ಸಮಯದಲ್ಲಿ ಈ ಸಂಬಂಧ ಸ್ವೀಕೃತವಾದ ಆಕ್ಷೇಪಣೆಗಳು ಹಾಗೂ ಸಲಹೆಗಳನ್ನು ಸರ್ಕಾರವು ಪರಿಶೀಲಿಸಿದೆ.

ಆದ್ದರಿಂದ, ಕರ್ನಾಟಕ ನಗರ ಮತ್ತು ಗ್ರಾಮಾಂತರ ಯೋಜನಾ ಅಧಿನಿಯಮ 1961 (1963ರ ಕರ್ನಾಟಕ ಅಧಿನಿಯಮ 11)ರ 13–ಇ ಪ್ರಕರಣದ ಮೂಲಕ ಪ್ರದತ್ತವಾದ ಅಧಿಕಾರಗಳನ್ನು ಚಲಾಯಿಸಿ ಕರ್ನಾಟಕ ಸರ್ಕಾರವು ಬೆಂಗಳೂರಿನ ಪರಿಷ್ಕೃತ ಮಹಾ ಯೋಜನೆ 2015ರ ವಲಯ ವಿನಿಯಮಗಳಿಗೆ ಈ ಕೆಳಕಂಡ ತಿದ್ದುಪಡಿ ವಿನಿಯಮಗಳನ್ನು ತಂದಿದೆ.

ವಿನಿಯಮಗಳು

1. **ಶೀರ್ಷಿಕೆ ಮತ್ತು ಪ್ರಾರಂಭ** – (1) ಈ ವಿನಿಯಮಗಳನ್ನು ಬೆಂಗಳೂರು ಪರಿಷ್ಕೃತ ಮಹಾ ಯೋಜನೆ–2015ರ (ತಿದ್ದುಪಡಿ) ವಲಯ ವಿನಿಯಮಗಳು, 2019 ಎಂದು ಕರೆಯತಕ್ಕದ್ದು.

   (2) ಇವು ಅಧಿಕೃತ ರಾಜ್ಯ ಪತ್ರದಲ್ಲಿ ಅವುಗಳ ಅಂತಿಮ ಪ್ರಕಟಣೆಯ ದಿನಾಂಕದಿಂದ ಜಾರಿಗೆ ಬರತಕ್ಕದ್ದು.

2. **"ಪಾರಿಭಾಷಿಕ ಶಬ್ದಗಳು ಮತ್ತು ಪರಿಭಾಷೆಗಳ" ತಿದ್ದುಪಡಿ.**– ಬೆಂಗಳೂರು ಪರಿಷ್ಕೃತ ಮಹಾ ಯೋಜನೆ–2015 ರ ವಲಯ ವಿನಿಯಮಗಳಲ್ಲಿ (ಇನ್ನು ಮುಂದೆ ಸದರಿ ವಿನಿಯಮಗಳು ಎಂದು ಉಲ್ಲೇಖಿಸಲಾಗಿದೆ) "ಪಾರಿಭಾಷಿಕ ಶಬ್ದಗಳು ಹಾಗೂ ಪರಿಭಾಷೆಗಳು" ಎಂಬ ಶೀರ್ಷಿಕೆ ಅಡಿಯಲ್ಲಿ,

   (1) ಕ್ರಮ ಸಂಖ್ಯೆ 3 ರ ಬದಲಾಗಿ ಈ ಕೆಳಗಿನಂತೆ ಪ್ರತ್ಯಾಯೋಜಿಸತಕ್ಕದ್ದು, ಎಂದರೆ:–

   > 3. **ಅಪಾರ್ಟ್‌ಮೆಂಟ್ ಕಟ್ಟಡ ಅಥವಾ ಸಮೂಹ ವಸತಿ ಅಥವಾ ಬಹು ವಸತಿ ಘಟಕದ ಕಟ್ಟಡ** ಎಂದರೆ, ಒಂದು ಅಥವಾ ಒಂದಕ್ಕಿಂತ ಹೆಚ್ಚಿನ ಕಟ್ಟಡಗಳನ್ನು ಒಳಗೊಂಡಿರುವ ಅಥವಾ ವಿವಿಧ ಕುಟುಂಬಗಳು ವಾಸಿಸುವುದಕ್ಕಾಗಿ ಮತ್ತು ನಾಲ್ಕಕ್ಕಿಂತ ಹೆಚ್ಚಿನ ವಾಸದ ಘಟಕಗಳನ್ನು ಒಳಗೊಂಡಿರುವ ಕಟ್ಟಡಗಳು.

   (2) 16ನೇ ಕ್ರಮ ಸಂಖ್ಯೆಯಲ್ಲಿ, "ವಸತಿಯೇತರ ಅಭಿವೃದ್ಧಿ ಯೋಜನೆ" ಬಾಬ್ತು ಹಾಗೂ ಅದಕ್ಕೆ ಸಂಬಂಧಪಟ್ಟ ನಮೂದನೆಗಳ ಬದಲಾಗಿ ಈ ಕೆಳಗಿನಂತೆ ಪ್ರತ್ಯಾಯೋಜಿಸತಕ್ಕದ್ದು ಎಂದರೆ:–

"ವಸತಿಯೇತರ ಅಭಿವೃದ್ಧಿ ಯೋಜನೆ:– ಎಂದರೆ 20,000 ಚದರ ಮೀಟರ್ ವಿಸ್ತೀರ್ಣಕ್ಕಿಂತ ಹೆಚ್ಚಿನ ಅಳತೆಯ ಪ್ಲಾಟಿನ ಮೇಲೆ ಒಂದು ಅಥವಾ ಒಂದಕ್ಕಿಂತ ಹೆಚ್ಚಿನ ವಾಣಿಜ್ಯ ಕಟ್ಟಡಗಳ ನಿರ್ಮಾಣಕ್ಕಾಗಿ ಪ್ರಸ್ತಾಪಿಸಿರುವ ನಕ್ಷೆ".

3. **3ನೇ ಅಧ್ಯಾಯಕ್ಕೆ ತಿದ್ದುಪಡಿ,**– ಸದರಿ ವಿನಿಯಮಗಳ 3ನೇ ಅಧ್ಯಾಯದಲ್ಲಿ,–

(1) ವಿನಿಯಮ 3.1 ರಲ್ಲಿ ಕೋಷ್ಟಕ–9 ಮತ್ತು ಅದಕ್ಕೆ ಸಂಬಂಧಿಸಿದ ನಮೂದನೆಗಳ ನಂತರ, ಈ ಮುಂದಿನದನ್ನು ಸೇರಿಸತಕ್ಕದ್ದು ಎಂದರೆ:–

"ಟಿಪ್ಪಣಿ:– ಈ ಮುಂದಿನ ನಿರ್ಮಾಣಗಳಿಗೆ ಈ ನಿಯಮಗಳಲ್ಲಿ ನಿರ್ದಿಷ್ಟಪಡಿಸಲಾದಂತೆ ಕಟ್ಟಡದ ಸುತ್ತಲೂ ಅಗತ್ಯವಾಗಿರುವ ವಾಹನದ ಮಾರ್ಗಕ್ಕೆ ಧಕ್ಕೆಯಾಗದಂತೆ, ಅದಕ್ಕೆ ಹೊಂದಿಕೊಂಡಿರುವ ಪ್ರದೇಶದೊಳಗೆ ಅನುಮತಿ ನೀಡಬಹುದು:

(ಎ) ಆಗಮನ / ನಿರ್ಗಮನ ಸ್ಥಳದಲ್ಲಿ 4 ಚ.ಮೀ. ಗಿಂತ ಹೆಚ್ಚಿರದ ಕಾವಲುಗಾರರ ಕಿರು ಕೋಣೆ; ಮತ್ತು

(ಬಿ) ಅಗ್ನಿ ನಿಯಂತ್ರಣ ಕೊಠಡಿ (ಗರಿಷ್ಠ 4ಮೀ. * 4ಮೀ) (ಬೌಂಡರಿಯಿಂದ ಹೊರಗಿರಬಾರದು).

