



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

No. SEIAA 44 EAA 2023

Date: 29.05.2023

To,

The Registrar,
National Green Tribunal, Southern Zone,
Kalas Mahal, Chennai - 600 005.

Respected Sir,

Sub:- Submission of Final Report as per order dated 25.11.2021 of Hon'ble National Green Tribunal (SZ) in the O.A No 228 OF 2021 (SZ) filed by Sri. J. Jagan Kumar V/s SEIAA, Karnataka and Others- reg

This has reference to the order dated 25.11.2021 of the Hon'ble National Green Tribunal (SZ) in the O.A. No 228 of 2021 filed by Sri. J. Jagan Kumar V/s SEIAA, Karnataka and Others wherein Hon'ble Tribunal have constituted a Joint Committee with SEIAA, Karnataka as Nodal Agency to inspect the area in question and file report.

Accordingly, interim report was filed on 18.02.2023 after inspecting the site by the Joint committee on 16.02.2023. After obtaining survey reports from Assistant Commissioner, Bangalore North Subdivision and inputs of Additional Director Town Planning, BBMP on the Joint Committee meeting 26.05.2023, the final report of the Joint Committee is submitted for the kind lordship.

(Sri. Suhas H.S)
Scientific Officer Grade-1,
SEIAA, Karnataka.

Submitted : Joint Committee interim report is attached for kind reference.

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**FINAL REPORT OF THE JOINT COMMITTEE IN O.A. No 228 of 2021 AS
PER ORDER DATED 25.11.2021 OF HON'BLE NATIONAL GREEN
TRIBUNAL (SOUTHERN ZONE), CHENNAI.**

I. PREAMBLE

In the Original Application No. 228 of 2021 filed by Shri. Jagan Kumar J. Vs State Environment Impact Assessment Authority (SEIAA), Karnataka and others, the Hon'ble National Green Tribunal (NGT), Chennai issued an Order on 25.11.2021 with the following directions:

“ 8. In order to ascertain the genuineness of the allegations made in the application, we feel it appropriate to appoint a Joint Committee consisting of (1) Deputy Commissioner/District Collector of the concerned area, (2) a Senior Officer from State Level Environment Impact Assessment Authority, Karnataka (SEIAA-Karnataka) (3) a Senior Officer from Bruhat Bengaluru Mahanagara Palike (BBMP) and (4) a Senior Officer from the Karnataka State Pollution Control Board (Karnataka SPCB) to inspect the area in question and submit a factual as well as action taken report, if there is any violation found.

9. The committee is directed to ascertain as to:

- i) Whether there was any violation of Environmental Clearance (EC)/consent conditions in carrying out the project.*
- ii) Whether there is any water body situated abutting the Survey No. 159 of that village, as alleged.*
- iii) Even if it is not existing on land, whether such a water body was mentioned in the Revenue records during original survey maps or present survey maps.*
- iv) Whether the project proponent had provided necessary buffer zone from the water body as has been observed by the National Green Tribunal in (Forward Foundation Vs State of Karnataka) case approved with*

modification in (Mantri Techzone Private Limited Vs. Foundation (2019)18 SCC 494), Forward Foundation (2019) 18 SCC 494.

- v) *Whether the 3rd respondent had encroached in the buffer zone and made any construction and if so, what is the nature of action taken,*
- vi) *If there is any damage caused to the water body, what is the nature of remediation measures to be taken for restoring the water body to its original position and also to assess the damage caused to the environment and the environmental compensation to be recovered from the violators?*
- vii) *If the buffer zone is not fixed, the authorities are directed to survey the area and fixed the buffer zone as directed by the Hon'ble Apex Court to maintain the buffer zone and prevent the constructions being done in the buffer zone*

10. The State Level Environment Impact Assessment Authority, Karnataka (SEIAA-Karnataka) will be the nodal agency for co-ordination and for providing necessary logistics for this purpose.

II. COMPOSITION OF THE JOINT COMMITTEE

Based on the directions of the Hon'ble NGT, State Environment Impact Assessment Authority, Karnataka being the Nodal Institution sought nominations from all the concerned agencies and pursuant to receipt of nominations, a Joint Committee with the following Members was constituted:

1	Deputy Commissioner/District Collector of the concerned area	Sri. Chandrashekharaiah H.G Assistant Commissioner, Bangalore North Subdivision, Bangalore Urban District, On behalf of Deputy Commissioner, Bangalore Urban.
2	A Senior Officer from State Level Environment Impact Assessment Authority, Karnataka (SEIAA-Karnataka)	Sri. Suhas H.S. Scientific Officer Grade-1, Department of Forest, Environment and Ecology,
3	A Senior Officer from Bruhat Bengaluru Mahanagara Palike	i. Sri. Vijay Kumar Haridas, Chief Engineer, Lakes , BBMP

	(BBMP)	ii. Sri. Lokesh M, Chief Engineer, Mahadevapura Zone, BBMP.
4	A Senior Officer from the Karnataka State Pollution Control Board (Karnataka SPCB)	Sri. Vasudev S.K, Regional Senior Environmental Officer, KSPCB
5.	Town Planning, BBMP	Sri. Girish B. Additional Director Town Planning, BBMP

III Report.

As per the Hon'ble NGT directions to the Joint Committee to deliberate on the above given Terms of References (ToR), the Joint Committee inspected project site on 16th February 2023 to ascertain the factual status of the ongoing project area. The Joint Committee examined various documents like revenue records, village map, Environmental Clearance, Consent details, NOC's from Statutory Govt. Agencies and other documents related to the ongoing project.

The Joint Committee had filed an interim report on 18.02.2023, where in it was informed that Assistant Commissioner, Bangalore North Subdivision, Bangalore to direct the revenue officials to officials to carry out complete survey of the ongoing project area (i.e., in Sy. No. 39(P) and 36/1 of Haralur village) and areas abutting the project (mainly with reference to Sy. No. 159) and to submit survey sketch incorporating details of kharab areas along with the related revenue documents, so as to ascertain the factual details as per Hon'ble NGT directions and by considering opinions of Sri. Lokesh M., Chief Engineer, Mahadevapura Zone (BBMP) and Sri. Vijay Kumar Haridas., Chief Engineer, Lakes, (BBMP), the Joint Committee decided to request the Hon'ble NGT to appoint Additional Director, Town Planning, BBMP, as additional member to the Joint committee and assist the joint committee so as to comply with the directions of Hon'ble NGT.

Accordingly, the Hon'ble NGT in its Order date 20.02.2023, Additional Director, Town Planning, BBMP was made member in the Joint Committee to find out the alleged encroachment on buffer zone of nala.

A Joint Committee meeting was called on 26.05.2023, for finalizing the report. During the meeting report submitted by Sri. Chandrashekharaiah H.G, Assistant

Commissioner, Bangalore North Subdivision, Bangalore Urban District(Annexure) was discussed where in it was mentioned that,

“The land in Sy No.159 situated at Haraluru Village Varthur Hobli Bangalore East Taluk has total extent of 2-06 A-Gs as per Akara Band, and is Government Katte. The whole Sy No. has been granted in favour of Sri H.Ramaiah Reddy S/O Hanuma Reddy vide Order No.74/68-69 dt-27-06-1968 of The Special Deputy Commissioner For Inam Abolitions and Order No.INA/CR/138/68-69 dt-31-03-1969 of the Tahsildar Bangalore South Taluk (as per Form No.VIII). And it has been described in the letter of The Assistant Director of Land Records as per order No.ASLR/No.BSMDR/296/69-70 the land has been made durasthi and brought as hiduvali land in the Survey records.

On verifying the order of the Special Deputy Commissioner for Inam abolitions it has been noticed that the land in Sy No.159 situated at Haraluru Village Varthur Hobli Bangalore East Taluk 2-00 Acres has been granted in favour of Sri H.Ramaiah Reddy S/O HanumaReddy. And as per R.R. No.489 it has been entered as per the order of the Special Deputy Commissioner for Inam abolitions the said land has been made durasthi. And the name of Sri H.Ramaiah Reddy S/O HanumaReddys name has been entered in the RTC from 1972-73 to 1999-2000 and from 2000-01 to 2010-11 afterwards name of E.Muralidhar S/O E.Subramanya has been entered as per M.R.No.08/2010-11 measuring to an extent of 0-30 A-Gs and remaining 1-09 A-Gs has been mentioned in the name of H.Ramaiah Reddy S/O HanumaReddy.

Further as per the latest RTC of the land in Sy No.159 situated at Haraluru Village total extent is 2-09 A-Gs out of this 1-09 A-Gs stands in the name of H.Ramaiah Reddy S/O HanumaReddy and 0-30 A-Gs stands in the name of E.Muralidhar S/O E.Subramanya. As per the order No. ALN(E)SR/3354/2004-05 dt-29-12-2004 of the Special Deputy Commissioner land measuring to an extent of 1-09 A-Gs has been converted for non agricultural purpose and it has been entered in the RTC vide

M.R.No.40/2004-05 dt-15-03-2005. And as per the sketch a canal is passing through to south of the above said land.

Survey number 159 having extent of 2-06A-Gs of Haraluru village is Sarkari Katte(Government water Body) which is shown as 'B' Kharab (Reserved Land) in the present Akaraband record. But the said land was shown as granted by the then Inam Special Deputy Commissioner wide Order no. 74/1968 dated 27.06.1968 and Order of the Tahsildar, Bengaluru South Taluk no. INA/CR: 138/1968-69 dated 31.03.1969.

Since the said land is Sarkari Katte(Government Water Body) which is reserved land for the purpose, there was need for denotification of the land calling objections from Public before the public reserved land was considered for granted. But such denotification has not been found to be done by the Government before granting of the land. Hence, granting of reserved lands without following denotification procedure will not be valid under the Karnataka Land Revenue Act 1964.

At present there is no water body existing in the survey number 159 of Haraluru village, however the present survey record 'Akaarband' of survey no. 159 is showing 2-06A-Gs of B-Kharab."

In view of the above, Sri Girish. B, Additional Director, Town Planning, informed the Joint Committee that, Developmental Plan (DP) was approved by BDA as per the BDA resolution vide subject no. 20/2019 dated 25.01.2019, vide Work Order dated 29.04.2019 (Annexure), based on the provision in Chapter 7 of Zonal Regulation of BDA RMP 2015.

In the said Developmental Plan no buffer was insisted in the Project Proponents land adjacent to survey number 159, only a setback of 16 meters was insisted from the property edge within the project proponent land. BBMP has approved the detailed building plan on 19.08.2020 as per the approved Developmental Plan without insisting buffer for the from the Project Proponent property edge to the Survey number 159.

The Joint Committee after detailed discussion, deliberated the following in view of the directions of Hon'ble NGT,

1	Whether there was any violation of Environmental Clearance (EC/consent conditions in carrying out the project.	<p>During the date of inspection(ie on 16.02.2023) Project Proponent informed that about 34,933Sqm(60%) of Total Built Up Area is completed and most of the compliance for construction phase was acceptable. But as per proponent, due to Proponent's ignorance, Proponent had not submitted six-monthly compliance till date of inspection and some of Environmental Clearance conditions.</p> <p>Further the Proponent assured to submit compliance to Environmental Clearance conditions regularly and to comply for some of the conditions by the time of operation. (Copy of Environmental Clearance: Annexure-1, Environmental Clearance Compliance: Annexure-2 & Copy of KSPCB CFE: Annexure-3 & KSPCB Compliance Annexure-4)</p>
2	Whether there is any water body situated abutting the project area in Survey No.159 of that village, as alleged.	<p>At present there is no water body existing in the survey number 159 of Haraluru village. (Site Photos : Annexure-5)</p>
3.	Even if it is not existing on land, whether such a water body was mentioned in the Revenue records during original survey maps or present survey maps.	<p>Sri. Chandrashekharaiah H.G, Assistant Commissioner, Bangalore North Subdivision, Bangalore Urban District, Survey number 159 having extent of 2-06A-Gs of Haraluru village is Sarkari Katte(Government water Body) which is shown as 'B' Kharab (Reserved Land) in the present Akaraband record. But the said land was shown as granted by the then Inam Special Deputy Commissioner wide Order no. 74/1968 dated 27.06.1968 and Order of the Tahsildar, Bengaluru South</p>

		<p>Taluk no. INA/CR: 138/1968-69 dated 31.03.1969.</p> <p>Since the said land is Sarkari Katte(Government Water Body) which is reserved land for the purpose, there was need for denotification of the land calling objections from Public before the public reserved land was considered for granted. But such denotification has not been found to be done by the Government before granting of the land. Hence, granting of reserved lands without following denotification procedure will not be valid under the Karnataka Land Revenue Act 1964.</p> <p>At present there is no water body existing in the survey number 159 of Haraluru village, however the present survey record 'Akaarband' of survey no. 159 is 2-06A-Gs of B-Kharab.</p> <p>(Assistant Commissioner Report & Survey Sketch : Annexure- 6 & 7)</p>
4	<p>Whether the project proponent had provided necessary buffer zone from the water body as has been observed by the National Green Tribunal in (Forward Foundation Vs State of Karnataka) case approved with modification in (Mantri Techzone Private Limited Vs. Forward Foundation (2019) 18 SCC 494).</p>	<p>Developmental Plan (DP) was approved by BDA as per the BDA resolution vide subject no. 20/2019 dated 25.01.2019, vide Work Order dated 29.04.2019 (Annexure 8), based on the provision in Chapter 7 of Zonal Regulation of BDA RMP 2015.</p> <p>In the said Developmental Plan no buffer was insisted in the Project Proponents land adjacent to survey number 159, only a setback of 16 meters was insisted from the property edge within the project proponent land. BBMP has approved the detailed building plan on 19.08.2020 as per the approved Developmental Plan without insisting buffer for the from the Project Proponent property edge to the Survey number 159.</p>