(2) ವಿನಿಯಮ 3.4 ಮತ್ತು ಅದಕ್ಕೆ ಸಂಬಂಧಪಟ್ಟ ನಮೂದನೆಗಳ ಬದಲಾಗಿ ಈ ಮುಂದಿನದನ್ನು ಪ್ರತ್ಯಾಯೋಜಿಸತಕ್ಕದ್ದು ಎಂದರೆ:–

"3.4: ಎಫ್ಎಆರ್ ಅಥವಾ ನೆಲ ಪ್ರದೇಶದ ಪ್ರಮಾಣ:–

ಈ ಮುಂದಿನ ನಿರ್ಮಾಣಗಳನ್ನು ಎಫ್ಎಆರ್ ಲೆಕ್ಕದಿಂದ ಹೊರತುಪಡಿಸತಕ್ಕದ್ದು ಎಂದರೆ:–

(i) ವಿದ್ಯುತ್ ಉಪಕೇಂದ್ರ ಅಥವಾ ಪ್ರತ್ಯೇಕ ಕೊಠಡಿ, ಜನರೇಟರ್, ಪಂಪ್ನ ಕೊಠಡಿ, ವಾಯುನಿಯಂತ್ರಕ ಕೊಠಡಿ, ಘನತ್ಯಾಜ್ಯ ನಿರ್ವಹಣೆ, ಅಗ್ನಿ ನಿಯಂತ್ರಣ ಕೊಠಡಿ, ಭದ್ರತೆ ಅಥವಾ ಸಿಸಿಟಿವಿ ಕೊಠಡಿ, ಮುಂತಾದವುಗಳಂಥ ಸೇವೆಗಳಿಗಾಗಿ ಮೀಸಲಿಟ್ಟಿರುವ ಪ್ರದೇಶ;

(ii) ಅಗ್ನಿಶಾಮಕ ನಿಯಮಾವಳಿಗಳಿಗನುಸಾರವಾಗಿ ಅತಿ ಎತ್ತರದ ಕಟ್ಟಡಗಳಲ್ಲಿ ಒದಗಿಸಲಾಗಿರುವ ರಕ್ಷಣಾ ಪ್ರದೇಶಗಳು.

(iii) ವಸತಿಯೇತರ ಕಾಂಪ್ಲೆಕ್ಸ್ ಅಥವಾ ಪ್ಲಾಟ್ನಲ್ಲಿ ಒದಗಿಸಲಾಗಿರುವ ಪ್ರತ್ಯೇಕವಾದ ಸಾರ್ವಜನಿಕ ಶೌಚಾಲಯ ವಿಭಾಗ;

(iv) ಗರಿಷ್ಠ 40 ಚದರ ಮೀಟರ್ ಅಳತೆ ಹೊಂದಿರುವ ಕಟ್ಟಡ ನಿರ್ವಹಣೆ ಅಥವಾ ಸಮುದಾಯ ಕೊಠಡಿ;

(v) ಮೆಟ್ಟಿಲು / ಮೆಟ್ಟಿಲು ಕೊಠಡಿ;

(vi) ವಾಸಿಸಲು ಅಥವಾ ಇತರ ಉದ್ದೇಶಕ್ಕಾಗಿ ಬಳಸಲು ಸಾಧ್ಯವಾಗದ ವಾಸ್ತುಶಿಲ್ಪ ಆಕೃತಿ;

(vii) ಚಿಮಣಿಗಳು;

(viii) ವಾಯು ಸಂಚಾರ ಕೊಳವೆಗಳು (ವೆಂಟಿಲೇಷನ್ಡಕ್ಟ್ಸ್) ಮತ್ತು ತ್ಯಾಜ್ಯ ಕೊಳವೆಗಳು;

(ix) ಕೊಳವೆಗಳು;

(x) ವಾಹನ ಚಲಿಸುವ ದಾರಿಗಳು ಮತ್ತು ರ್ಯಾಂಪುಗಳೂ ಸೇರಿದಂತೆ ವಾಹನ ನಿಲುಗಡೆ ಸ್ಥಳಗಳು;

(xi) ನಿವಾಸಿಗಳ / ಬಳಕೆದಾರರ ಸಾಮಾನ್ಯ ಬಳಕೆಗಾಗಿ ಬಯಲು ಪ್ರಾಂಗಣದಲ್ಲಿ ಅಥವಾ ಯಾವುದೇ ಮಹಡಿಯಲ್ಲಿ ನಿರ್ಮಿಸಲಾದ ಈಜುಕೊಳಗಳು ಮತ್ತು ಅವುಗಳಿಗೆ ಹೊಂದಿಕೊಂಡಿರುವ ಶೌಚಾಲಯಗಳು;

(xii) ಮೇಲ್ಭಾಗದ ನೀರಿನ ಟ್ಯಾಂಕುಗಳು;

(xiii) ಎಸ್ಕಲೇಟರ್ಗಳು;

(xiv) ಲಿಫ್ಟ್ ವೆಲ್ಗಳು ಮತ್ತು ಲಿಫ್ಟ್ ಮೆಷಿನ್ಗಳು ಕೊಠಡಿ;

(xv) ನಾಲ್ಕು ಚದರ ಮೀಟರ್ ಪ್ರದೇಶವನ್ನು ಮೀರದ ಕಾವಲುಗಾರರ ಕೊಠಡಿ; ಮತ್ತು

(xvi) ಕರ್ನಾಟಕ ರಾಜ್ಯ ಮಾಲಿನ್ಯ ನಿಯಂತ್ರಣ ಮಂಡಳಿಯು ನಿರ್ದಿಷ್ಟಪಡಿಸಿದ ಕೊಳಚೆ ನೀರು ಸಂಸ್ಕರಣ ಘಟಕ ಮತ್ತು ಪಂಪ್ ರೂಮ್ಗಳು"

"3.4 – ಎ ಕಟ್ಟಡದ ಎತ್ತರ.– (i) ಕಟ್ಟಡದ ಎತ್ತರವನ್ನು ಈ ವಿನಿಯಮಗಳಲ್ಲಿ ಪರಿಭಾಷಿಸಲಾದಂತೆ ಪರಿಗಣಿಸತಕ್ಕದ್ದು. ಕಟ್ಟಡದ ಎತ್ತರವನ್ನು ಲೆಕ್ಕ ಹಾಕುವಾಗ ಈ ಮುಂದಿನ ನಿರ್ಮಾಣಗಳನ್ನು ಹೊರತುಪಡಿಸತಕ್ಕದ್ದು, ಎಂದರೆ,–

(ಎ) ಹವಾ ನಿಯಂತ್ರಣ ಸ್ಥಾವರಗಳು, ಸೋಲಾರ್ ಪ್ಯಾನಲ್‌ಗಳು, ಡಿರೈಡ್ ಆ್ಯಂಟೆನಾಗಳು, ಲಿಫ್ಟ್ ಯಂತ್ರದ ಕೊಠಡಿಗಳು, ಮೇಲ್ಛಾಗದ ಟ್ಯಾಂಕುಗಳು ಮತ್ತು ಮೆಟ್ಟಿಲು ಮೇಲ್ಛಾಗದ ಕೊಠಡಿಗಳ ಗೋಡೆ (3.5 ಮೀ. ಗರಿಷ್ಠ ಎತ್ತರದವರೆಗೆ) ಚಿಮಣಿಗಳು, ಪ್ಯಾರಾಪೆಟ್ ಗೋಡೆಗಳು (1.2 ಮೀ. ವರೆಗೆ ಎತ್ತರವಿರುವ) ಮತ್ತು ಇತರ ವಾಸ್ತುಶಿಲ್ಪದ ಆಕೃತಿಗಳಂಥ ಸೇವೆಗಳನ್ನು ಒದಗಿಸುವುದಕ್ಕಾಗಿ ಪ್ರತ್ಯೇಕವಾದ ತಾರಸಿಯ ಮಹಡಿಯ ಮೇಲೆ ಹಾಕಲಾಗಿರುವ ಸ್ಲ್ಯಾಬ್‌ಗಳು / ನಿರ್ಮಿಸಲಾಗಿರುವ ನಿರ್ಮಾಣ; ಮತ್ತು

(ಬಿ) ಕಟ್ಟಡಕ್ಕೆ ಪ್ರವೇಶಿಸುವ ಮಳೆ ನೀರನ್ನು ತಡೆಗಟ್ಟಲು ಕಟ್ಟಡದ ಒಳಗಿನ ಖಾಲಿ ಜಾಗವು 2 ಮೀ. ಮೀರದಂತೆ ಅದನ್ನು ಮೇಲ್ಛಾಗದಲ್ಲಿ ಮುಚ್ಚಬೇಕು ಮತ್ತು ಅದನ್ನು ಖಾಯಂ ಆಗಿ ರಚನೆ ಮಾಡಿರಬಾರದು.

(ಸಿ) ವಿಮಾನ ನಿಲ್ದಾಣಗಳ ಸುತ್ತಮುತ್ತಲಿನ ಪ್ರದೇಶದಲ್ಲಿ ನಿರ್ದಿಷ್ಟಪಡಿಸಿದ ಎತ್ತರದ ಪರಿಮಿತಿಯನ್ನು ಲೆಕ್ಕ ಮಾಡುವುದಕ್ಕಾಗಿ, ಮೇಲಿನ ವಿವರಗಳನ್ನು ಒಳಗೊಂಡಂತೆ ಕಟ್ಟಡದ ಇಡೀ ಎತ್ತರವನ್ನು ಪರಿಗಣಿಸಲಾಗುವುದು.

(ii) ಬೆಂಗಳೂರು ಮೆಟ್ರೋಪಾಲಿಟನ್ ಪ್ರದೇಶ (ಸ್ಥಳೀಯ ಯೋಜನಾ ಪ್ರದೇಶ)ದೊಳಗೆ ಬರುವ ಕಟ್ಟಡಗಳ ಮತ್ತು ಇತರ ನಿರ್ಮಾಣಗಳ ಎತ್ತರವು, ವಿವಿಧ ವಿಮಾನ ಹಾರಾಟ ವಲಯಗಳಿಗೆ ವಿಮಾನ ನಿಲ್ದಾಣ ಪ್ರಾಧಿಕಾರವು ನಿರ್ದಿಷ್ಟಪಡಿಸಿದ ಪರಿಮಿತಿಗಳೊಳಗೆ ಇರಬೇಕು.

(iii) ಕಟ್ಟಡಕ್ಕೆ ಹೊಂದಿಕೊಂಡಿರುವ ನೆಲದ ಮಟ್ಟವು ರಸ್ತೆ ಮಟ್ಟಕ್ಕಿಂತ ಕೆಳಗಿರುವ ಸಂದರ್ಭದಲ್ಲಿ (ಇದಕ್ಕೆ ನೆಲ ಪ್ರದೇಶದ ಪ್ರಮಾಣ (FAR) ಪರಿಗಣಿಸಲಾಗುತ್ತದೆ) ಮತ್ತು ಕಟ್ಟಡವು ಅಂಥ ರಸ್ತೆಯಿಂದ ದೂರವಿದ್ದು, ಅಂಥ ರಸ್ತೆಯಿಂದ ನೇರವಾಗಿ ಕಟ್ಟಡಕ್ಕೆ ರಸ್ತೆ ಸಂಪರ್ಕ ಕಲ್ಪಿಸದಿರುವ ಪ್ಲಾಟ್‌ಗಳ ಸಂದರ್ಭದಲ್ಲಿ, ಆದರೆ ಪ್ಲಾಟ್ ಮೂಲಕ ಪ್ರತ್ಯೇಕ ರಸ್ತೆ ಸಂಪರ್ಕ ಅಥವಾ ವಾಹನ ಮಾರ್ಗ ಕಲ್ಪಿಸಿರುವಲ್ಲಿ ಕಟ್ಟಡದ ಎತ್ತರವನ್ನು, ಕಟ್ಟಡಕ್ಕೆ ಹೊಂದಿಕೊಂಡಿರುವ ನೆಲದ ಮಟ್ಟದಿಂದ ಅಳತೆ ಮಾಡಬೇಕು ಮತ್ತು ರಸ್ತೆಯ ಮಟ್ಟದಿಂದ ಅಲ್ಲ (ಇದಕ್ಕೆ ನೆಲ ಪ್ರದೇಶದ ಪ್ರಮಾಣವನ್ನು (FAR) ಪರಿಗಣಿಸಲಾಗಿರುವುದು).

(3) 3.6ನೇ ವಿನಿಯಮಗಳಲ್ಲಿನ ಖಂಡ (i)ರಲ್ಲಿ **"ಅತಿ ಎತ್ತರದ ಕಟ್ಟಡ"** ಎಂಬ ಪದಗಳ ಬದಲಾಗಿ, **"ಅತಿ ಎತ್ತರದ ಕಟ್ಟಡ ಅಥವಾ ಕನಿಷ್ಠ 16 ಮೀ. ಗಳು"** (ಇದರಲ್ಲಿ ಯಾವುದು ಕಡಿಮೆಯೋ ಅದು) ಎಂಬ ಪದಗಳು, ಅಂಕಿಗಳು ಮತ್ತು ಆವರಣಗಳನ್ನು ಪ್ರತ್ಯಾಯೋಜಿಸತಕ್ಕದ್ದು.

(4) 3.9ನೇ ವಿನಿಯಮಗಳಲ್ಲಿನ ಖಂಡ (ix) ರಲ್ಲಿ **"ಪ್ರಾಧಿಕಾರದ ಮನವರಿಕೆ"** ಎಂಬ ಪದಗಳಿಗೆ ಬದಲಾಗಿ **"ಈ ವಿನಿಯಮಗಳು ಅಥವಾ ರಾಷ್ಟ್ರೀಯ ಕಟ್ಟಡ ಸಂಹಿತೆಯ ಉಪಬಂಧಗಳ ಮೇರೆಗೆ"** ಎಂಬ ಪದಗಳನ್ನು ಪ್ರತ್ಯಾಯೋಜಿಸತಕ್ಕದ್ದು.

(5) ವಿನಿಯಮ 3.11 ರಲ್ಲಿ,–

(i) ಖಂಡ (iii) ಮತ್ತು (iv)ರ ಬದಲಾಗಿ ಈ ಮುಂದಿನದನ್ನು ಪ್ರತ್ಯಾಯೋಜಿಸತಕ್ಕದ್ದು.

"iii. ಕಟ್ಟಡದ ಸುತ್ತಲಿನ ಖಾಲಿ ಪ್ರದೇಶದೊಳಗೆ ನೆಲ ಮಹಡಿಯಲ್ಲಿ ಮೊಗಸಾಲೆ/ಪೋರ್ಟಿಕೋ/ ಪೊರ್ಚ್‌ಗೆ ಅನುಮತಿಸಬಹುದು. ಇದನ್ನು ಸೆಟ್‌ಔಟ್ ರೂಪದಲ್ಲಿ ಬಳಸಿಕೊಳ್ಳುವುದಕ್ಕಾಗಿ ಮುಖ್ಯದ್ವಾರದ ಮೇಲ್ಛಾವಣಿ (ಪೋರ್ಟಿಕೋ) ಮೇಲೆ ಪ್ರವೇಶಾವಕಾಶ ನೀಡಬಾರದು. ಅತಿ ಎತ್ತರದ ಕಟ್ಟಡಗಳ ಸಂದರ್ಭದಲ್ಲಿ, ಸಜ್ಜಾ ಮೇಲ್ಛಾವಣಿಯ (ಪೋರ್ಟಿಕೋ) ವಿಸ್ತೀರ್ಣವು 3.0 ಮೀ. x 4.50 ಮೀ.ಗೆ ನಿರ್ಬಂಧಿಸಲಾಗಿದೆ. ಅತಿ ಎತ್ತರದ ಕಟ್ಟಡಗಳ ಸಂದರ್ಭದಲ್ಲಿ ಸಜ್ಜಾ ಮೇಲ್ಛಾವಣಿಯನ್ನು ಅಗ್ನಿಶಾಮಕ ನಿಯಮಾವಳಿಗಳಿಗನುಗುಣವಾಗಿ ಅನುಮತಿಸಲಾಗುತ್ತದೆ. ಸಜ್ಜಾ ಮೇಲ್ಛಾವಣಿಗೆ (ಪೋರ್ಟಿಕೋಗೆ) ಅನುಮತಿಸಿದಾಗ ಸ್ವತ್ತಿನ ಗಡಿ ರೇಖೆಯಿಂದ 1 ಮೀ. ಸ್ಪಷ್ಟ ಮುಕ್ತ ಬಯಲು ಸ್ಥಳವನ್ನು ಹೊಂದಿರತಕ್ಕದ್ದು ಮತ್ತು ಅತಿ ಎತ್ತರದ ಕಟ್ಟಡಗಳ ಸಂದರ್ಭದಲ್ಲಿ ಅಂಥ ಸಜ್ಜಾ ಮೇಲ್ಛಾವಣಿ (ಪೋರ್ಟಿಕೋ) / ಪೊರ್ಚ್ ಯೋಜನೆಗಳು ಕಡ್ಡಾಯವಾಗಿ 6 ಮೀ. ನ ವಾಹನ ಮಾರ್ಗ ಒಳಗೊಂಡಿದ್ದರೆ ಅಂಥ ಪೋರ್ಟಿಕೋ 5.5 ಮೀ. ಕನಿಷ್ಠ ಎತ್ತರ ಹಾಗೂ 6 ಮೀ. ವಾಹನ ಮಾರ್ಗವನ್ನು ಹೊಂದಿರತಕ್ಕದ್ದು; ಮತ್ತು

iv. ಬಾಲ್ಕನಿ :

ಎ. ನೆಲ ಮಹಡಿಯಲ್ಲಿ ಬಾಲ್ಕನಿಯನ್ನು ನಿರ್ಮಿಸಲು ಅವಕಾಶವಿರುವುದಿಲ್ಲ.