		(Work Order issued by BDA Dated 29.04.2019 : Annexure-8)
5	Whether the 3rd respondent had encroached in the buffer zone and made any construction and if so, what is the nature of action taken.	As only a setback of 16 meters was insisted from the property edge within the project proponent land in Developmental Plan of BDA, BBMP has approved the detailed building plan on 19.08.2020 as per the approved Developmental Plan without insisting buffer for the from the Project Proponent property edge to the Survey number 159. (Sanctioned Plan by BBMP dated 19.08.2020 : Annexure-9)
6	If there is any damage caused to the water body, what is the nature of remediation measures to be taken for restoring the water body to its original position and also to assess the damage caused to the environment and the environmental compensation to be recovered from the violations.	At present there is no water body existing in the survey number 159 of Haraluru village.
7	If the buffer zone is not fixed, the authorities are directed to survey the area and fixed the buffer zone as directed by the Hon'ble Apex Court to maintain the buffer zone and prevent the construction being done in the buffer zone.	Sri. Chandrashekaharaiah H.G, Assistant Commissioner, Bangalore North Subdivision, Bangalore Urban District, Survey number 159 having extent of 2-06A-Gs of Haraluru village is Sarkari Katte(Government water Body) which is shown as 'B' Kharab (Reserved Land) in the present Akaraband record. But the said land was shown as granted by the then Inam Special Deputy Commissioner wide Order no. 74/1968 dated 27.06.1968 and Order of the Tahsildar, Bengaluru South Taluk no. INA/CR: 138/1968-69 dated 31.03.1969. Since the said land is Sarkari Katte(Government Water Body) which is reserved land for the purpose, there was

		<p>need for denotification of the land calling objections from Public before the public reserved land was considered for granted. But such denotification has not been found to be done by the Government before granting of the land. Hence, granting of reserved lands without following denotification procedure will not be valid under the Karnataka Land Revenue Act 1964.</p> <p>At present there is no water body existing in the survey number 159 of Haraluru village, however the present survey record 'Akaarband' of survey no. 159 is 2-06A-Gs of B-Kharab.</p>
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Place: Bangalore

Date: 29/05/2023

 <p>1. Sri. Chandrashekaraiah H.G Assistant Commissioner, Bangalore North Subdivision, Bangalore Urban District, On behalf of Deputy Commissioner, Bangalore Urban.</p>	 <p>2. Sri. Suhas H.S. Scientific Officer Grade-1, Department of Forest, Environment and Ecology,</p>
<p>3. Sri. Vijay Kumar Haridas Chief Engineer, Lakes, BBMP</p>	<p>Confirmation through email dated 29.05.2023</p> <p>4. Sri. Lokesh M, Chief Engineer, Mahadevapura Zone, BBMP.</p>
 <p>5. Sri. Vasudev S.K Regional Senior Environmental Officer, KSPCB</p>	<p>6. Sri. Girish B. Additional Director, Town Planning BBMP.</p>

ANNEXURE - 1



State Level Environment Impact Assessment Authority-Karnataka

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

No. SEIAA 64 CON 2019

Date: 09-07-2019

To,

Mr. Shiv Kumar,
Director,
M/s. Bren Corporation Pvt. Ltd.,
No. 61, 3rd Floor, 5th A Block,
Koramangala,
Bengaluru - 560 095.

Sir,

Sub: Construction of Proposed Residential Apartment Project at Sy. No. 39P, 36/1, Harlur Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru by M/s. Bren Corporation Pvt. Ltd. - Issue of Environmental Clearance - Reg.

This has reference to your online application dated 27th April 2019 bearing proposal No. SIA/KA/MIS/103699/2019 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 28th May 2019.

2. It is, inter-alia, noted that M/s. Bren Corporation Pvt. Ltd. have proposed for construction of Residential Apartment Building Project on a plot area of 20,132.94 sqm. The total built up area is 60,363.89 sqm. The proposed project consists of 304 No's of Residential units, Block A to D with Basement + Ground Floor + 17 Upper Floors, Banquet Hall and Indoor Game Block with Ground Floor +1Upper Floor, Club House with Ground Floor + 1Upper Floor + Terrace Floor and EWS Block with Ground Floor + 4 Upper Floor +Terrace Floor. Total parking space proposed is for 366 No's of Cars. Total water consumption is 205 KLD (Fresh water + Recycled water). The total wastewater discharge is 185 KLD. It is proposed to construct Sewage Treatment Plant with a capacity of 190KLD. The Project



shall have 2 DG sets with 500 KVA capacity as alternate source of power supply. The project cost is Rs. 76 Crores.

3. The SEIAA Karnataka after due consideration of the relevant documents submitted by the project proponent, additional clarifications furnished in response to its observations and the recommendation of the SEAC have in their meeting held on 21st June 2019 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.
- xi) Orders of Hon'ble NGT in O.A. No. 222 of 2014 dated 04.05.2016 and in O.A. No. 125/2017 and connected matters dated 06.12.2018 with regard to maintenance of buffer zone from the water bodies shall be complied with.

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. PM₁₀ and PM_{2.5}) covering upwind and downwind directions during the construction period.
- iv) Diesel power generating sets proposed as source of backup power should be of enclosed type and conform to rules made under the Environment (Protection) Act, 1986. The height of stack of DG sets should be equal to the height needed for the combined capacity of all proposed DG sets. Use of low sulphur diesel. The location of the DG sets may be decided with in consultation with State Pollution Control Board.
- v) Construction site shall be adequately barricaded before the construction begins. Dust, smoke & other air pollution prevention measures shall be provided for the building as well as the site. These measures shall include screens for the building under construction, continuous dust/ wind breaking walls all around the site (at least 3 meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murrum and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.
- vi) Sand, murrum, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.
- vii) Wet jet shall be provided for grinding and stone cutting.
- viii) Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.
- ix) All construction and demolition debris shall be stored at the site (and not dumped on the roads or open spaces outside) before they are properly disposed. All demolition and construction waste



shall be managed as per the provisions of the Construction and Demolition Waste Rules 2016.

- x) The diesel generator sets to be used during construction phase shall be low sulphur diesel type and shall conform to standards prescribed under Environmental (Protection) Rules for air and noise emission standards.
- xi) The gaseous emissions from DG set shall be dispersed through adequate stack height as per CPCB standards. Acoustic enclosure shall be provided to the DG sets to mitigate the noise pollution. Low sulphur diesel shall be used. The location of the DG set and exhaust pipe height shall be as per the provisions of the Central Pollution Control Board (CPCB) norms.

III. Water quality monitoring and preservation

- i) The natural drain system should be maintained for ensuring unrestricted flow of water. No construction shall be allowed to obstruct the natural drainage through the site, on wetland and water bodies. Check dams, bio-swales, landscape, and other sustainable urban drainage systems (SUDS) are allowed for maintaining the drainage pattern and to harvest rain water.
- ii) Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.
- iii) Total fresh water use shall not exceed the proposed requirement as provided in project details.
- iv) The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance as projected by the project proponent. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
- v) A certificate shall be obtained from local body supplying water, specifying the total annual water availability with local authority, the quantity of water already committed, the quantity of water allotted to the project under consideration and the balance water available, this should be specified separately for ground water and surface water sources, ensuring that there is no impact on the other users.
- vi) At least 20% of the open spaces as required by the local building bye-laws shall be pervious. Use of Grass pavers, paver blocks with at least 50% opening, landscape etc.would be considered as pervious surface.
- vii) Installation of dual pipe plumbing for supplying fresh water for drinking, cooking and bathing etc and other for supply of recycled



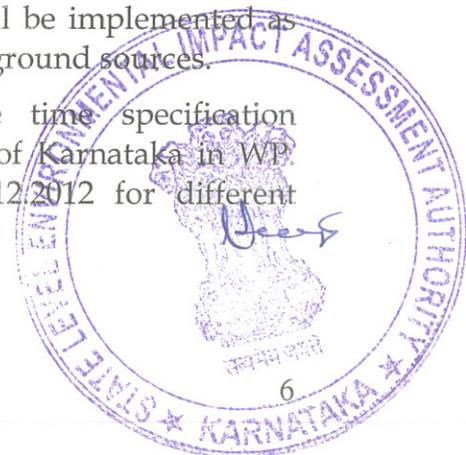
- water for flushing, landscape irrigation, car washing, thermal cooling, conditioning etc. shall be done.
- viii) Use of water saving devices/ fixtures (viz. low flow flushing systems; use of low flow faucets tap aerators etc) for water conservation shall be incorporated in the project area.
- ix) Separation of grey and black water should be done by the use of dual plumbing system. In case of single stack system separate recirculation lines for flushing by giving dual plumbing system be done.
- x) The project proponent shall identify a suitable source of treated water for construction and submit an MOU/Agreement with such suppliers. If so the supplier identified shall be responsible for treatment of water with appropriate technology to the standards required for construction purpose.
- xi) The local bye-law provisions on rain water harvesting should be followed. If local bye-law provision is not available, adequate provision for storage and recharge should be followed as per the Ministry of Urban Development Model Building Byelaws, 2016.
- xii) A rain water harvesting plan needs to be designed where the recharge bores of minimum one recharge bore per 5,000 square meters of built up area and storage capacity of minimum one day of total fresh water requirement shall be provided. In areas where ground water recharge is not feasible, the rain water should be harvested and stored for reuse. The ground water shall not be withdrawn without approval from the Competent Authority.
- xiii) All recharge should be limited to shallow aquifer.
- xiv) No ground water shall be used during construction phase of the project.
- xv) Any ground water dewatering should be properly managed and shall conform to the approvals and the guidelines of the CGWA in the matter. Formal approval shall be taken from the CGWA for any ground water abstraction or dewatering.
- xvi) The quantity of fresh water usage, water recycling and rainwater harvesting shall be measured and recorded to monitor the water balance. The record shall be submitted to the Regional Office, MoEF&CC along with six monthly Monitoring reports.
- xvii) Sewage shall be treated in the STP based on MBBR/SBR Technology with tertiary treatment i.e. Ultra Filtration. The treated effluent from STP shall be recycled/re-used for flushing, landscaping and HVAC cooling. No treated water shall be discharged to municipal drain.



- xviii) No sewage or untreated effluent water would be discharged through storm water drains.
- xix) The existing water body, canals and rajakaluve and other drainage and water bound structures shall be retained unaltered with due buffer zone as applicable and maintained under tree cover.
- xx) Onsite sewage treatment of capacity of treating 100% waste water to be installed. The installation of the Sewage Treatment Plant (STP) shall be certified by an independent expert and a report in this regard shall be submitted to the Ministry before the project is commissioned for operation. Treated waste water shall be reused on site for landscape flushing, cooling tower, and other end-uses. Excess treated water shall be discharged as per statutory norms notified by Ministry of Environment, Forest and Climate Change. Natural treatment systems shall be promoted.
- xxi) Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.
- xxii) Sludge from the onsite sewage treatment, including septic tanks, shall be collected, conveyed and disposed as per the Ministry of Urban Development, Central Public Health and Environmental Engineering Organization (CPHEEO) Manual on Sewerage and Sewage Treatment Systems, 2013.

IV. Noise monitoring and prevention

- i) Ambient noise levels shall conform to residential area both during day and night as per Noise Pollution (Control and Regulation) Rules, 2000. Incremental pollution loads on the ambient air and noise quality shall be closely monitored during construction phase. Adequate measures shall be made to reduce ambient air and noise level during construction phase, so as to conform to the stipulated standards by CPCB / SPCB.
- ii) Noise level survey shall be carried as per the prescribed guidelines and report in this regard shall be submitted to Regional Officer of the Ministry as a part of six-monthly compliance report.
- iii) Acoustic enclosures for DG sets, noise barriers for ground-run bays, ear plugs for operating personnel shall be implemented as mitigation measures for noise impact due to ground sources.
- iv) The project proponent shall ensure the time specification prescribed by the Honourable High Court of Karnataka in WP No. 1958/2011 (LB - RES - PIL) on 04.12.2012 for different activities involved in construction work

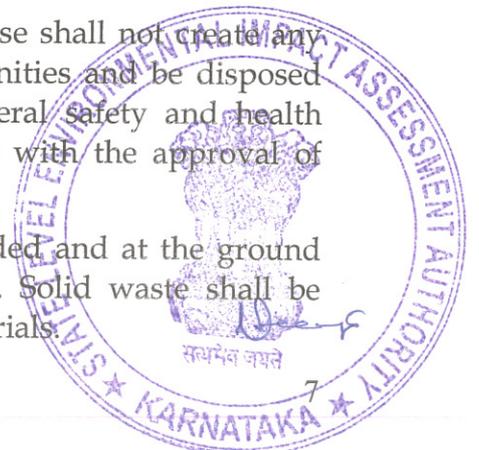


V. Energy Conservation measures

- i) Compliance with the Energy Conservation Building Code (ECBC) of Bureau of Energy Efficiency shall be ensured. Buildings in the States which have notified their own ECBC, shall comply with the State ECBC.
- ii) Outdoor and common area lighting shall be LED.
- iii) Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof u-values shall be as per ECBC specifications.
- iv) Energy conservation measures like installation of LED for the lighting the area outside the building should be integral part of the project design and should be in place before project commissioning.
- v) Solar, wind or other Renewable Energy shall be installed to meet electricity generation equivalent to 1% of the demand load or as per the state level/ local building bye-laws requirement, whichever is higher.
- vi) Solar power shall be used for lighting in the apartment to reduce the power load on grid. Separate electric meter shall be installed for solar power. Solar water heating shall be provided to meet 20% of the hot water demand of the commercial and institutional building or as per the requirement of the local building bye-laws, whichever is higher. Residential buildings are also recommended to meet its hot water demand from solar water heaters, as far as possible.