ಬಿ. ಹೊರ ಭಾಗದ ಬಾಲ್ಕನಿ ಮುಂಚಾಚುವಿಕೆಯು, ಮೊದಲನೇ ಮಹಡಿಯಲ್ಲಿ ಗರಿಷ್ಠ 1.20 ಮೀ.ಗೆ ಒಳಪಟ್ಟು ಮತ್ತು ಎರಡನೇ ಮಹಡಿಯಲ್ಲಿ ಗರಿಷ್ಠ 1.75 ಮೀ.ಗೆ ಒಳಪಟ್ಟು ಆ ಭಾಗದಲ್ಲಿ ಹೊರ ಬಯಲು ಜಾಗದ 1/3 ರಷ್ಟು ಮೀರತಕ್ಕದ್ದಲ್ಲ. ಅದರಲ್ಲಿ ಯಾವುದು ಕಡಿಮೆಯೋ ಅದು.

ಸಿ. ವಾಣಿಜ್ಯ ಕಟ್ಟಡಗಳಲ್ಲಿ ಹೊರ ಭಾಗಗಳನ್ನು (ಸೆಟ್‌ಬ್ಯಾಕ್ ಪ್ರದೇಶ) ಮೀರಿ ಬಾಲ್ಕನಿಗಳಿಗೆ ಅವಕಾಶವಿರುವುದಿಲ್ಲ".

(6) 3.12ನೇ ವಿನಿಯಮದಲ್ಲಿ, ಖಂಡ (ii)ಕ್ಕೆ ಬದಲಾಗಿ ಈ ಮುಂದಿನದನ್ನು ಪ್ರತ್ಯಾಯೋಜಿಸತಕ್ಕದ್ದು, ಎಂದರೆ;–

"(ii) 15 ಮೀ. ಹಾಗೂ ಅದಕ್ಕೂ ಮೇಲ್ಪಟ್ಟ ಎತ್ತರದ ಎಲ್ಲಾ ಕಟ್ಟಡಗಳಿಗಾಗಿ ಅಗ್ನಿಶಾಮಕ ಮತ್ತು ತುರ್ತು ಸೇವೆಗಳ ಇಲಾಖೆಯಿಂದ ನಿರಾಕ್ಷೇಪಣಾ ಪ್ರಮಾಣಪತ್ರ (ಎನ್‌ಒಸಿ) ದ ಜೊತೆಗೆ ಕರ್ನಾಟಕ ರಾಜ್ಯ ಮಾಲಿನ್ಯ ನಿಯಂತ್ರಣ ಮಂಡಳಿಯಿಂದ ನಿರಾಕ್ಷೇಪಣಾ ಪ್ರಮಾಣಪತ್ರ (ಎನ್‌ಒಸಿ) ವನ್ನು ಒದಗಿಸತಕ್ಕದ್ದು".

(7) 3.16 ವಿನಿಯಮದಲ್ಲಿ,–

(i) viನೇ ಖಂಡದ ಬದಲಾಗಿ ಈ ಮುಂದಿನದನ್ನು ಪ್ರತ್ಯಾಯೋಜಿಸತಕ್ಕದ್ದು ಎಂದರೆ:–

"vi. ವಾಸದ ಕಟ್ಟಡಗಳಲ್ಲಿ ಯಾವುದೇ ಎರಡು ಮಹಡಿಗಳ ನಡುವೆ ಮಧ್ಯದಂತಸ್ತ (Mezzanine Floor)ನ್ನು ಅನುಮತಿಸಿದಾಗ, ಅದರ ವಿಸ್ತೀರ್ಣವನ್ನು ಕನಿಷ್ಟ 9.5 ಚದರ ಮೀ. ಗೆ ಮತ್ತು ಸಂಬಂಧಪಟ್ಟ ಅಂತಸ್ತಿನ ಗರಿಷ್ಠ 1/3 ಕ್ಕೆ ಒಳಪಟ್ಟು ನೆಲ ಪ್ರದೇಶದ ಪ್ರಮಾಣ (ಎಫ್‌ಎಆರ್)ನ್ನು ಲೆಕ್ಕ ಹಾಕುವುದಕ್ಕಾಗಿ ಪರಿಗಣಿಸಲಾಗುತ್ತದೆ. ಮಧ್ಯದಂತಸ್ತಿನ ಕನಿಷ್ಠ ಎತ್ತರವು 2.75 ಮೀ. ಆಗಿರತಕ್ಕದ್ದು ಮತ್ತು ಅಡುಗೆ ಮನೆಯಾಗಿ ಬಳಸತಕ್ಕದ್ದಲ್ಲ.

(ii) ಖಂಡ–xvರ ಬದಲಾಗಿ ಮುಂದಿನದನ್ನು ಪ್ರತ್ಯಾಯೋಜಿಸತಕ್ಕದ್ದು, ಎಂದರೆ:–

"xv. ಮರವನ್ನು ಬೆಳೆಸುವುದು: (ಎ) 180 ಚ.ಮೀ. ಅಳತೆಯ ನಿವೇಶನಕ್ಕೆ ಹಾಗೂ 240 ಚ.ಮೀ. ವರೆಗಿನ ಅಳತೆಯ ನಿವೇಶನಕ್ಕಾಗಿ ಕನಿಷ್ಠ ಒಂದು ಮರವನ್ನಾದರೂ ಬೆಳೆಸುವುದು ಮತ್ತು 240 ಚ.ಮೀ.ಗಿಂತ ಹೆಚ್ಚಿನ ಅಳತೆಯ ನಿವೇಶನಕ್ಕಾಗಿ ಕನಿಷ್ಠ 2 ಮರಗಳನ್ನು ಬೆಳೆಸುವುದು ಕಡ್ಡಾಯಗೊಳಿಸಲಾಗಿದೆ. ಸಂಬಂಧಪಟ್ಟ ಅಧಿಕಾರಿಗಳು, ಸ್ವಾಧೀನ ಪ್ರಮಾಣ ಪತ್ರವನ್ನು ನೀಡುವುದಕ್ಕೆ ಮುಂಚೆ ಮರಗಳನ್ನು ಬೆಳೆಸಲಾಗಿದೆ ಎಂಬುದನ್ನು ಖಚಿತಪಡಿಸಿಕೊಳ್ಳತಕ್ಕದ್ದು. ಮರಗಳನ್ನು ಹೊರಭಾಗದ (ಸೆಟ್‌ಬ್ಯಾಕ್) ಪ್ರದೇಶದಲ್ಲಿ ಮಾತ್ರ ಬೆಳೆಸತಕ್ಕದ್ದು.

(ಬಿ) ಅಪಾರ್ಟ್‌ಮೆಂಟ್ ಕಟ್ಟಡ ಅಥವಾ ಸಮೂಹ ವಸತಿ ಅಥವಾ ಬಹು ವಾಸದ ಘಟಕ ಕಟ್ಟಡ ಅಥವಾ ಅಭಿವೃದ್ಧಿ ಯೋಜನೆಯ ಸಂದರ್ಭಗಳಲ್ಲಿ, ಎಫ್‌ಎಆರ್ ಪ್ರದೇಶ ಅಥವಾ ಅದರ ಭಾಗದ ಪ್ರತಿ 240 ಚ.ಮೀ.ಗೆ ಒಂದು ಮರವನ್ನು ಬೆಳೆಸತಕ್ಕದ್ದು. ಅಂಥ ಪ್ರಕರಣಗಳಲ್ಲಿ ಅಧಿಕಾರಿಗಳು, ಸ್ವಾಧೀನ ಪ್ರಮಾಣಪತ್ರವನ್ನು ನೀಡುವುದಕ್ಕೆ ಮುಂಚೆ ಮರಗಳು ಕಡೇ ಪಕ್ಷ 2ಮೀ. ಎತ್ತರ ಬೆಳೆದಿರುವುದನ್ನು ಖಚಿತಪಡಿಸಿಕೊಳ್ಳತಕ್ಕದ್ದು. ಮರವನ್ನು, ನಿವೇಶನದ ಸುತ್ತಲಿನ ಸೆಟ್‌ಬ್ಯಾಕ್ ಸ್ಥಳದಲ್ಲಿ ಅಥವಾ ಉದ್ಯಾನವನಕ್ಕಾಗಿ ಮೀಸಲಿರಿಸಿದ ಪ್ರದೇಶದಲ್ಲಿ ಅಥವಾ ಖಾಲಿ ಜಾಗದಲ್ಲಿ ಅಥವಾ ವಾಹನ ಮಾರ್ಗವನ್ನು ಹೊರತುಪಡಿಸಿ, ಸಾಲು ಮರಗಳಾಗಿ ದಾರಿಯುದ್ದಕ್ಕೂ ಬೆಳೆಸತಕ್ಕದ್ದು.

(ಸಿ) ಉಪ–ವಿಭಾಗದ ಸಂದರ್ಭದಲ್ಲಿ, ನಿವೇಶನ ಮಟ್ಟದಲ್ಲಿ ಕಡ್ಡಾಯವಾಗಿ ಮರ ಬೆಳೆಸುವುದರ ಜೊತೆಯಲ್ಲಿ ಡಿವೆಲಪರ್‌ನು, ಜಮೀನಿನ ಉಪವಿಭಾಗದ ಪ್ರತಿ ಹೆಕ್ಟೇರಿಗೆ ನಲವತ್ತು ಮರಗಳ ಪ್ರಮಾಣದಲ್ಲಿ ಮತ್ತು ಜಮೀನು ಅಥವಾ ಪ್ಲಾಟ್ ಪ್ರದೇಶದ ಪ್ರತಿ ಹೆಚ್ಚುವರಿ ವಿಸ್ತೀರ್ಣಕ್ಕಾಗಿ ಪ್ರಮಾಣಾನುಸಾರವಾಗಿ ಗಿಡಗಳನ್ನು ನೆಡತಕ್ಕದ್ದು."

4. ಅಧ್ಯಾಯ 6ರ ತಿದ್ದುಪಡಿ.– ಸದರಿ ವಿನಿಯಮಗಳ ಅಧ್ಯಾಯ 6 ರಲ್ಲಿನ 6.1ನೇ ವಿನಿಯಮದ, ಖಂಡ (ಇ) ಯಲ್ಲಿ ಎರಡನೇ ಅಂಶಕ್ಕಾಗಿ ಮತ್ತು ಅದಕ್ಕೆ ಸಂಬಂಧಿಸಿದ ನಮೂದನೆಗಳ ಬದಲಾಗಿ ಈ ಮುಂದಿನದನ್ನು ಪ್ರತ್ಯಾಯೋಜಿಸತಕ್ಕದ್ದು, ಎಂದರೆ,–

"ನಿವಾಸಿ ಸ್ಥಳದ ಅಭಿವೃದ್ಧಿಗಾಗಿ ಮೀಸಲಿಟ್ಟಿರುವ ಪ್ರದೇಶವು, ಒಟ್ಟು ಭೂ ಪ್ರದೇಶದ ಗರಿಷ್ಠ ಶೇ.55ರ ವರೆಗೆ ಇರತಕ್ಕದ್ದು. ಅನುಮತಿಸಬಹುದಾದ ನಿವಾಸಿ ಪ್ರದೇಶದ ಪೈಕಿ ಒಟ್ಟು ಪ್ರದೇಶದ ಗರಿಷ್ಠ ಶೇ.3 ರಷ್ಟನ್ನು, ಒಂದು ಅಥವಾ ಎರಡು ವಿಭಾಗದಲ್ಲಿ ಮಾತ್ರ ವಾಣಿಜ್ಯ ಬಳಕೆಗಾಗಿ ಮೀಸಲಿಡಬಹುದು".

5. 7ನೇ ಅಧ್ಯಾಯದ ತಿದ್ದುಪಡಿ.– ಸದರಿ ವಿನಿಯಮಗಳ 7ನೇ ಅಧ್ಯಾಯದಲ್ಲಿ,–

(1) 7.1ನೇ ವಿನಿಯಮದಲ್ಲಿ, ಕೋಷ್ಟಕ–20 ರಲ್ಲಿ "12.0 ಕ್ಕಿಂತ ಕಡಿಮೆ" ಎಂಬ ಪದಗಳು ಮತ್ತು ಅಂಕಿಗಳಿಗೆ ಬದಲಾಗಿ, "12.0 ರವರೆಗೆ" ಎಂಬ ಪದಗಳು ಮತ್ತು ಅಂಕಿಗಳನ್ನು ಪ್ರತ್ಯಾಯೋಜಿಸತಕ್ಕದ್ದು.

(2) 7.2ನೇ ವಿನಿಯಮದಲ್ಲಿ,–

(i) ಖಂಡ (ಸಿ)ನಲ್ಲಿ, **"ಹೊರತು ಪಡಿಸಿ"** ಎಂಬ ಪದಕ್ಕೆ ಬದಲಾಗಿ, **"ಒಳಗೊಂಡಂತೆ"** ಎಂಬ ಪದವನ್ನು ಪ್ರತ್ಯಾಯೋಜಿಸತಕ್ಕದ್ದು; ಮತ್ತು

(ii) ಕೋಷ್ಟಕ–21 ರಲ್ಲಿ **"9ಕ್ಕಿಂತ ಕಡಿಮೆ"** ಎಂಬ ಪದಗಳು ಮತ್ತು ಅಂಕಿಗಳಿಗೆ ಬದಲಾಗಿ, **"9.0 ರವರೆಗೆ"** ಎಂಬ ಪದಗಳನ್ನು ಮತ್ತು ಅಂಕಿಗಳನ್ನು ಪ್ರತ್ಯಾಯೋಜಿಸತಕ್ಕದ್ದು.

(3) 7.3ನೇ ವಿನಿಯಮದಲ್ಲಿ, ಕೋಷ್ಟಕ–22 ರಲ್ಲಿ,

(i) **"18ಮೀ. < 24ಮೀ. ಮೇಲ್ಪಟ್ಟು"** ಎಂಬ ಪದ, ಅಂಕಿಗಳು, ಚಿಹ್ನೆ ಮತ್ತು ಅಕ್ಷರಗಳಿಗೆ ಬದಲಾಗಿ **"18.0 ಮೀ.ಗೆ ಮೇಲ್ಪಟ್ಟು 24.0 ಮೀ. ನವರೆಗೆ"** ಎಂಬ ಪದಗಳು, ಅಂಕಿಗಳು ಮತ್ತು ಅಕ್ಷರಗಳನ್ನು ಪ್ರತ್ಯಾಯೋಜಿಸತಕ್ಕದ್ದು; ಮತ್ತು

(ii) **"24ಮೀ. < 30ಮೀ. ಮೇಲ್ಪಟ್ಟು"** ಎಂಬ ಪದ, ಅಂಕಿಗಳು, ಚಿಹ್ನೆ ಮತ್ತು ಅಕ್ಷರಗಳಿಗೆ ಬದಲಾಗಿ, **"24.0 ಮೀ.ಗೆ ಮೇಲ್ಪಟ್ಟು 30.0 ಮೀ. ನವರೆಗೆ"** ಎಂಬ ಪದಗಳು, ಅಂಕಿಗಳು ಮತ್ತು ಅಕ್ಷರಗಳನ್ನು ಪ್ರತ್ಯಾಯೋಜಿಸತಕ್ಕದ್ದು.

6. 8ನೇ ಅಧ್ಯಾಯಕ್ಕೆ ತಿದ್ದುಪಡಿ.– ಸದರಿ ವಿನಿಯಮಮಯಗಳ 8ನೇ ಅಧ್ಯಾಯದಲ್ಲಿ, 8.0 ವಿನಿಯಮದಲ್ಲಿ, ಕೋಷ್ಟಕ–23ರ 7 ಮತ್ತು 8ನೇ ಕ್ರಮ ಸಂಖ್ಯೆ ಹಾಗೂ ಅದಕ್ಕೆ ಸಂಬಂಧಿಸಿದ ನಮೂದನೆಗಳಿಗೆ ಬದಲಾಗಿ ಈ ಮುಂದಿನದನ್ನು ಪ್ರತ್ಯಾಯೋಜಿಸತಕ್ಕದ್ದು, ಎಂದರೆ,–

7.	ತಾರಾ (ಸ್ಟಾರ್) ಹೊಟೇಲುಗಳಿಗಾಗಿ	ಸಂದರ್ಶಕರಿಗಾಗಿ ಉಳಿದಿರುವ Builtup Area ಪ್ರದೇಶದ ಪ್ರತಿ 75 ಚ.ಮೀ. ಗೆ ಪ್ರತಿ 2 ಕೊಠಡಿಗಳಿಗೆ ಹಾಗೂ 1 ಕಾರು ನಿಲುಗಡೆಗೆ ಹಾಗೂ ಅದರ ಭಾಗಕ್ಕೆ (FAR ಪ್ರದೇಶವನ್ನು ಪರಿಗಣಿಸುವುದು)
8.	ವಸತಿಯೇತರ ಅಭಿವೃದ್ಧಿ ಯೋಜನೆಯಲ್ಲಿ ಕಚೇರಿ ಕಟ್ಟಡಗಳು (ಸರ್ಕಾರಿ / ಅರೆ–ಸರ್ಕಾರಿ, ಐಟಿ, ಬಿಟಿ ಮತ್ತು ಖಾಸಗಿ)	ಮೆಟ್ರೋ ಕಾರಿಡಾರ್‌ನ ಎರಡೂ ಬದಿಯಲ್ಲಿನ 1 ಕಿ.ಮೀ. ಪ್ರದೇಶದಲ್ಲಿ 75 ಚ.ಮೀ. ಮೆಟ್ರೋ ಕಾರಿಡಾರ್‌ಗಳನ್ನು ಹೊರತುಪಡಿಸಿದ ಪ್ರದೇಶಗಳಲ್ಲಿ, 50 ಚ.ಮೀ FAR

ಕರ್ನಾಟಕ ರಾಜ್ಯಪಾಲರ ಆದೇಶಾನುಸಾರ ಮತ್ತು ಅವರ ಹೆಸರಿನಲ್ಲಿ

ಎನ್. ನರಸಿಂಹ ಮೂರ್ತಿ
ಸರ್ಕಾರದ ಉಪ ಕಾರ್ಯದರ್ಶಿ
ನಗರಾಭಿವೃದ್ಧಿ ಇಲಾಖೆ.