VI. Waste Management

- i) A certificate from the competent authority handling municipal solid wastes, indicating the existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.
- ii) Disposal of muck during construction phase shall not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.
- iii) Separate wet and dry bins must be provided and at the ground level for facilitating segregation of waste. Solid waste shall be segregated into wet garbage and inert materials.



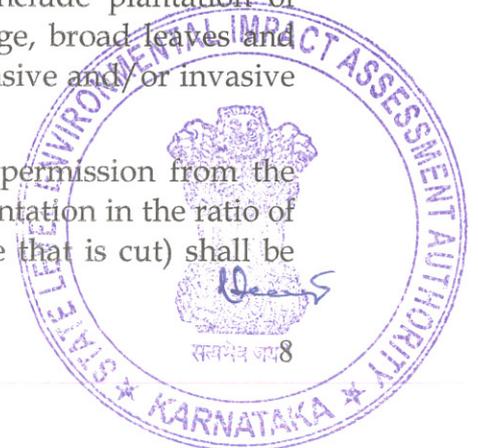
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- iv) Organic waste compost/ Vermiculture pit/ Organic Waste Converter within the premises with a minimum capacity of 0.3 kg /person/day must be installed.
- v) All non-biodegradable waste shall be handed over to authorized recyclers for which a written 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.
- Hierarchy of roads with proper segregation of vehicular and pedestrian traffic.
 - Traffic calming measures.
 - Proper design of entry and exit points.
 - Parking norms as per local regulation.
- ii) Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform to applicable air and noise emission standards be operated only during nonpeak hours.
- iii) A detailed traffic management and traffic decongestion plan shall be drawn up to ensure that the current level of service of roads within a 5 km radius of the project is maintained and improved upon after the implementation of the project. This plan should be based on cumulative impact of all development and increased habitation being carried out or proposed to be carried out by the project or other agencies in this 5 km radius of the site in different scenarios of space and time and the traffic management plan shall be duly validated and certified by the State Urban Development department and the P.W.D./ competent authority for road augmentation and shall also have their consent to the implementation of components of the plan which involve the participation of these departments.
- iv) Provide at the main entrances bell gates, which are located at least 12' inside the boundary of the project to enable smooth flow of traffic on the main road leading to the entrance

IX. Human health issues

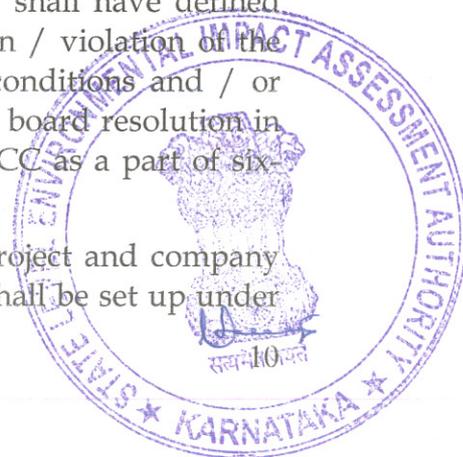
- i) All workers working at the construction site and involved in loading, unloading, carriage of construction material and



- construction debris or working in any area with dust pollution shall be provided with dust mask.
- ii) All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase. Sufficient number of toilets/bathrooms shall be provided with required mobile toilets, mobile STP for construction workforce
 - iii) For indoor air quality the ventilation provisions as per National Building Code of India.
 - iv) Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.
 - v) Provision shall be made for the housing of construction labour within the site with all necessary infrastructure and facilities such as fuel for cooking, mobile toilets, mobile STP, safe drinking water, medical health care, creche etc. The housing may be in the form of temporary structures to be removed after the completion of the project.
 - vi) Occupational health surveillance of the workers shall be done on a regular basis.
 - vii) A First Aid Room shall be provided in the project both during construction and operations of the project.

X. Corporate Environment Responsibility

- i) The project proponent shall comply with provision contained in OM vide F.No. 22-65/2017-IA.III dated 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 2% of the project cost around the project site and report be submitted.
- 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.

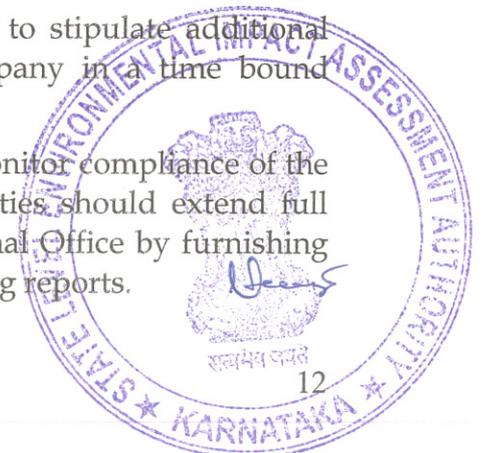
- iv) Action plan for implementing EMP and environmental conditions along with responsibility matrix of the company shall be prepared and shall be duly approved by competent authority. The year wise funds earmarked for environmental protection measures shall be kept in separate account and not to be 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 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.
- ix) 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.
- x) The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.
- xi) 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.
- xii) No further expansion or modifications in the plan shall be carried out without prior Environmental Clearance from the competent authority.
- xiii) 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.
- xiv) 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.
- xv) The SEIAA, Karnataka reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.
- xvi) 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.



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

XII. Specific Conditions

- i) The proponent should establish mobile STP/chemical toilet during the construction phase for treatment of domestic sewage instead of septic tank and soak pit
- 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

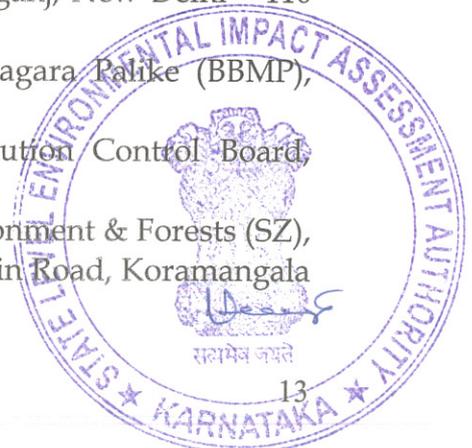


Yours faithfully,

(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.



ANNEXURE - 2

Compliance Report for Environment Clearance of M/s Bren Corporation Pvt. Ltd., Residential Apartment Project at Sy. No. 39P, 36/1 of Harlur Village, Varthur Hobli, Bengaluru East Taluk, Bengaluru. No. SEIAA 64 CON 2019

During the date of inspection(ie on 16.02.2023) PP informed that about 34,933Sqm(60%) of Total Built Up Area was completed.

I. Statutory Compliance.

1	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.	PP during inspection informed that they had obtained statutory clearances from all the required agencies. 1. Environment clearance from SEIAA dated 09.07.2019 2. CFE from KSPCB dated 27.07.2020. 3. BWSSB NoC dated 19.02.2020 4. BESCOM NoC dated 23.07.2020 5. Fire NoC dated 05.07.2019 6. BBMP Plan sanction 19.08.2020
2	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.	PP during inspection informed that they had designed as per NBC.
3	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.	PP during inspection informed that the area was not falling under the jurisdiction of Forest or Wildlife area.
4	The proponent shall obtain clearance from the National Board for Wildlife, if applicable.	
5	The project proponent shall obtain Consent to Establish /	PP during inspection informed that they had obtained Consent to

	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.	Establish(CFE),vide 319285 from KSPCB dated 27.07.2020
6	The project proponent shall obtain the necessary permission for drawl of ground water / surface water required for the project from the competent authority.	PP during inspection informed that no Ground Water withdrawal for the proposed project.
7	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.	PP during inspection informed that they had obtained BESCOM NoC dated 23.07.2020
8	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.	PP during inspection informed that they had obtained NoC from Fire Department dated 05.07.2019
9	The provisions of the Solid Waste Management Rules, 2016, e-Waste (Management) Rules, 2016, and the Plastics Waste Management Rules, 2016 shall be followed.	PP during inspection informed that they are adhering to Solid waste and Plastic, E-waste guidelines and since the project is still in construction phase no major quantity of E-waste is generated.
10	The project proponent shall follow the ECBC/ECBC-R prescribed by Bureau of Energy Efficiency, Ministry of Power strictly.	As the project is still in construction phase, PP during inspection informed that they will adhere to the ECBC guidelines.
11	Orders of Hon'ble NGT in O.A. No. 222 of 2014 dated 04.05.2016 and in O.A. No. 125/2017 and connected matters dated 06.12.2018 with regard to maintenance of buffer zone from the water bodies shall be complied with.	PP during inspection informed that they had obtained plan sanction from BBMP dated 19.08.2020 and demarcated buffer as per byelaws.

II. Air quality monitoring and preservation

1	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.	During inspection it was observed that PP had provided dust barricades and for construction waste and excavated earth PP informed that as it was stored in adjacent site by obtaining permission and the construction waste and excavated earth to be used within the site for landscaping and formation of driveways within the site.
2	A management plan shall be drawn up and implemented to contain the current exceedance if any in ambient air quality at the site.	During inspection the Officials from KSPCB verified and observed that PP has provided barricades all around the project site and regularly carrying out water sprinkling arrangements to control the dust wherever there is vehicle movement.
3	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.	During inspection the Officials from KSPCB and informed that, PP has not installed the Ambient Air Quality monitoring stations in the project premises. However water sprinkling arrangements to suppress the dust generated during vehicle movement and at construction activity.
4	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.	During inspection the Officials from KSPCB verified and informed that DG sets required during operation phase and the DG used during construction phase is to operate during power failure which has been provided with acoustic enclosure with chimney height.
5	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	During the inspection it was observed that PP has provided adequate barricading.

	construction, continuous dust/wind breaking walls all around the site (at least 3 meter height). Plastic/tarpaulin sheet covers shall be provided for vehicles bringing in sand, cement, murrum and other construction materials prone to causing dust pollution at the site as well as taking out debris from the site.	
6	Sand, murrum, loose soil, cement, stored on site shall be covered adequately so as to prevent dust pollution.	During the inspection it was observed that PP had stored properly and sprinkled with water
7	Unpaved surfaces and loose soil shall be adequately sprinkled with water to suppress dust.	
8	Wet jet shall be provided for grinding and stone cutting.	PP had complied
9	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.	During inspection it was observed that PP had provided dust barricades and for construction waste and excavated earth PP informed that as it was stored in adjacent site by obtaining permission and the construction waste and excavated earth to be used within the site for landscaping and formation of driveways within the site and PP informed that the unused C&D waste to be disposed through KSPCB authorized vendors.
10	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.	During inspection the Officials from KSPCB verified and informed that the DG set installed in construction phase has been provided with adequate chimney height with acoustic enclosures and using low Sulphur diesel.
11	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	During inspection the Officials from KSPCB verified and informed that the DG set installed in construction phase is provided with 3mtr chimney above the acoustic box with acoustic enclosures and gaseous emissions is being disposed through chimney to the atmosphere using low Sulphur diesel as fuel.

	provisions of the Central Pollution Control Board (CPCB) norms.	
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III. Water quality monitoring and preservation

1	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.	<p>During inspection no drains was seen within site area and the land was sloping towards west.</p> <p>PP during inspection informed that they had obtained plan sanction from BBMP as per Byelaws.</p> <p>For harvesting rainwater PP informed that they had proposed 20 nos of recharge pits and rainwater storage tanks of 100cum + 70cum capacity.</p>
2	Buildings shall be designed to follow the natural topography as much as possible. Minimum cutting and filling should be done.	PP agreed to comply
3	Total fresh water use shall not exceed the proposed requirement as provided in project details.	PP agreed to comply
4	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.	PP agreed to comply
5	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	PP agreed to comply

	on the other users.	
6	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.	As the project is still in construction phase, PP informed that total green belt area of 6,644sqm to be earmarked for green belt on natural earth as per EC condition.
7	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.	PP agreed to comply
8	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.	PP agreed to comply
9	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.	PP agreed to comply
10	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 standard required for construction purpose.	During inspection PP informed that 22KLD of treated water from their adjacent project(Bren Edge Waters) is used for the current project.
11	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.	During inspection PP informed that they had proposed 22 rainwater recharge pits and rainwater storage tanks of 100cum + 70cum capacity and no ground water withdrawal in the current project.
12	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.	
13	All recharge should be limited to shallow aquifer.	PP agreed to comply
14	No ground water shall be used during construction phase of the project.	
15	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.	
16	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.	During inspection PP informed that No records furnished by in this regard.
17	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.	PP agreed to comply
18	No sewage or untreated effluent water would be discharged through storm water drains.	PP agreed to comply

19	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.	PP agreed to comply
20	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.	PP agreed to comply
21	Periodical monitoring of water quality of treated sewage shall be conducted. Necessary measures should be made to mitigate the odour problem from STP.	As the project is in construction phase the compliance could be verified during operation phase.
22	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.	As the project is in construction phase the compliance could be verified during operation phase.

IV. Noise monitoring and prevention

1	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.	During inspection the Officials from KSPCB verified and informed that Project authorities have informed that, they are doing construction activity during day time and have taken adequate measures to reduce the Ambient Air & to reduce noise levels. The Noise level monitoring are carried out regularly by the external agencies by the PP and by taking measures to reduce noise levels during construction phase.
2	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.	During inspection PP informed that No records furnished by in this regard.
3	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.	PP agreed to comply
4	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	PP agreed to comply

V. Energy Conservation measures

1	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.	PP agreed to comply
2	Outdoor and common area	PP agreed to comply

	lighting shall be LED.	
3	Concept of passive solar design that minimize energy consumption in buildings by using design elements, such as building orientation, landscaping, efficient building envelope, appropriate fenestration, increased day lighting design and thermal mass etc. shall be incorporated in the building design. Wall, window, and roof u-values shall be as per ECBC specifications.	PP agreed to comply
4	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.	PP agreed to comply
5	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.	PP agreed to comply
6	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.	PP agreed to comply

VI. Waste Management

1	A certificate from the competent authority handling municipal solid wastes, indicating the	As the project is in construction phase PP agreed to comply
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	existing civic capacities of handling and their adequacy to cater to the M.S.W. generated from project shall be obtained.	
2	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.	PP agreed to comply
3	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.	As the project is in construction phase PP agreed to comply
4	Organic waste compost/ Vermiculture pit/ Organic Waste Converter within the premises with a minimum capacity of 0.3 kg /person/day must be installed.	As the project is in construction phase PP agreed to comply
5	All non-biodegradable waste shall be handed over to authorized recyclers for which a written tie up must be done with the authorized recyclers.	As the project is in construction phase PP agreed to comply
6	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.	As the project is in construction phase PP agreed to comply
7	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.	PP agreed to comply
8	Fly ash should be used as	PP agreed to comply

	construction material as per the provision of Fly Ash Notification of September, 1999 and amended as on 27 th August, 2003 and 25 th January, 2016. Ready mixed concrete must be used in construction.	
9	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.	PP agreed to comply
10	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.	As the project is in construction phase PP agreed to comply

VII. Green Cover

1	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).	During inspection PP informed that they had not cut any trees and did not obtain felling permission from Forest Department.
2	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	PP agreed to grow 250nos of trees within the plot area.

	landscaping.	
3	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).	During inspection PP informed that they had not cut any trees and did not obtain felling permission from Forest Department.
4	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.	PP informed that they had preserved the top soil to use for green belt development.

VIII. Transport

1	<p>A comprehensive mobility plan, as per MoUD best practices guidelines (URDPFI), shall be prepared to include motorized, non-motorized, public, and private networks. Road should be designed with due consideration for environment, and safety of users. The road system can be designed with these basic criteria.</p> <p>a. Hierarchy of roads with proper segregation of vehicular and pedestrian traffic.</p> <p>b. Traffic calming measures.</p> <p>c. Proper design of entry and exit points.</p> <p>d. Parking norms as per local regulation.</p>	PP agreed to comply
2	Vehicles hired for bringing construction material to the site should be in good condition and should have a pollution check certificate and should conform	PP agreed to comply

	to applicable air and noise emission standards be operated only during nonpeak hours.	
3	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.	PP agreed to comply
4	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	PP agreed to comply

IX. Human health issues

1	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.	During inspection it was found that PP has provided dust masks and gloves and PPE for workers in site
2	All required sanitary and hygienic measures should be in place before starting	During inspection PP informed that the worker are from nearby areas and after completion in evening they go

	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	back and hence no labour colony and for the workers necessary facilities mobile STP, RO water, regular health checkup, etc. are provided within the site.
3	For indoor air quality the ventilation provisions as per National Building Code of India.	PP agreed to comply
4	Emergency preparedness plan based on the Hazard identification and Risk Assessment (HIRA) and Disaster Management Plan shall be implemented.	PP agreed to comply
5	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.	During inspection PP informed that the worker are from nearby areas and after completion in evening they go back and hence no labour colony and for the workers necessary facilities mobile STP, RO water, regular health checkup, etc. are provided within the site.
6	Occupational health surveillance of the workers shall be done on a regular basis.	During inspection PP did not submit the Occupational health surveillance of the workers
7	A First Aid Room shall be provided in the project both during construction and operations of the project.	PP informed that they had provided First Aid Room

X. Corporate Environment Responsibility

1	The project proponent shall comply with provision contained in OM vide F.No. 22-65/2017-IA.III dated 1 st 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 2% of the project cost around the project	During inspection PP informed that the total project cost is 76Cr. And agreed to comply before operation phase.
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	site and report be submitted.	
2	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.	PP during inspection did not provide any document and agreed to comply.
3	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.	During inspection Environmental Cell was not seen in the project site area.
4	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	PP agreed to comply. But has not submitted any six monthly compliance.

	<p>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.</p>	
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XI. Miscellaneous

1	<p>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.</p>	<p>PP during inspection did not provide any documents.</p>
2	<p>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.</p>	<p>PP during inspection did not provide any documents.</p>
3	<p>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.</p>	<p>PP agreed to comply</p>
4	<p>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</p>	<p>PP agreed to comply</p>

	maintained as green belt only.	
5	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.	PP agreed to comply
6	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.	PP has not submitted six-monthly compliance.
7	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.	PP has not submitted six-monthly compliance.
8	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.	PP has not submitted six-monthly compliance and agreed to comply
9	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.	PP has not submitted six-monthly compliance and agreed to comply

10	The project authorities must strictly adhere to the stipulations made by the State Pollution Control Board and the State Government.	PP agreed to comply
11	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.	PP agreed to comply
12	No further expansion or modifications in the plan shall be carried out without prior Environmental Clearance from the competent authority.	PP agreed to comply
13	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.	PP agreed to comply
14	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.	PP agreed to comply
15	The SEIAA, Karnataka reserves the right to stipulate additional conditions if found necessary. The Company in a time bound manner shall implement these conditions.	PP agreed to comply
16	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.	PP agreed to comply
17	The above conditions shall be enforced, inter-alia under the provisions of the Water (Prevention & Control of Pollution) Act, 1974,	PP agreed to comply

	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.	
18	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.	PP agreed to comply
19	Copies of six monthly compliance on the conditions of the Environmental Clearance shall be submitted to SEIAA, Karnataka.	PP informed that they were not aware of the this EC condition and has not submitted any six monthly compliance to RO, MoEFCC, SEIAA and KSPCB

XII. Specific Conditions

1	The proponent to conduct energy audit by an accredited agency before operation of the project in accordance with Bureau of Energy Efficiency.	PP agreed to comply
2	15% of the parking space shall be reserved for electric vehicles with recharging facilities.	PP agreed to comply
3	The proponent shall identify suitable place (KIOSK) for collection and storage of E-Waste generated within the premises and shall be disposed of regularly only with the KSPCB authorized E- Waste recyclers.	PP agreed to comply



(Sri. Suhas H.S)
Scientific Officer Grade I,
SEIAA, Karnataka.

ANNEXURE - 3

**Consent For Establishment (CFEs)**

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

Consent No. CTE-319285 Valid
upto: 26/07/2024

Industry Colour: RED Industry Scale: LARGE

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

Consent Order No. CTE-319285 **PCB ID:** 81055 **Date.** 27/07/2020

To,
 The Applicant
 M/s. Bren Corporation Pvt.Ltd
 Sy. No 39P, 36/1, Harlur
 Village, Varthur Hobli,
 Bangalore East Taluk,
 Bangalore

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 20/08/2019 at Regional Office

2. Inspection of the project site by Regional Officer Bangalore Bommanahalli on 13/09/2019
3. Proceedings of the CCM dated 06/07/2020, held on 01/07/2020

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: M/s. Bren Corporation Pvt.Ltd
 Address: Sy. No 39P, 36/1,, Sy. No 39P, 36/1, Harlur Village, Varthur Hobli, Bangalore E
 Industrial Area: Not In I.A, Harlur Village,
 Taluk: BBMP- W- 150, District: Bangalore Urban

Conditions:

1. This consent for establishment is valid up to 26/07/2024 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 60,363.89Sq mtrs	60363.8900	MT2

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	205.0



Consent No. CTE-319285 Valid
upto: 26/07/2024

Industry Colour: RED Industry Scale: LARGE

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

II. WATER POLLUTION CONTROL:

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

Discharge of effluents under the Water Act:

Sl. No.	Description	Permitted Quantity of discharge in KLD	Mode/Place of disposal
1	Domestic Purpose	185.000	The wastewater will be treated in STP of 190 KLD capacity

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

STP & ETP details

SINo	ETP/STP NO	ETP Code	Category Name	Capacity (Meter Cubic)	Units	Remarks
1	STP1	BS-	Bar Screen	0.00	1	0.6 m wide X 1.2-m long, depth to suit sewer gradient
2	STP1	COL	P-Collection Tank	65.00	1	PFT Tank: 4.65*4.65*3.0 m (0.5 free board)
3	STP1	EQU	P-Equalization Tank	190.00	1	7.9*7.9*3.0 m (0.5 free board)
4	STP1	AER	S-AERATION TANK	85.00	1	5.3*5.3*3.0 m (0.5 free board)
5	STP1	AER	S-AERATION TANK	90.00	1	5.4*5.4*3.0 m (0.5 free board)
6	STP1	SHT	S-SLUDGE HOLDING TANK	20.00	1	2.58 x 2.58 x 3.0 mtrs

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

III. AIR POLLUTION CONTROL:

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



Consent For Establishment (CFEs)

Consent No. CTE-319285 Valid upto: 26/07/2024

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

49

Industry Colour: RED Industry Scale: LARGE

(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:

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

Sr	Solid Waste Name/Type	Qty-Unit	Mode of Disposal
1	General Garbage organic	13.8000 - M.T	OTH
2	Inorganic waste	9.0000 - M.T	OTH
3	STP Sludge	0.7500 - M.T	OTH

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

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

VII. GENERAL:

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

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

The receipt of this letter may please be acknowledged.



Consent For Establishment (CFEs)

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

Consent No. CTE-319285 Valid upto: 26/07/2024

Industry Colour: RED Industry Scale: LARGE

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

Consent Fee paid : Rs. 75000

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 01.07.2020 & duly approved by Member Secretary & Hon'ble Chairman.

COPY TO:

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

ANNEXURE- II

Chi m.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	500KVA X 2nos	7	PM(mg/NM3), SO2 (PPM), NOx(PPM)	0,0,0	DIE	AEC	Before commissioning.

Note:

AEC : Accoustic Enclosures



Consent For Establishment (CFEs)

Consent No. CTE-319285 Valid upto: 26/07/2024

**Karnataka State Pollution Control Board
Parisara Bhavana, No.49, Church Street, Bengaluru-560001
Tele : 080-25589112/3, 25581383
Fax:080-25586321
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LOCATION OF SAMPLING PORTHOLES, PLATFORMS, ELECTRICAL OUTLET.

1. Location of Portholes and approach platform:

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

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

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

FOR AND ON BEHALF OF KARNATAKA POLLUTION CONTROLBOARD

Signature Not Verified

Digitally signed by
Date: 2020.07.27 16:34:05 +05:30

ANNEXURE - 4

**Compliance Report for Environment Clearance pertaining to
M/s. Bren Corporation Pvt. Ltd., Residential Apartment
Project at Sy. No. 39P, 36/1 of Harlur Village, Varthur Hobli,
Bengaluru East Taluk, Bengaluru. No. SEIAA 64 CON 2019**

During the date of inspection on 16.02.2023, the following are the compliance to the EC conditions pertaining to the KSPCB related

I. Air quality monitoring and preservation

2	A management plan shall be drawn up and implemented to contain the current exceedance if any in ambient air quality at the site.	During inspection it was observed that, Project Authorities have provided barricades all around the project site and regularly carrying out water sprinkling arrangements to control the dust wherever the vehicle movements are there.
3	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.	Not installed the Ambient Air Quality monitoring station in the project premises to carry out Ambient Air Quality. However they have provided water sprinkling arrangements to suppress the dust generated during vehicle movement and at construction activities.
4	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.	DG sets required during the operation of the Apartment has not yet installed by the project proponent. The DG set required for the construction phase has been installed to operate whenever power failure. The same has been provided acoustic enclosure with chimney height.
10	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.	During inspection it was observed that, DG set installed for construction phase is provided with adequate chimney height with acoustic enclosures & they are using low sulphur diesel.
11	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.	The DG set installed during construction phase has been installed provided with 3 m chimney above the acoustic box with acoustic enclosures & gaseous emissions is being disposed through chimney to the Atmosphere using low sulphur Diesel as fuel.