URBAN DEVELOPMENT SECRETARIAT
NOTIFICATION
No. UDD 255 MNJ 2018, Bengaluru, Dated: 19.06.2019

Whereas, the draft of the following regulations further to amend the Zoning Regulation of Bengaluru of the Revised Master Plan-2015, was published as required by section 13-E of the Karnataka Town and Country Planning Act, 1961 (Karnataka Act 11 of 1963) in Notification No. UDD 255 MNJ 2018, dated 07.03.2019 in part IV-A of the Karnataka Extraordinary Gazette No. 235 dated 8th March 2019 inviting objections or suggestions from all the persons likely to be affected thereby within thirty days from the date of its publication in the official Gazette.

And whereas, the said Gazette was made available to the public on 8th March 2019.

And whereas, objections and suggestions have been received in this behalf and considered by the State Government.

Now, therefore in exercise of the powers conferred by section 13-E of the Karnataka Town and Country Planning Act, 1961 (Karnataka Act 11 of 1963), the Government of Karnataka hereby makes the following regulations further to amend the Zoning Regulation of Bengaluru of the Revised Master Plan-2015.

REGULATIONS

1. **Title and commencement.-** (1) These regulations may be called the Zoning Regulations of Bengaluru of the Revised Master Plan-2015 (Amendment) Regulations, 2019.

(2) They shall come into force from the date of their final publication in the Official Gazette.

2. **Amendment of "technical terms and definitions".-** In the Zoning Regulation of Bangalore of the Revised Master Plan-2015 (hereinafter referred to as the said regulations), under the heading "Technical terms and Definitions",-

(1) for serial number 3, the following shall be substituted, namely:-

3. Apartment Building or Group Housing or Multi-Dwelling Unit Building; means one or more buildings, containing or meant for multi-family dwelling and contains more than four dwelling units."

(2) In serial number 16, for item "Non residential development plan" and the entries relating thereto, the following shall be substituted, namely:-

"**Non residential Development Plan;** means a plan containing proposal for construction of one or more commercial buildings on a plot size measuring more than 20,000 square meter in extent."

3. **Amendment of Chapter 3;-** In chapter 3 of the said regulations,-

(1) In regulation 3.1, after Table-9 and the entries relating thereto, the following shall be inserted namely:-

"Note:- The following constructions may be permitted within the setback area without affecting the required drive-way around the building as prescribed in these regulations:

(a) Watch man's cubicle not more than 4sqm at the entry / exit point; and
(b) Fire control room (maximum 4m*4m)(no set back from the boundary)."

(2) For regulation 3.4 and the entries relating thereto, the following shall be substituted namely:-

"3.4: FAR or Floor Area Ratio:-

The following constructions shall be excluded from FAR computation, namely :-

(i) Area reserved for service such as electrical substation or panel room, generator, pump room, Ac plant room, solid waste management, fire control room, security or CCTV room, etc. ;
(ii) Refuge areas provided in high rise buildings as per fire norms;
(iii) A separate public toilet block provided in the non-residential complex or plot;
(iv) Building management or society room with a maximum size of 40 square meter;
(v) Staircase / staircase room;
(vi) Architectural features which are not usable for living or other purpose;
(vii) Chimneys;
(viii) Ventilation ducts and Garbage shafts;
(ix) Ducts;
(x) Parking areas including driveways and ramps;
(xi) Swimming pools and toilets attached to swimming pools constructed in open yard or in any floor for common use by the residents/users;
(xii) Overhead tanks;
(xiii) Escalators;
(xiv) Lift wells and lift machine room;
(xv) Watch man's cubicle not exceeding four square meter area; and
(xvi) Sewerage treatment plant as specified by the Karnataka State Pollution Control Board and pump rooms."

"3.4-A Height of Building.- (i) Height of the building shall be considered as defined in these regulations. The following constructions shall be exempted while calculating height of the building, namely;-

(a) Slabs casted/ structures constructed above the terrace floor exclusively for providing services such as AC chiller plants, solar panels, deride antennas, lift machine rooms, overhead tanks and staircase head rooms cover (up to a maximum height of 3.5m) chimneys, parapet walls(up to 1.2m in height) and other architectural features; and

(b) The internal open space may be covered on top to prevent rain water from entering the building which shall not exceed 2m and shall not be a permanent structure; and

(c) For calculating the height limitation prescribed in the vicinity of Aerodromes, the overall height of the building including that of the above details shall be considered; and

(ii) The height of buildings and other structures within the Bengaluru Metropoliton Area (Local Planning Area) shall be within the limits prescribed by the various Airport Authorities with different air funnel zones; and

(iii) In case of plots where the ground level contiguous to the building is below the road level (for which FAR is considered) and the building is located away from the road where the approach to the building is not provided directly from such road, but from a separate road or driveway through the plot, the height of the building shall be measured from the ground level contiguous to the building and not from the road level (For which FAR is considered)."

(3) In regulations 3.6 in clause-(i), for the words "tallest building", the words, figures and brackets, "tallest building or minimum 16 meters (whichever is lower)', shall be substituted.

(4) In regulation 3.9, in clause-(ix), for the words "to the satisfaction of the authority", the words "under the provisions of these regulations or National Building Code.", shall be substituted.

(5) In regulation 3.11,-

(i) for clauses iii and iv, the following shall be substituted, namely

"iii. A portico / porch may be permitted in the ground floor within the setback. No access is permitted to the top of portico for using it as a sit out. The size of cantilever portico is restricted to 3.0m X 4.50m. In case of high rise buildings cantilever portico is allowed as per fire norms. The portico when allowed shall have a clear open space of 1m from the boundary of the property and in case of high rise buildings such portico should have a minimum clear height of 5.5m and a vehicle passage width of 6m, if such portico or porch projects into the mandatory driveway of 6m."; and

iv. Balcony:

a. No balcony is allowed in the ground floor.

b. Open Balcony projection should not exceed 1/3rd of the setback on that side subject to a maximum of 1.20m in the first floor and maximum 1.75m beyond second floor whichever is less.

c. Balconies are not allowed in commercial Buildings, beyond setbacks."

(6) In regulation 3.12, for clause (ii), the following shall be substituted namely:-

"(ii) For all the buildings with height of 15m and above, NOC from Fire and Emergency Services Department in addition to NOC from Karnataka State Pollution Control Board shall be furnished."

(7) In regulation 3.16,-

(i)For clause vi, the following shall be substituted, namely:-

"vi. Mezzanine floor is permitted between any 2 floors in residential buildings, the area of which is considered for calculation of FAR, subject to a minimum area of 9.5 sqm and maximum of 1/3rd of the area of the respective floor. The minimum height of Mezzanine floor shall be 2.75m, and shall not be used as kitchen.";

(ii) For clause-xv, the following shall be substituted, namely:-

"xv. Tree Planting: (a) Planting of minimum one tree is mandatory for a site measuring 180 sqm and up to 240 sqm and minimum of 2 trees for sites with more than 240 sqm. The concerned authorities shall ensure that the trees are planted before the occupancy certificate is issued. The trees shall be planted only in the rear setback area.

(b) In cases of Apartment Building or Group Housing or Multi dwelling Unit Building or Development Plan, one tree shall be planted for every 240sqm of FAR area or part thereof. In such cases, the Authorities shall ensure that the trees are at least 2m in height, before the issuance of occupancy certificate. The tree shall be planted in the set-back area along the periphery of the site or area reserved for parks or open spaces or along the roads as avenue plantation, excluding the drive way.

(c) In case of sub-division, in addition to the site level mandatory plantation, the developer shall carryout plantation at the rate of fourty trees per hectare of land sub division and proportionately for every additional extent of land or plot area."

4. Amendment of Chapter 6.- In chapter 6 of the said regulations, in regulation 6.1, in clause (e), for second point and the entries relating thereto, the following shall be substituted, namely :-

"The area earmarked for residential development shall be upto a maximum of 55% of the total land area. A maximum of 3% of the total area from out of permissible residential area may be earmarked for commercial use in one or two block only."

5. Amendment of Chapter 7.- In chapter 7 of the said regulations,

(1) in regulation 7.1, in the Table-20, for the words and figures "Less than 12.0", the word and figures "upto 12.0" shall be substituted.