II. Noise monitoring and prevention

1	<p>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.</p>	<p>The Project Authorities have informed that, they are doing construction activity during day time only. They have taken adequate measures to reduce the Ambient Air & to reduce Noise levels. The Noise level measurements are being carried out regularly by the external agencies by the project proponent & taking all measures to reduce Noise levels during construction phase.</p>
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 Senior Environmental Officer
 Bengaluru South

ANNEXURE - 5

Survey number 159 of Haralur village present site condition.







Latest Google Image showing survey no. 159.

ANNEXURE - 6



Government Of Karnataka
Office of The Assistant Commissioner, Bengaluru North Sub-Division, Kandaya
Bhavan, K.G.Road Bengaluru-560009

OFFICE--080-22100056

Email:-acnorthblr@gmail.com

No.LND(BE)CR/01 /2023-24

Dt-26-05-2023.

To
The Joint Committee,
State Environment Impact Assessment Authority,
Karnataka, Bengaluru.

Sir,

- SUB-** Submitting report to Hon'ble National Green Tribunal relating to land in Sy No.159, situated at Haraluru Village Varthur Hobli Bangalore East Taluk reg.
- REF** 1) Order No.O.A. No.228/2021, dt-18-01-2023 of the Hon'ble National Green Tribunal.
2) Letter No.LND(V)CR/183/2014-15, dt-05-04-2023 of the Tahsildar Bangalore East Taluk.

With reference to the above subject, I write to submit that One Sri JaganKumar has submitted a complaint to the Hon'ble National Green Tribunal stating that a multistoried Apartment Project has been started which is adjacent to Sy No.159 situated at Haraluru Village Varthur Hobli Bangalore East Taluk, being classified as Katte. And has also stated that the project has been approved by the State Environment Impact Assessment Authority vide Preocceeding No.SEIAA/64/CON/2019 dt-09-07-2019 and by BBMP vide Leter No.BBMP/ADDL.AIR/JD/CETRAL/001/2019-20, dt-19-08-2020 the building Approval has also been obtained. But the construction has been started without leaving the Buffer Zone as per rules from the land classified as Katte. This matter has not been considered by the State Environment Impact Assessment Authority nor the Building Approval Authority. This is against the orders of the Apex Court issued in many cases. to stop the illegal constructions going on in Buffer Zone related to the Katte land in Sy No.159 and to carry out Survey work and to mark the illegal constructions and demolish the same.

As per the letter cited in reference No.2 of the Hon'ble National Green Tribunal to ascertain the genuineness of the complaint a joint committee has been apointed including The Deputy Commissioner and other Officers to peruse and inspect the area in question and to submit a detailed report herein. The Tahsildar Bengaluru East Taluk has submitted report as below.

Letter has been written to the The Assistant Director of Land Records to submit report along with sketch. Vide letter No.Bhu.Sa.Ni/Podi/Oth/570/2022-23, dt-14-03-2023 of the Assistant Director of Land Records submitted the report along with sketch. After verifying the sketch The land in Sy No.159 situated at Haraluru Village Varthur Hobli Bangalore East Taluk has total extent of 2-06 A-Gs as per Akara Band, and is Government Katte. The whole Sy No. has been granted in favour of Sri H.Ramaiah Reddy S/O Hanuma Reddy vide Order No.74/68-69 dt-27-06-1968 of The Special Deputy Commissioner For Inam Abolitions and Order No.INA/CR/138/68-69 dt-31-03-1969 of the Tahsildar Bangalore South Taluk (as per Form No.VIII). And it has been described in the letter of The Assistant Director of Land Records as per order No.ASLR/No.BSMR/296/69-70 the land has been made durasthi and brought as hiduvali land in the Survey records.

On verifying the order of the Special Deputy Commissioner for Inam abolitions it has been noticed that the land in Sy No.159 situated at Haraluru Village Varthur Hobli Bangalore East Taluk 2-00 Acres has been granted in favour of Sri H.Ramaiah Reddy S/O HanumaReddy. And as per R.R. No.489 it has been entered as as per the order of the Special Deputy Commissioner for Inam abolitions the said land has been made durasthi. And the name of Sri H.Ramaiah Reddy S/O HanumaReddys name has been entered in the RTC from 1972-73 to 1999-2000 and from 2000-01 to 2010-11 afterwards name of E.Muralidhar S/O E.Subramanya has been entered as per M.R.No.08/2010-11 measuring to an extent of 0-30 A-Gs and remaining 1-09 A-Gs has been mentioned in the name of H.Ramaiah Reddy S/O HanumaReddy.

Further as per the latest RTC of the land in Sy No.159 situated at Haraluru Village total extent is 2-09 A-Gs out of this 1-09 A-Gs stands in the name of H.Ramaiah Reddy S/O HanumaReddy and 0-30 A-Gs stands in the name of E.Muralidhar S/O E.Subramanya. As per the order No. ALN(E)SR/3354/2004-05 dt-29-12-2004 of the Special Deputy Commissioner land measuring to an extent of 1-09 A-Gs has been converted for non agricultural purpose and it has been entered in the RTC vide M.R.No.40/2004-05 dt-15-03-2005. And as per the sketch a canal is passing through to south of the above said land.

It is found after verification that survey number 159 having an extenf of 2-09 A-Gs of Haraluru village is Sarkari Katte (Government Water body) which is shown as 'B' Kharab (Reserved land) in the present Akara band record. But the said land was shown as granted by the then Inam Special Deputy Commissioner vide order

No.74/1968-69 dt-27-06-1968 and order of the Tahsildar Bangalore South Taluk No.INA/CR/138/1968-69 dated-31-03-1969.

Since the said land is Sarkari Katte (Government Water body) which is reserved land for the purpose, there was need for denotification of the land calling objections from Public before the public reserved land was considered for granting. But such denotification has not been found to be done by the Government before granting of the land. Hence granting of reserved lands without following denotification procedure will not be valid under the Karnataka Land Revenue Act 1964.

At present there is no water body existing in the survey No.159 of Haraluru Village. However the present wurvey record 'Akaraband' of survey No.159 is showing 2-06 A-G of B Kharab (reserved land)

The above said report is being submitted for necessary action alongwith enclosures.

Thanking You

Your's faithfully.


Assistant Commissioner,
Bengaluru North Subdivision,
Bengaluru.

ANNEXURE - 7

ಸಂಖ್ಯೆ: 13,34,35,36/1,36/2,37,38,39,40,159 ಮತ್ತು ಕೆರೆ ಸಂಖ್ಯೆ 32 ರ ಬಾಬಿ ಜಮೀನು



1. ಈ ಬಗ್ಗಿದಿರುವ ತೋರಿಸಿರುವುದು ರೀ.ಸಂ.36/1 ಮತ್ತು 39 ರ ವ್ಯಕ್ತಿ ಒಟ್ಟು ವಿಸ್ತೀರ್ಣ 04-39 ಇದ್ದು ಸದರಿ ಪ್ರದೇಶದಲ್ಲಿ ಮೆ. ಲೈನ್ ಕಾರ್ಪೊರೇಷನ್ ವ್ಯ. ಲಿಮಿಟೆಡ್‌ನವರು ನಿರ್ಮಿಸುತ್ತಿರುವ ಬಹುಮಹಡಿ ವಸತಿ ಸಮುಚ್ಚಯವಾಗಿರುತ್ತದೆ.
2. ಈ ಬಗ್ಗಿದಿರುವ ತೋರಿಸಿರುವುದು ರೀ.ಸಂ.36/1 ಮತ್ತು 39 ರ ವ್ಯಕ್ತಿ ಒಟ್ಟು ವಿಸ್ತೀರ್ಣ 04-39 ಇದ್ದು ಸದರಿ ಪ್ರದೇಶದಲ್ಲಿ ಮೆ. ಲೈನ್ ಕಾರ್ಪೊರೇಷನ್ ವ್ಯ. ಲಿಮಿಟೆಡ್‌ನವರು ನಿರ್ಮಿಸುವ ಕಾಂಪೌಂಡ್ ಗೋಡೆಯಾಗಿರುತ್ತದೆ.
3. ಈ ಬಗ್ಗಿದಿರುವ ತೋರಿಸಿರುವುದು ರೀ.ಸಂ.36/1 ಮತ್ತು 39 ರ ವ್ಯಕ್ತಿ ಒಟ್ಟು ವಿಸ್ತೀರ್ಣ 04-39 ಇದ್ದು ಸದರಿ ಪ್ರದೇಶದಲ್ಲಿ ಮೆ. ಲೈನ್ ಕಾರ್ಪೊರೇಷನ್ ವ್ಯ. ಲಿಮಿಟೆಡ್‌ನವರು ನಿರ್ಮಿಸುತ್ತಿರುವ ಬಹುಮಹಡಿ ವಸತಿ ಸಮುಚ್ಚಯದ Basement line ಅಗಿರುತ್ತದೆ.
4. ಈ ಚಿತ್ರೆಯಿಂದ ತೋರಿಸಿರುವುದು ಗ್ರಾಮ ನಕ್ಷೆಯಂತೆ ಇರುವ ಕಾಯಮೆಯಾಗಿರುತ್ತದೆ.
5. ಈ ಚಿತ್ರೆಯಿಂದ ತೋರಿಸಿರುವುದು ಗ್ರಾಮ ನಕ್ಷೆಯಂತೆ ಇರುವ ಕೆರೆಯಾಗಿರುತ್ತದೆ.

ವಸತಿ ಬಂಡಾಯ ವಸತಿ 04-39 ಇದ್ದು ಸದರಿ ಪ್ರದೇಶದಲ್ಲಿ ಮೆ. ಲೈನ್ ಕಾರ್ಪೊರೇಷನ್ ವ್ಯ. ಲಿಮಿಟೆಡ್‌ನವರು ನಿರ್ಮಿಸುತ್ತಿರುವ ಬಹುಮಹಡಿ ವಸತಿ ಸಮುಚ್ಚಯವಾಗಿರುತ್ತದೆ.
 ವಸತಿ ಬಂಡಾಯ ವಸತಿ 04-39 ಇದ್ದು ಸದರಿ ಪ್ರದೇಶದಲ್ಲಿ ಮೆ. ಲೈನ್ ಕಾರ್ಪೊರೇಷನ್ ವ್ಯ. ಲಿಮಿಟೆಡ್‌ನವರು ನಿರ್ಮಿಸುವ ಕಾಂಪೌಂಡ್ ಗೋಡೆಯಾಗಿರುತ್ತದೆ.
 ವಸತಿ ಬಂಡಾಯ ವಸತಿ 04-39 ಇದ್ದು ಸದರಿ ಪ್ರದೇಶದಲ್ಲಿ ಮೆ. ಲೈನ್ ಕಾರ್ಪೊರೇಷನ್ ವ್ಯ. ಲಿಮಿಟೆಡ್‌ನವರು ನಿರ್ಮಿಸುತ್ತಿರುವ ಬಹುಮಹಡಿ ವಸತಿ ಸಮುಚ್ಚಯದ Basement line ಅಗಿರುತ್ತದೆ.
 ವಸತಿ ಬಂಡಾಯ ವಸತಿ 04-39 ಇದ್ದು ಸದರಿ ಪ್ರದೇಶದಲ್ಲಿ ಮೆ. ಲೈನ್ ಕಾರ್ಪೊರೇಷನ್ ವ್ಯ. ಲಿಮಿಟೆಡ್‌ನವರು ನಿರ್ಮಿಸುತ್ತಿರುವ ಬಹುಮಹಡಿ ವಸತಿ ಸಮುಚ್ಚಯದ Basement line ಅಗಿರುತ್ತದೆ.
 ವಸತಿ ಬಂಡಾಯ ವಸತಿ 04-39 ಇದ್ದು ಸದರಿ ಪ್ರದೇಶದಲ್ಲಿ ಮೆ. ಲೈನ್ ಕಾರ್ಪೊರೇಷನ್ ವ್ಯ. ಲಿಮಿಟೆಡ್‌ನವರು ನಿರ್ಮಿಸುತ್ತಿರುವ ಬಹುಮಹಡಿ ವಸತಿ ಸಮುಚ್ಚಯದ Basement line ಅಗಿರುತ್ತದೆ.

ಹಿಡುವಳಿಗೆ ತಂದಿರುತ್ತದೆ.

ತಯಾರಿಸಿದವರು
 K S
 ಪ್ರಾಧಿಕಾರವಹಿಸಿದವರು
 ಪ್ರಾಧಿಕಾರವಹಿಸಿದವರು
 ಪ್ರಾಧಿಕಾರವಹಿಸಿದವರು

ANNEXURE - 8



ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ

66

Bangalore Development Authority

ಸಂಖ್ಯೆ

ದಿನಾಂಕ

ಬೆಂಗಳೂರು/ನಯೋಸ DP-29/2018-19/ 107 /2019-20

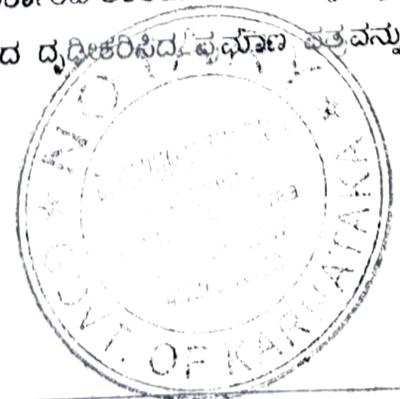
Date : 29/04/2019

ಕಾರ್ಯದೇಶ

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ವಿಷಯ: ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು, ವರ್ತೂರು ಹೋಬಳಿ, ಹರಳೂರು ಗ್ರಾಮದ ಸ ನಂ. 36/1 ರ ಪೈಕಿ 01ಎಕರೆ 11ಗುಂಟೆ, 39 ರ ಪೈಕಿ 03ಎಕರೆ 28ಗುಂಟೆ ಒಟ್ಟಾರೆ 04ಎಕರೆ 39ಗುಂಟೆ ಅಥವಾ 20132.94ಚ.ಮೀ ವಿಸ್ತೀರ್ಣದ ಪ್ರದೇಶದಲ್ಲಿ ವಸತಿ ಅಭಿವೃದ್ಧಿ ಯೋಜನಾ ನಕ್ಷೆಗೆ ಅನುಮತಿಸುವಂತೆ ಜಮೀನಿನ ಮಾಲೀಕರಾದ M/s Bren Corporation Pvt Ltd ರವರ ಪರವಾಗಿ ಶ್ರೀ.ಜಿ.ಬೋಪೇಶ್ ರೆಡ್ಡಿ ರವರು ಕೋರಿರುವ ಬಗ್ಗೆ.

1. ಅರ್ಜಿದಾರರ ಮನವಿ ದಿನಾಂಕ 09.01.2019
2. ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರದ ನಗರ ಯೋಜನಾ ಸಮಿತಿ ಸಭೆಯ ರಾಜ್ಯ ಸಂಖ್ಯೆ 20/2019 ದಿನಾಂಕ 25.01.2019.
3. ಈ ಕಛೇರಿಯ ಪತ್ರ ಸಂಖ್ಯೆ ಬೆಂಗಳೂರು/ನಯೋಸ/DP-29/2182/2018-19, ದಿನಾಂಕ 13.03.2019
4. ಪ್ರಾಧಿಕಾರದ ಆವರಣದಲ್ಲಿರುವ ಕನರಾ ಬ್ಯಾಂಕ್ ಶಾಖೆಯ ಚಲನ್ ಸಂಖ್ಯೆ 10742 ದಿನಾಂಕ 19.03.2019
5. ಈ ಕಛೇರಿಯ ಪತ್ರ ಸಂಖ್ಯೆ ಬೆಂಗಳೂರು/ನಯೋಸ/DP-29/2259/2018-19, ದಿನಾಂಕ 22.03.2019
6. ಅಧಿಕ ಜಿಲ್ಲಾ ನೋಂದಣಾಧಿಕಾರಿಗಳು, ಬೆಂಗಳೂರು ನಗರ ಜಿಲ್ಲೆ ರವರ ಕಛೇರಿಯ 1ನೇ ಪುಸ್ತಕದ ದಸ್ತಾವೇಜು ನಂಬರ್ BDA-1-0049-2019-20 ಆಗಿ CD ನಂ. BDAD 308 ದಿನಾಂಕ.05.04.2019 ರಂತೆ ನೋಂದಾಯಿಸಿರುವ ಪರಿತ್ಯಾಜನ ಪತ್ರ.
7. ಕಾವೇರಿ ನೀರಿನ ಕರ, ವರ್ತೂರು ರಸ್ತೆ ಮೇಲುಕರ, ಎಂ.ಆರ್.ಟಿ.ಎನ್. ಕರ, ಮೆಟ್ರೋ ಕರ ಹಾಗೂ ಪ್ರಾಧಿಕಾರದಲ್ಲಿ ವಿವಿಧ ಸೇವೆಗಳ ಮೂಲಕ ಪಾವತಿಸಿಕೊಳ್ಳಲಾಗುತ್ತಿರುವ ಶುಲ್ಕಗಳ ಪರಿಷ್ಕರಣೆ ಕುರಿತಂತೆ ಸರ್ಕಾರದಿಂದ ಅಂತಿಮ ತೀರ್ಮಾನವಾಗಿರದ ಹಿನ್ನೆಲೆಯಲ್ಲಿ ಸದರಿ ಶುಲ್ಕಗಳನ್ನು ಪಾವತಿಸುವ ಸಂಬಂಧ ಸರ್ಕಾರದ ಅಂತಿಮ ತೀರ್ಮಾನಕ್ಕೆ ಬದ್ಧರಿರುವುದಾಗಿ ಛಾಪಾ ಕಾಗದದಲ್ಲಿ ನೋಟರಿಯವರಿಂದ ದೃಢೀಕರಿಸಿದ್ದು, ಫೈನಾಲ್ ಪತ್ರವನ್ನು ದಿನಾಂಕ. 16.04.2018 ರಂದು ನೀಡಿರುವುದು.



ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು, ವರ್ತೂರು ಹೋಬಳಿ, ಹರಳೂರು ಗ್ರಾಮದ ಸ.ನಂ. 36/1 ರ ಪೈಕಿ 01ಎಕರೆ 11ಗುಂಟೆ, 39 ರ ಪೈಕಿ 03ಎಕರೆ 28ಗುಂಟೆ ಒಟ್ಟಾರೆ 04ಎಕರೆ 39ಗುಂಟೆ ಅಥವಾ 20132.94ಚ.ಮೀ ವಿಸ್ತೀರ್ಣದ ಪ್ರದೇಶದಲ್ಲಿ ವಸತಿ ಅಭಿವೃದ್ಧಿ ಯೋಜನಾ ನಕ್ಷೆ ಅನುಮೋದನೆ ನೀಡುವಂತೆ ಉಲ್ಲೇಖ [1] ರಲ್ಲಿ ಜಮೀನಿನ ಮಾಲೀಕರಾದ ಶ್ರೀ.ಜೆ.ಬೋಪೇಶ್ ರೆಡ್ಡಿ ಕೋರಿರುತ್ತಾರೆ.

ಪ್ರಸ್ತಾವನೆಯನ್ನು ಪರಿಶೀಲಿಸಿ, ವಿಷಯವನ್ನು ದಿನಾಂಕ 25.01.2019 ರಂದು ನಡೆದ ಪ್ರಾಧಿಕಾರದ ನಗರ ಯೋಜನಾ ಸಮಿತಿ ಸಭೆಯಲ್ಲಿ ವಿಷಯ ಸಂಖ್ಯೆ 20/2019 ರಲ್ಲಿ ಮಂಡಿಸಿ ಚರ್ಚಿಸಲಾಗಿರುತ್ತದೆ. ಅರ್ಜಿದಾರರು ವಸತಿ ಅಭಿವೃದ್ಧಿ ಯೋಜನಾ ನಕ್ಷೆಯಲ್ಲಿ ರಾಷ್ಟ್ರೀಯ ಹಸಿರು ನ್ಯಾಯಮಂಡಳಿ [NGT] ಆದೇಶದಂತೆ ನಾಲಾಗೆ Buffer ಅಳವಡಿಸಿ ಸಲ್ಲಿಸಿರುವ ನಕ್ಷೆಯು RMP-2015 ರ ವಲಯ ನಿಯಮಾವಳಿಗಳಿಗೆ ಅನುಗುಣವಾಗಿದ್ದು, ನಕ್ಷೆ ಅನುಮೋದಿಸುವ ಅಧಿಕಾರವನ್ನು ಮಾನ್ಯ ಆಯುಕ್ತರಿಗೆ ಪ್ರತ್ಯಾಯೋಜಿಸಿ, ಸಾಮಾನ್ಯ ಷರತ್ತುಗಳಿಗೊಳಪಡಿಸಿ ವಸತಿ ಅಭಿವೃದ್ಧಿ ಯೋಜನಾ ನಕ್ಷೆಗೆ ಅನುಮೋದನೆ ನೀಡಲು ತೀರ್ಮಾನಿಸಲಾಯಿತು.

ಪ್ರಾಧಿಕಾರದ ಸಮಿತಿ ಸಭೆಯ ತೀರ್ಮಾನದಂತೆ ವಸತಿ ಅಭಿವೃದ್ಧಿ ಯೋಜನೆ ನಕ್ಷೆ ಅನುಮೋದನೆ ಸಂಬಂಧ ಅರ್ಜಿದಾರರಿಗೆ ಉಲ್ಲೇಖ (3) ರ ಹತ್ರದಂತೆ ವಿವಿಧ ಶುಲ್ಕಗಳ ಬಾಬು ₹. 06,70,100/-[₹. ಆರು ಲಕ್ಷದ ಎಪ್ಪತ್ತು ಸಾವಿರದ ನೂರು ಮಾತ್ರ] ಗಳನ್ನು ಪ್ರಾಧಿಕಾರಕ್ಕೆ ಪಾವತಿಸುವಂತೆ ತಿಳಿಸಲಾಗಿತ್ತು.

ಅದರಂತೆ ಉಲ್ಲೇಖ (4) ರಲ್ಲಿ ಅರ್ಜಿದಾರರು ದಿನಾಂಕ 19.03.2019 ರಂದು ₹. 06,70,100/-[₹. ಆರು ಲಕ್ಷದ ಎಪ್ಪತ್ತು ಸಾವಿರದ ನೂರು ಮಾತ್ರ] ಗಳನ್ನು ಕೆನರಾ ಬ್ಯಾಂಕ್ ನ ಚೆಲನ್ ನಂ.10742 ರ ಮೂಲಕ ಪಾವತಿಸಿರುತ್ತಾರೆ. ಸದರಿ ಮೊತ್ತವು ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರಕ್ಕೆ ಸಂದಾಯವಾಗಿರುವ ಬಗ್ಗೆ ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರದ ಆರ್ಥಿಕ ವಿಭಾಗದಿಂದ ದಿನಾಂಕ 11.04.2019 ರಂದು ದೃಢೀಕರಿಸಿರುತ್ತಾರೆ.

ಉಲ್ಲೇಖ (5) ರಲ್ಲಿ ವಸತಿ ಅಭಿವೃದ್ಧಿ ಯೋಜನಾ ನಕ್ಷೆಯಲ್ಲಿ ಪ್ರಸ್ತಾಪಿಸಿರುವ ಉದ್ಯಾನವನ ಮತ್ತು ಬಯಲು ಜಾಗ, ಪ್ರದೇಶಗಳನ್ನು ಪ್ರಾಧಿಕಾರಕ್ಕೆ ಪರಿತ್ಯಜನಾ ಪತ್ರದ ಮೂಲಕ ಪುಕ್ಕಟೆಯಾಗಿ ಹಸ್ತಾಂತರಿಸಿಕೊಳ್ಳುವಂತೆ ಕಾರ್ಯಪಾಲಕ ಅಭಿಯಂತರರು (ಪೂರ್ವ) ರವರಿಗೆ ಮತ್ತು ಸದರಿ ಪ್ರದೇಶಗಳನ್ನು ಹಸ್ತಾಂತರಿಸಿಕೊಡುವಂತೆ ಅರ್ಜಿದಾರರಿಗೆ ತಿಳಿಸಲಾಗಿರುತ್ತದೆ.

ಪ್ರಾಧಿಕಾರದ ಕಾರ್ಯಪಾಲಕ ಅಭಿಯಂತರರು (ಪೂರ್ವ) ರವರ ಅನೌಪಚಾರಿಕ ಟಿಪ್ಪಣಿಯಲ್ಲಿ ಅಭಿವೃದ್ಧಿ ಯೋಜನಾ ನಕ್ಷೆಯಲ್ಲಿನ ಉದ್ಯಾನವನ ಮತ್ತು ಬಯಲು ಜಾಗ ಪ್ರದೇಶಗಳನ್ನು ಉಲ್ಲೇಖ (6) ರಲ್ಲಿನ ಪರಿತ್ಯಾಜನಾ ಪತ್ರದಂತೆ ಪ್ರಾಧಿಕಾರಕ್ಕೆ ಹಸ್ತಾಂತರಿಸಿಕೊಳ್ಳಲಾಗಿದ್ದು, ಪರಿತ್ಯಾಜನಾ ಪತ್ರದ ಪ್ರತಿಯನ್ನು ಸಲ್ಲಿಸಿರುತ್ತಾರೆ.

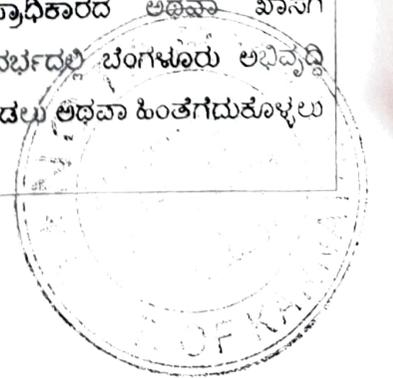
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ಕಾವೇರಿ ನೀರಿನ ಕರ, ವರ್ತುಲ ರಸ್ತೆ ಮೇಲುಕರ ಎಂ ಆರ್ ಟಿ.ಎಸ್ ಕರ, ಮೆಟ್ರೋಕರ ಮತ್ತು ವಿವಿಧ ಶುಲ್ಕಗಳ ವರಿಷ್ಠತೆ ದರವನ್ನು ಪಾವತಿಸುವ ಸಂಬಂಧ ಸರ್ಕಾರದ ಅಂತಿಮ ತೀರ್ಮಾನಕ್ಕೆ ಬಡ್ಡಿರಿರುವುದಾಗಿ ಉಲ್ಲೇಖ [7] ರಂತೆ ನೋಟರೈಸ್ ಪ್ರಮಾಣ ಪತ್ರವನ್ನು ದಿನಾಂಕ 15.04.2018 ರಂದು ಸಲ್ಲಿಸಿರುತ್ತಾರೆ.