(2) in regulation 7.2,-

(i) in clause (c), for the word "excluding", the word "including" shall be substituted; and

(ii) in the Table-21 for the words and figures "Less than 9" the word and figures "upto 9.0" shall be substituted.

(3) in regulation 7.3, in the Table-22.-

(i) for the word, figures, symbol and letters " Above 18m < 24m" the words, figures and letters "Above 18.0m upto 24.0m" shall be substituted; and

(ii) for the word, figures, symbol and letters " Above 24m < 30m" the words, figures and letters "Above 24.0m upto 30.0m" shall be substituted.

6. Amendment to Chapter 8.- In chapter 8 of the said regulations, in regulation 8.0, in the Table-23, for serial number 7 and 8 and the entries relating thereto, the following shall be substituted, namely:-

"

7	For star hotels	for every 2 Rooms plus 1 car parking for every 75sqm of remaining built up area for visitors and part thereof (FAR area to be considered).
8	Office buildings in Non Residential Development Plan (Govt/Semi-Govt. IT, BT and Pvt)	75sqm along 1 KM on either side of the metro corridors. 50sqm of floor area, in the areas other than metro corridors.

By Order and in the name of the Governor of Karnataka

N. NARASIMHA MURTHY
Deputy Secretary to Government
Urban Development Department.

ಸರ್ಕಾರಿ ಮುದ್ರಣಾಲಯ, ವಿಕಾಸ ಸೌಧ ಘಟಕ, ಬೆಂಗಳೂರು. (ಪಿ7) ಪ್ರತಿಗಳು: 300

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ಕರ್ನಾಟಕ ರಾಜ್ಯಪತ್ರ

ಅಧಿಕೃತವಾಗಿ ಪ್ರಕಟಿಸಲಾದುದು

ವಿಶೇಷ ರಾಜ್ಯ ಪತ್ರಿಕೆ

ಭಾಗ– IVಎ **Part– IVA**	ಬೆಂಗಳೂರು, ಮಂಗಳವಾರ, ೨೧, ಏಪ್ರಿಲ್, ೨೦೨೦ (ವೈಶಾಖ ೦೧, ಶಕವರ್ಷ ೧೯೪೨) **Bengaluru, TUESDAY,21,APRIL,2020 (Vaishakha 01, ShakaVarsha 1942)**	ನಂ. ೧೪೪ **No. 144**

GOVERNMENT OF KARNATAKA

No. UDD 15 TTP 2015

Karnataka Government Secretariats
Vikasa Soudha,
Bengaluru, Dated 21.04.2020

NOTIFICATION

Whereas, the draft further to amend the Zonal Regulations in force in the local planning areas, approved by the Government which the Government of Karnataka, proposes to make in exercise of the powers conferred by Section 13-E of The Karnataka Town and Country Planning Act, 1961(Karnataka Act 11 of 1963), was published in Notificaion No.UDD 15 TTP 2015, Bengaluru, dated 11-12-2019 in part-IVA of the Karnataka extraordinary No.1047 dated 11-12-2019 inviting objections and suggestions from all persons likely to be affected thereby within thirty days from the date of its publication in the official Gazette.

And whereas the said Gazette was made available to the public on 11th Dec 2019 and whereas no objection or suggestions have been received by the State Government.

Now therefore, in exercise of the powers conferred by Section 13-E of The Karnataka Town and Country Planning Act, 1961(Karnataka Act 11 of 1963), the Government of Karnataka hereby makes the following regulations, namely:-

REGULATIONS

1. **Title and Commencement.-** (1) These regulations may be called the Master Plans or Zoning Regulations (Amendment) Regulations, 2020.

(2) They shall come into force from the date of their final publication in the Official Gazette.

2. **Amendment of the Master Plans or Zonal Regulations approved by the State Government of any Local Planning Area.-** Notwithstanding anything contained in the approved Master Plans or Zoning Regulations of any Local Planning Area, in force, in the State, the following Infrastructure shall be permitted within the buffer area along the rivers and other Water bodies, namely:-

1. Water Pumping Stations;
2. Walking tracks;
3. Play fields without any building construction;

4. Cycling tracks; and

5. Parks

In case of rivers in Coastal regulations zones No Objection Certificate shall be obtained from the Coastal regulatory authority before permission is granted for the above uses.

By Order and in the name of the
Governor of Karnataka

(C.S.Shivakumaraswamy)
Under Secretary to Government
Urban Development Department.

ಮುದ್ರಕರು ಹಾಗೂ ಪ್ರಕಾಶಕರು:– ಸಂಕಲನಾಧಿಕಾರಿಗಳು, ಕರ್ನಾಟಕ ರಾಜ್ಯಪತ್ರ, ಸರ್ಕಾರಿ ಕೇಂದ್ರ ಮುದ್ರಣಾಲಯ, ಬೆಂಗಳೂರು

SUNIL GARDE Digitally signed by SUNIL GARDE
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ITEM NO.3 Court 1 (Video Conferencing) SECTION XVII

S U P R E M E C O U R T O F I N D I A
RECORD OF PROCEEDINGS

Civil Appeal No(s).4845/2021

WONDER PROJECTS DEVELOPMENT PVT. LTD & ANR. Appellant(s)

VERSUS

UNION OF INDIA & ORS. Respondent(s)

(IA No.101340/2021-EXEMPTION FROM FILING C/C OF THE IMPUGNED JUDGMENT and IA No.101339/2021-STAY APPLICATION)

Date : 26-08-2021 This appeal was called on for hearing today.

CORAM :
HON'BLE THE CHIEF JUSTICE
HON'BLE MR. JUSTICE SURYA KANT

For Appellant(s) Dr. A.M. Singhvi, Sr.Adv.
Mr. Pinaki Mishra, Sr.Adv.
Mr. Udaya Holla, Sr.Adv.
Mr. Venancio D'Costa, Adv.
Mr. Faisal Sherwani, AOR
Ms. Astha Ojha, Adv.
Ms. Gauri Goel, Adv.

For Respondent(s) Mr. Raj Panjwani, Sr.Adv.
For R.No.2 Mr. Rahul Choudhary, Adv.
Ms. Srishti Agnihotri, AOR
Ms. Sanjana Grace Thomas, Adv.

UPON hearing the counsel the Court made the following
O R D E R

The Court is convened through Video Conferencing.

Heard Dr. A.M. Singhvi, learned senior counsel appearing on behalf of the appellants as also Mr.Raj Panjwani, learned senior counsel, who appears on caveat on behalf of respondent No.2.

Admit.

Ms. Srishti Agnihotri, learned counsel, who appears on caveat on behalf of respondent No.2, accepts notice and waives service of formal notice upon the said respondent.

Four weeks' time is granted to respondent No.2 to file counter affidavit.

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Reason:

…….2/-

In the meantime, *status quo*, as it exists today, shall be maintained by the parties.

(SATISH KUMAR YADAV)
DEPUTY REGISTRAR

(R.S. NARAYANAN)
COURT MASTER (NSH)

ANNEXURE R12

161

Karnataka State Pollution Control Board

Parisara Bhavana,No.49, Church Street,Bengaluru-560001

Tele : 080-25589112/3, 25581383 Fax:080-25586321 Email id: ho@kspcb.gov.in

Consent For Operation(CFO-Air,Water) - (CfO-Fresh)

As per the provisions of

The Water (Prevention & Control of Pollution) Act, 1974

&

The Air (Prevention & Control of Pollution) Act, 1981

To

Residentail Apartment by united Infrastructures,

for the Facility located at,

Residentail Apartment by united Infrastructures,SY.NO. 326, 327/3, ammani Bellandur Khane Village, Varthur Hobli, Bengaluru East Taluk, Ward No. 149, Bengaluru ,

Bangalore Urban

Consent Order No	PCBID	INW ID	Industry Colour/Scale	Date of Issue
AW-336300	86842	166096	RED/LARGE	20/02/2023

This Consent is granted for the Products/ Activity/Service name indicated in the annexure along with the terms & conditions attached to this order

Validity through: 20/02/2022 to 30/06/2026

Combined Consent Order No. AW-336300 **PCB ID:** 86842 **Date:** 20/02/2023

Combined consent for discharge of effluents under the Water (Prevention and Control of Pollution) Act , 1974 and emission under the Air (Prevention and Control of Pollution)Act , 1981

Ref: 1. Application filed by the applicant/organization on 18/05/2022

2.Inspection of the Industry/organization/by RO, on 12/05/2022

3.Proceedings of the ECM dated 21/06/2022 ,held on 16/06/2022

Consent is hereby granted to the Occupier under Section 25(4) of the Water (Prevention & Control of Pollution) Act, 1974 (herein referred to as the Water Act) & Section 21 of Air (Prevention & Control of Pollution) Act, 1981, (herein referred to as the Air Act) and the Rules and Orders made there under and authorized the Occupier to operate /carryout industry/activity & to make discharge of the effluents & emissions confirming to the stipulated standards from the premises mentioned below and subject to the terms and conditions as detailed in the Schedule Annexed to this order.