ಮೇಲ್ಕಂಡ ಅಂಶಗಳ ಹಿನ್ನೆಲೆಯಲ್ಲಿ ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು, ವರ್ತುಲ ಹೋಬಳಿ, ಹರಳೂರು ಗ್ರಾಮದ ಸ.ನಂ. 36/1 ರ ಪೈಕಿ 01ಎಕರೆ 11ಗುಂಟೆ, 39 ರ ಪೈಕಿ 03ಎಕರೆ 28ಗುಂಟೆ ಒಟ್ಟಾರೆ 04ಎಕರೆ 39ಗುಂಟೆ ಅಥವಾ 20132.94ಚ.ಮೀ ವಿಸ್ತೀರ್ಣದ ಪ್ರದೇಶದಲ್ಲಿ ವಸತಿ ಅಭಿವೃದ್ಧಿ ಯೋಜನಾ ನಕ್ಷೆಗೆ ಈ ಕೆಳಕಂಡ ಷರತ್ತುಗಳಿಗೊಳಪಡಿಸಿ ಅನುಮೋದನೆ ನೀಡಲಾಗಿದೆ.

1	ಅಭಿವೃದ್ಧಿದಾರರು ಉದ್ಯಾನವನಕ್ಕಾಗಿ ಕಾಯ್ದಿರಿಸುವ ಪ್ರದೇಶದಲ್ಲಿ ವಿವಿಧ ಜಾತಿಯ ಮರಗಿಡಗಳನ್ನು ಬೆಳೆಸಿ ಅಭಿವೃದ್ಧಿ ಪಡಿಸುವುದು. ಹಾಗೂ ಸದರಿ ಉದ್ದೇಶಕ್ಕಾಗಿ ಕಾಯ್ದಿರಿಸಿ ಉಪಯೋಗಿಸತಕ್ಕದ್ದು ಬೇರೆ ಯಾವುದೇ ಉದ್ದೇಶಗಳಿಗೆ ಬದಲಾಯಿಸಬಾರದು.
2	ಮಳೆ ನೀರು ಕೊಯ್ಲು ವ್ಯವಸ್ಥೆಯನ್ನು ಕಲ್ಪಿಸುವುದು. ಮತ್ತು ಕಟ್ಟಡ ಕಾಮಗಾರಿ ಕೆಲಸಕ್ಕೆ BWSSB ರವರಿಂದ ಸಂಸ್ಕರಿಸಿದ ತಾಜ್ಜಿ ನೀರನ್ನು ಪಡೆದು ಬಳಸುವುದು.
3	ಕುಡಿಯುವ ನೀರು ಹಾಗೂ ಒಳಚರಂಡಿ ವ್ಯವಸ್ಥೆಯನ್ನು ಕಲ್ಪಿಸುವುದು.
4	ವಿವರವಾದ ಕಟ್ಟಡ ನಕ್ಷೆಗಳನ್ನು ಸಕ್ಷಮ ಪ್ರಾಧಿಕಾರದಿಂದ ಅನುಮೋದಿಸಿಕೊಳ್ಳುವುದು.
5	ಪ್ರಾಧಿಕಾರವು ಅನುಮೋದಿಸಿರುವ ಅಭಿವೃದ್ಧಿ ಯೋಜನಾ ನಕ್ಷೆಯಂತೆಯೇ ಅಭಿವೃದ್ಧಿ ಕಾರ್ಯಗಳನ್ನು ಕಾರ್ಯಗತ ಮಾಡುವುದು. ಪ್ರಾಧಿಕಾರದ ಪೂರ್ವಾನುಮತಿ ಇಲ್ಲದ ಯಾವುದೇ ಬದಲಾವಣೆ ಮಾಡುವಂತಿಲ್ಲ.
6	ಜಾಗದ ಒಳಗೆ ಹೋಗಲು ಮತ್ತು ಹೊರಗೆ ಬರಲು ಸಂಚಾರ ವ್ಯವಸ್ಥೆಯಲ್ಲಿ ಅಡಚಣೆ ಉಂಟಾಗದಂತೆ ವ್ಯವಸ್ಥೆ ಕಲ್ಪಿಸುವುದು. ವಾಹನ ತಪಾಸಣೆಗೆ ಮತ್ತು ಭದ್ರತಾ ವ್ಯವಸ್ಥೆಯನ್ನು ಅಳವಡಿಸಿದಲ್ಲಿ ಸ್ವತ್ತಿನ ಒಳಭಾಗದಲ್ಲಿ ನಿರ್ವಹಿಸುವುದು.
7	ವಿವರವಾದ ಕಟ್ಟಡ ನಕ್ಷೆಗಳನ್ನು ಅನುಮೋದಿಸುವ ಸಕ್ಷಮ ಪ್ರಾಧಿಕಾರವು Structural Stability ಬಗ್ಗೆ ಹಾಗೂ ವಿವಿಧ ಇಲಾಖೆಗಳು ನೀಡುವ NOC ಗಳಲ್ಲಿನ ಷರತ್ತುಗಳೊಂದಿಗೆ ಪರಿಶೀಲಿಸಿಕೊಳ್ಳತಕ್ಕದ್ದು.
8	ಕಟ್ಟಡ ಕಾಮಗಾರಿ ಪ್ರಾರಂಭವಾದ ನಂತರ ಕಟ್ಟಡ ಸುರಕ್ಷತೆಯ ಬಗ್ಗೆ ಸಂಬಂಧಿಸಿದ ಸಕ್ಷಮ ಪ್ರಾಧಿಕಾರವು ಪರಿಶೀಲಿಸಿಕೊಳ್ಳತಕ್ಕದ್ದು.
9	ಅರ್ಜಿದಾರರು ಉದ್ದೇಶಿಸಿರುವ ಜಾಗದಲ್ಲಿ ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರದ ಅಥವಾ ಖಾಸಗಿ ಜಮೀನುಗಳೇನಾದರೂ ಸೇರಿಕೊಂಡಿರುವುದು ತಿಳಿದುಬಂದಲ್ಲಿ ಅಂತಹ ಸಂದರ್ಭದಲ್ಲಿ ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರದ ಆಯುಕ್ತರು ಅನುಮೋದಿತ ಅಭಿವೃದ್ಧಿ ನಕ್ಷೆಯನ್ನು ಮಾರ್ಪಾಡು ಮಾಡಲು ಅಥವಾ ಹಿಂತೆಗೆದುಕೊಳ್ಳಲು ಅಧಿಕಾರವುಳ್ಳವರಾಗಿರುತ್ತಾರೆ.



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10	<p>ದಿನಾಂಕ: 16/1/2010 ರಂದು ಸರ್ಕಾರದ ಅಪರ ಮುಖ್ಯಕಾರ್ಯದರ್ಶಿ ನಗರಾಭಿವೃದ್ಧಿ ಇಲಾಖೆ ಇವರ ಅಧ್ಯಕ್ಷತೆಯಲ್ಲಿ ಜರುಗಿದ ಸಭೆಯ ನಡವಳಿಯಲ್ಲಿ ತೆಗೆದುಕೊಂಡ ನಿರ್ಣಯದಂತೆ ಹಾಗೂ ದಿನಾಂಕ: 07/01/2011 ರಂದು ಜರುಗಿದ ಸಮಿತಿ ಸಭೆಯ ವಿಷಯ ಸಂಖ್ಯೆ:09/2011ರ ತೀರ್ಮಾನದಂತೆ ಅಭಿವೃದ್ಧಿನಕ್ಷೆಯಲ್ಲಿ Arrangement of Blocks ಗಳನ್ನು ವಲಯನಿಯಮಾವಳಿಗಳಂತೆ ಪರಿಶೀಲಿಸಲಾಗಿದ್ದು, ಕಟ್ಟಡನಕ್ಷೆಗೆ ಸಂಬಂಧಿಸಿದ ಇತರ ವಿವರಗಳನ್ನು ಪರಿಶೀಲಿಸಿರುವುದಿಲ್ಲ. ಕಟ್ಟಡನಕ್ಷೆ ಅನುಮೋದಿಸುವ ಸಕ್ಷಮ ಪ್ರಾಧಿಕಾರವು ವಿವಿಧ ಇಲಾಖೆಗಳಿಂದ NOC ಗಳನ್ನು ಮತ್ತು ಇನ್ನಿತರೇ ಮಾಹಿತಿಯನ್ನು ಅರ್ಜಿದಾರರಿಂದ ಪಡೆದು ನಿಯಮಾನುಸಾರ ಪರಿಶೀಲಿಸಿಕೊಳ್ಳತಕ್ಕದ್ದು.</p>
11	<p>ಅಭಿವೃದ್ಧಿ ಯೋಜನಾ ನಕ್ಷೆ ಅನುಮೋದನೆ ಸಂಬಂಧ ಜಮೀನಿನ ಮಾಲೀಕತ್ವದ ಬಗ್ಗೆ ಅರ್ಜಿದಾರರು ತಪ್ಪು ಮಾಹಿತಿ ನೀಡಿದ್ದಲ್ಲಿ ಅಥವಾ ನ್ಯಾಯಾಲಯದಲ್ಲಿ ತಕರಾರು ಉದ್ಭವವಾದಲ್ಲಿ ಅಭಿವೃದ್ಧಿ ಯೋಜನಾ ನಕ್ಷೆಯ ಅನುಮೋದನೆಯು ತನ್ನಿಂತಾನೇ ರದ್ದಾಗುತ್ತದೆ.</p>
12	<p>ಅರ್ಜಿದಾರರು ಕಾವೇರಿ ನೀರಿನ ಕರ, ವರ್ತುಲ ರಸ್ತೆ ಮೇಲುಕರ ಹಾಗೂ ಎಂ.ಆರ್.ಟಿ.ಎಸ್. ಕರಗಳ ಸಂಬಂಧ ಸರ್ಕಾರದ ಅಂತಿಮ ಆದೇಶಕ್ಕೆ ಬದ್ಧರಿರುವುದಾಗಿ ತಿಳಿಸಿದ ಪ್ರಮಾಣ ಪತ್ರವನ್ನು ಸಲ್ಲಿಸಿದ್ದು, ಸದರಿ ಪ್ರಮಾಣ ಪತ್ರಕ್ಕೆ ಬದ್ಧರಾಗಿರತಕ್ಕದ್ದು.</p>
13	<p>ಅಭಿವೃದ್ಧಿ ಯೋಜನೆಯಲ್ಲಿ ಘನತ್ಯಾಜ್ಯಗಳನ್ನು, ಹಸಿ ತ್ಯಾಜ್ಯ, ಒಣತ್ಯಾಜ್ಯ, ಪ್ಲಾಸ್ಟಿಕ್ ಮತ್ತು ಇತ್ಯಾದಿಯಾಗಿ ವಿಂಗಡಿಸಿ, Compost ಮಾಡಲು ಸೂಕ್ತ ಸ್ಥಳವನ್ನು ಕಾಯ್ದಿರಿಸತಕ್ಕದ್ದು.</p>
14	<p>ಪ್ರಸ್ತಾವಿತ ಜಮೀನನ್ನು ಅಭಿವೃದ್ಧಿಪಡಿಸುವ ಸಂದರ್ಭದಲ್ಲಿ ಅರ್ಜಿದಾರರು ಕಡ್ಡಾಯವಾಗಿ ಮಳೆನೀರು ಕೊಯ್ಲಿಗೆ ಸಂಬಂಧಿಸಿದಂತೆ ಪೂರ್ಣ ವಿವರಗಳನ್ನು ನಕ್ಷೆಯಲ್ಲಿ ಗುರುತಿಸಿ ಉದ್ದೇಶಿತ ಒಟ್ಟು ಕ್ಷೇತ್ರದಲ್ಲಿ ಯಾವುದೇ ರೀತಿಯ ಮಳೆ ನೀರು ವ್ಯರ್ಥವಾಗಿ ಹೊರಗೆ ಹೋಗದಂತೆ ಉದ್ದೇಶಿತ ಜಮೀನಿನಲ್ಲಿಯೇ ಭೂಮಿಯ ಒಳಗಡೆ ಇಂಗುವಂತೆ ಮಾಡಲು ವಿನ್ಯಾಸವನ್ನು ಸಿದ್ಧಪಡಿಸಿ ಪೂರ್ಣ ವಿವರಗಳನ್ನು ನಕ್ಷೆಯಲ್ಲಿ ಗುರುತಿಸಿ ತೋರಿಸತಕ್ಕದ್ದು.</p>
15	<p>ಪ್ರಸ್ತಾವಿತ ಜಮೀನನ್ನು ಅಭಿವೃದ್ಧಿಪಡಿಸುವ ಸಂದರ್ಭದಲ್ಲಿ BESCOM ನಿರ್ದೇಶನದಂತೆ ಎಲೆಕ್ಟ್ರಿಕ್ ಕೇಬಲ್ ಗಳನ್ನು ಅಳವಡಿಸತಕ್ಕದ್ದು.</p>
16	<p>ಅಭಿವೃದ್ಧಿ ಯೋಜನೆಯಲ್ಲಿ ಪ್ರಸ್ತಾವಿಸಿರುವ ಎಲ್ಲಾ ರಸ್ತೆಗಳನ್ನು IRC Specification ಪ್ರಕಾರ ಅಭಿವೃದ್ಧಿ ಪಡಿಸತಕ್ಕದ್ದು ಅದಕ್ಕೂ ಮುಂಚೆ ಅಂದಾಜು ಪಟ್ಟಿಯನ್ನು ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರದ ಅಭಿಯಂತರ ವಿಭಾಗದಿಂದ ಅನುಮೋದಿಸಿಕೊಳ್ಳತಕ್ಕದ್ದು ರಸ್ತೆ ಅಭಿವೃದ್ಧಿ ಪಡಿಸುವ ಸಮಯದಲ್ಲಿ ಅಭಿಯಂತರ ವಿಭಾಗದಿಂದ ಸ್ಥಳ ಪರಿಶೀಲನೆ ಮತ್ತು ಕಾಮಗಾರಿ ಪರಿಶೀಲನೆಗೆ ಅನುವು ಮಾಡಿಕೊಡತಕ್ಕದ್ದು.</p>
17	<p>ಕಾವೇರಿ ನೀರಿನ ಕರ, ವರ್ತುಲ ರಸ್ತೆ ಮೇಲುಕರ, ಎಂ.ಆರ್.ಟಿ.ಎಸ್ ಕರ, ಮೆಟ್ರೋಸೆಸ್, ವಿವಿಧ ಇತರ ಶುಲ್ಕಗಳ ಪರಿಷ್ಕೃತ ದರವನ್ನು ಪಾವತಿಸುವ ಸಂಬಂಧ ಸರ್ಕಾರದ ಅಂತಿಮ ಆದೇಶಕ್ಕೆ ಬದ್ಧರಾಗಿರುವುದಾಗಿ ಪ್ರಮಾಣ ಪತ್ರ ಸಲ್ಲಿಸಿದ್ದು, ಅದಕ್ಕೆ ಬದ್ಧರಾಗಿರುವುದು.</p>
18	<p>ಅಭಿವೃದ್ಧಿ ನಕ್ಷೆಯಲ್ಲಿ Sewage Treatment plant Solid Waste management ಗೆ ಅಗತ್ಯ ಜಾಗಗಳನ್ನು ಗುರುತಿಸಿ Dual Piping System ಅನ್ನು ಸಹಾ ಅಳವಡಿಸಿ BWSSB ನಿಂದ ನಕ್ಷೆ ಮೇಲೆ ಅಧಿಕೃತ ಸಹಿ ಪಡೆದು ಅದರಂತೆ ಕಾರ್ಯ ನಿರ್ವಹಿಸುವುದು.</p>