Location:

Name of the Industry: Residentail Apartment by united Infrastructures

Address: SY.NO. 326, 327/3, ammani Bellandur Khane Village, Varthur Hobli, Bengaluru East Taluk, Ward No. 149, Bengaluru,

Industrial Area: Not In I.A, Amani Bellandur Khane Village,,

Taluk: BBMP- W- 149, District: Bangalore Urban

CONDITIONS:

a) Discharge of effluents under the Water Act:

Sr	Water Code	WC(KLD)	WWG(KLD)	Remark
1	Domestic Purpose	157.000	126.000	Sewage effluent shall be discharge into STP of capacity 135 KLD, treated to standards stipulated at all times and used for secondary urban purposes within the premises with Zero Liquid discharge outside.

b) Discharge of Air emissions under the Air Act from the following stacks etc.

Sl. No.	Description of chimney/outlet	Limits specified refer schedule
The details of Sources, control equipments and its specification, type of fuel,constituents to be controlled in emissions etc. are detailed in Annexure-II.		

The consent for operation is granted considering the following activities/Products;

Sr	Product Name	Applied Qty	Unit
1	residential apartment with 232 flats having tbua of 31,577.69 SQM	1.0000	Number

Validity through : 20/02/2022 **to** 30/06/2026

To,

Residentail Apartment by united Infrastructures

Amani Bellandur Khane Village, Varthur
hobli, Bangalore East Taluk, Bangalore.

COPY TO:

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

2. Master Register.
3. Case file.

Consent Fee paid : Rs. 250000

SCHEDULE

TERMS AND CONDITIONS

A. TREATMENT AND DISPOSAL OF EFFLUENTS UNDER THE WATER ACT.

1. The discharge from the premises of the occupier shall pass through the terminal manhole/manholes where from the Board shall be free to collect samples in accordance with the provisions of the Act/Rules made there under.

2(a). The sewage/domestic effluent shall be treated in septic tank and with soak pit. No overflow from the soak pit is allowed. The septic tank and soak pit shall be as per IS 2470 Part-I & Part-II.

2(b). The treated sewage effluent discharged shall conform to the standards specified in Annexure-I.

3(a). The trade effluent generated in the industry shall be treated in the ETP and treated effluent shall confirm to the standards stipulated by the Board in Annexure-I

3(b).The trade effluent shall be handed over to CETP and maintain logbook of effluent generated & sent every day.

4. The applicant shall install flow measuring/recording devices to record the discharge quantity and maintain the record.

5. The applicant shall not change or alter either the quality or the quantity or the place of discharge or temperature or the point of discharge without the previous consent/ permission of the Board.

6. The applicant shall not allow the discharge from the other premises to mix with the discharge from his premises. Storm water shall not be allowed to mix with the effluents on the upstream of the terminal manhole where the flow measuring devices are installed.

7. The daily quantity of domestic effluent and trade effluent from the industry shall not exceed the limits as indicated in this consent order:

8. The applicant shall discharge the effluents only to the place mentioned in the Consent order and discharge of treated/untreated outside the premises is not permitted.

B. EMISSIONS:

1. The discharge of emissions from the premises of the applicant shall pass through the air pollution control equipment and discharged through stacks/chimneys mentioned in **Annexure-II** where from the Board shall be free to collect the samples at any time in accordance with the provisions of the Act and Rules made there under.The tolerance limits of the constituents forming the emissions in each of the stacks shall not exceed the limits laid down in Annexure-II.

2. The applicant shall provide port holes for sampling of emission, access platforms for carrying out stack sampling, electrical points and all other necessary arrangements including ladder as indicated in Annexure-II.

3. The applicant shall upgrade/modify/replace the control equipment with prior permission of the Board.

C.MONITORING & REPORTING:

1. The applicant shall get the samples of effluents & emissions collected and get them analyzed once a month/either by in house monitoring laboratory or through EP approved laboratories for the parameters as Indicated in Annexure I & II.

2. The applicant shall maintain log books to reflect the working condition of pollution control systems and also self monitoring results and keep it open for inspection.

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

1.The applicant shall segregate solid waste from Hazardous Waste, Municipal Solid Waste and store it properly till treatment/disposal without causing pollution to the surrounding Environment.

2.The solid waste generated shall be handled & disposed by scientific method without causing eye sore to the general public and to the surrounding environment.

E. NOISE POLLUTION CONTROL:

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

a) In Industrial Area 75 dB(A) Leq during day time and 70 dB(A) Leq during night time.

b) In Commercial Area 65 dB(A) Leq during day time and 55 dB(A) Leq during night time.

c) In Residential Area 55 dB(A) Leq during day time and 45 dB(A) Leq during night time.

d) In Silence Zone 50 dB(A) Leq during day time and 40 dB(A) Leq during night time.

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

* dB(A) Leq denotes the time weighted average of the level of sound in decibels on scale A which is relatable to human hearing.

* A "decibel" is a unit in which noise is measured.

* "A", in dB(A) Leq, denotes the frequency weighting in the measurement of noise and corresponds to frequency response characteristics of the human ear.

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

F. HAZARDOUS AND OTHER WASTES (MANAGEMENT & TRANSBOUDARY MOVEMENT)Rules 2016:

The applicant shall comply with the provisions of the Hazardous and other Wastes (Management & Transboundry Movement) Rules 2016.

G. GENERAL CONDITIONS:

1. The applicant shall not allow the discharge from the other premises to mix with the discharge from his premises.

2. The applicant shall promptly comply with all orders and instructions issued by the Board from time to time or any other officers of the Board duly authorized in this behalf.

3. The applicant shall set-up Environmental Cell comprising of qualified and competent personnel for complying with the conditions specified.

4. The Board reserves the right to review, impose additional conditions, revoke, change or alter terms and conditions of this consent.

5. The applicant shall forthwith keep the Board informed of any accidental discharge of emissions/effluents into the atmosphere in excess of the standards laid down by the Board. The applicant shall also take corrective steps to mitigate the impact.

6. The applicant shall provide alternate power supply sufficient to operate all Pollution control equipments.

7. The entire premises shall always be kept clean. The effluent holding area, inspection chambers, outlets, flow points should made easily approachable.

8. The applicant shall display the consent granted in a prominent place for perusal of the inspecting officers of the Board.

9. The applicant his heirs, legal representatives or assignee shall have no claims what so ever to the continuation or renewal of this consent after expiry of the validity of consent.

10. The applicant shall make an applic**a**tion f**o**r consent for subsequent period at least 120 days before expiry of this consent.

11. The applicant shall develop and maintain adequate green belt all around the periphery.

12. The applicant shall provide rain water harvesting system and shall provide proper storm water management system.

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

14. The applicant shall furnish the Environmental statement for every financial year ending with 31st March in Form-V as per Environment (Protection) Rules, 1986. The statement shall be furnished before the end of September.

15. The applicant shall display flow diagram of the pollution control system near the pollution contol system/s

NOTE:

The Conditions Nil mentioned in the schedule are not applicable.

Additional Conditions:

Chimney No.	Chimney attached to	Capacity/ KVA Rating	Minimum chimney height to be provided above ground level (in Mts)	Constituents to be controlled in the emission	Tolerance limits mg/NM3	Fuel	Air pollution Control equipment to be installed,in addition to chimney height as per col.(4)	Date of which air pollution control equipments shall be provided to achieve the stipulated tolerance limits and chimney heights conforming to stipulated heights.
1	D.G. Sets	250 KVA - 2 No's	4	PM,SO2,NOx,CO, NMHC	0,0,0	DIE	AEC	

Note:

AEC : Accoustic Enclosures

Note:

1. The Noise levels within the premises shall not exceed 75 dB (A) leq during day time and 70 dB(A) leq during night time respectively.

2. The DG set shall be provided with acoustic measures as per SI.No.94 in Schedule-I of Environment (Protection)Rules.

3. There shall be no smell or odour nuisance from the industry.

LOCATION OF SAMPLING PORTHOLES, PLATFORMS, ELECTRICAL OUTLET.

1. Location of Portholes and approach platform:

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

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

2. The diameter of the sampling port should not be less than 100 mm dia". Arrangements should be made so that the porthole is closed firmly during the non sampling period

3. An easily accessible platform to accommodate 3 to 4 persons to conveniently monitor the stack emission from the portholes shall be provided. Arrangements for an Electric Outlet Point of 230 V 15 A with suitable switch control and 3 Pin Point shall be provided at the Porthole location.

4. The ladder shall be provided with adequate safety features so as to approach the monitoring location with ease.

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For and on behalf of the
Karnataka State Pollution Control Board