- 19 ಅನುಮೋದಿತ ವಸತಿ ಅಭಿವೃದ್ಧಿ ನಕ್ಷೆಯಲ್ಲಿನ ಕಟ್ಟಡ ನಕ್ಷೆ ಅನುಮೋದನೆ ಪಡೆಯುವ ಮೊದಲು BWSSB, BESCOM, ವಾಯುಯಾನ ಪ್ರಾಧಿಕಾರ, ಅಗ್ನಿಶಾಮಕ ಇಲಾಖೆಗಳಿಂದ ಮತ್ತು ಅಗತ್ಯಕ್ಕೆ ಅನುಗುಣವಾಗಿ KSPCB ರವರಿಂದ ಸಹ ಪಡೆದ NOC ಗಳನ್ನು ಸಕ್ಷಮ ಪ್ರಾಧಿಕಾರಕ್ಕೆ ಸಲ್ಲಿಸುವುದು.
- 20 ಅಭಿವೃದ್ಧಿ ಯೋಜನೆಯಲ್ಲಿ ಪ್ರಾಧಿಕಾರದಿಂದ ದಿನಾಂಕ.08/11/2010 ರಂದು ಹೊರಡಿಸುವ ಸುತ್ತೋಲೆಯಂತೆ ಒಬ್ಬ ಘಟಕಗಳ ಶೇ.10 ರಷ್ಟು ಘಟಕಗಳನ್ನು (EWS) ಆರ್ಥಿಕ ಹಿಂದುಳಿದ ವರ್ಗದವರಿಗಾಗಿ ಮತ್ತು (LIG) ಕಡಿಮೆ ಆದಾಯ ವರ್ಗದವರಿಗಾಗಿ ಕಾಯ್ದಿರಿಸತಕ್ಕದ್ದು ಮತ್ತು ಲಂತಹವರಿಗೆ ಹಂಚಿಕೆ ಮಾಡುವುದು.
- 20 ಪ್ರಸ್ತುತ ಪ್ರದೇಶದಲ್ಲಿ ಹಾದು ಹೋಗುವ ಹಳ್ಳ ಕೊಳ್ಳಗಳ ನೀರಿನ ಹರಿವಿಗೆ ಅಡಚಣೆ ಉಂಟು ಮಾಡದೆ ಸರಾಗವಾಗಿ ಹರಿದು ಹೋಗುವಂತೆ ಅಭಿವೃದ್ಧಿ ವಡಿಸುವುದು.
- 21 ಪ್ರಾಧಿಕಾರವು ವಿಧಿಸುವ ಇತರೆ ಷರತ್ತುಗಳಿಗೆ ಬದ್ಧರಾಗಿರುವುದು.

ಅಯ್ಯಕ್ಕರು,

ಶ್ರೀ ಬೆಂಗಳೂರು ಬೆಂಗಳೂರು,

ಇವರಿಗೆ

M/S. Bren Corporation Pvt. Ltd.,
ರವರ ಪರವಾಗಿ ಶ್ರೀ ಜೆ. ಬೋಪೇಶ್ ರೆಡ್ಡಿ ಯವರು,
61, 3 ನೇ ಮಹಡಿ, 5 ನೇ ಎ ಬ್ಲಾಕ್,
ಕೋರಮಂಗಲ, ಬೆಂಗಳೂರು 560 095.

TRUE COPY

B. HANUMANTHARAO, B.A., LL.B.
AD. # 131, 1st Floor, 2nd Cross,
Yeshwanthipura, Bangalore - 560 022



ANNEXURE - 9

SY.NO32

KASVANAHALLI LAKE

HIGH TECH CORRIDOR 60M WIDE

75M LAKE BUFFER LINE

SY.NO.38 PRIVATE PROPERTY

SY NO.39 PRIVATE PROPERTY

SY.NO.77 PRIVATE PROPERTY

SY.NO.159

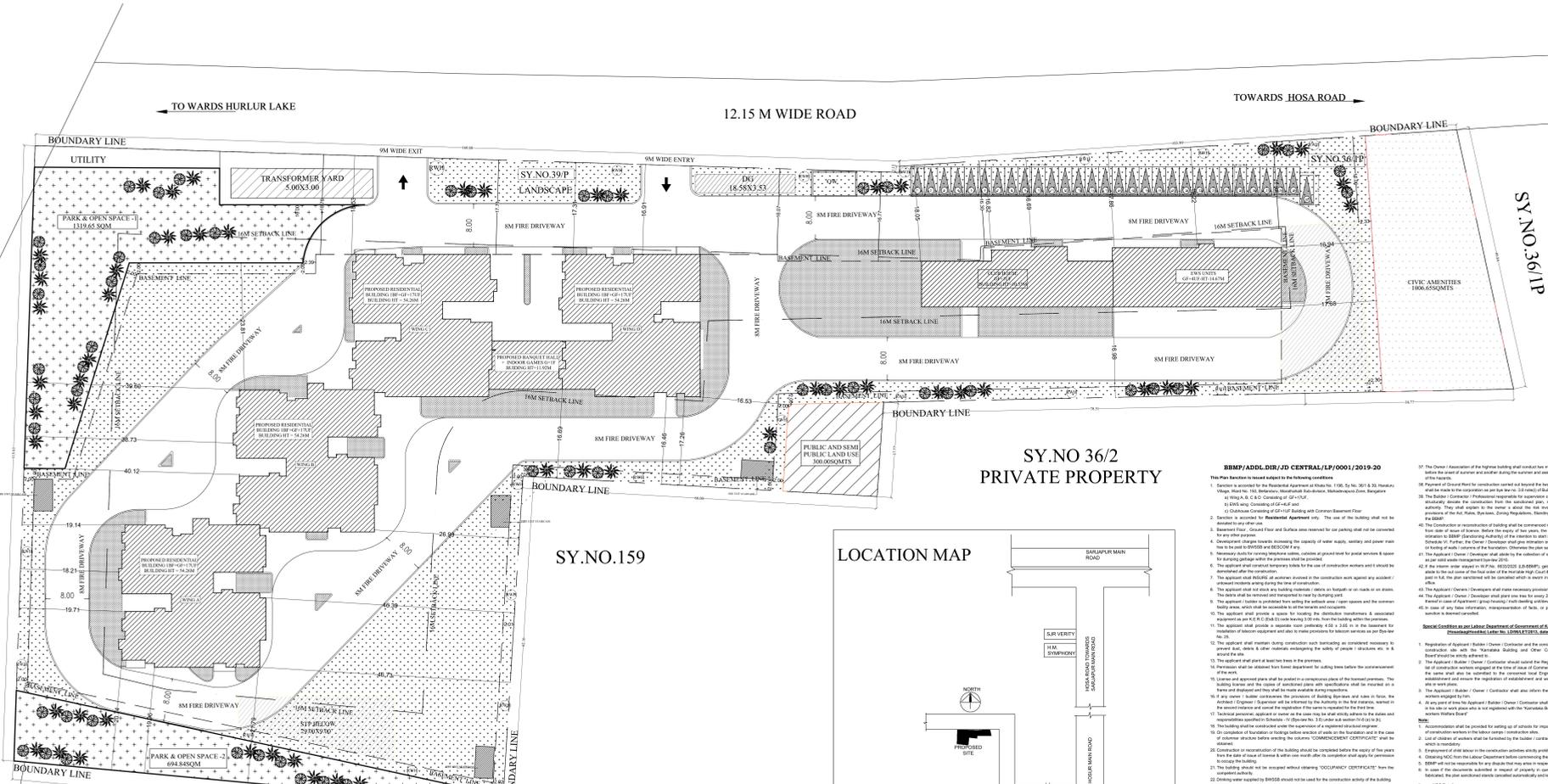
LOCATION MAP

SY.NO 36/2 PRIVATE PROPERTY

12.15 M WIDE ROAD

TOWARDS HOSA ROAD

TO WARDS HURLUR LAKE



Block A (RESIDENTIAL APARTMENT BUILDING)

Table with columns: Floor Name, Gross Area, Sub-area, Total Area, etc. It provides a detailed breakdown of the building's area across different floors and sub-sections.

Unit Area Table for Block A (RESIDENTIAL APARTMENT BUILDING)

Table with columns: Floor, Name, URSR Type, URSR Area, Carpet Area, No. of Rooms, No. of Tenement. It lists the details for each unit type across different floors.

Block A (CLUB HOUSE AND EWS BLOCK)

Table with columns: Block Name, No. of Units, Gross Area, etc. It provides a summary of the club house and EWS block details.

Unit Area Table for Block A (CLUB HOUSE AND EWS BLOCK)

Table with columns: Floor, Name, URSR Type, URSR Area, Carpet Area, No. of Rooms, No. of Tenement. It lists the details for each unit type across different floors for the club house and EWS block.

Balcony Calculators Table

Table with columns: FLOOR, TYPE, AREA, TOTAL AREA. It shows the area calculations for balconies on different floors.

AREA STATEMENT (BEMP) table with columns: PROJECT DETAIL, AREA STATEMENT, etc. It provides a summary of the project details and area statements.

COLOR INDEX



Block Uses/Structure Details

Table with columns: Block Name, Block Use, Block Structure, Block Category. It lists the details for different block uses and structures.

Required Parking Table (a)

Table with columns: Block Name, Type, Sub-area, Units, etc. It provides the required parking details for different block types.

Parking Check (Table 7a)

Table with columns: Vehicle Type, Regd, Non-Regd, etc. It provides a parking check summary for different vehicle types.

FAR & Tenement Details

Table with columns: Block Name, No. of Units, Gross Area, etc. It provides FAR and tenement details for different block types.

Block A (CLUB HOUSE AND EWS BLOCK)

Table with columns: Block Name, No. of Units, Gross Area, etc. It provides a summary of the club house and EWS block details.

Unit Area Table for Block A (CLUB HOUSE AND EWS BLOCK)

Table with columns: Floor, Name, URSR Type, URSR Area, Carpet Area, No. of Rooms, No. of Tenement. It lists the details for each unit type across different floors for the club house and EWS block.

OWNER / GPA HOLDER'S SIGNATURE

OWNER'S ADDRESS WITH ID NUMBER & CONTACT NUMBER: MENKA & DINESH CHANDRAN SIBRA CONSTRUCTION PVT.LTD. 3RD FLOOR, 8TH BLOCK, KASVANAHALLI, BANGALORE.

ARCHITECT/ENGINEER /SUPERVISOR: S. SHARATH K. 10/1, 10/2, 10/3, 10/4, 10/5, 10/6, 10/7, 10/8, 10/9, 10/10, 10/11, 10/12, 10/13, 10/14, 10/15, 10/16, 10/17, 10/18, 10/19, 10/20, 10/21, 10/22, 10/23, 10/24, 10/25, 10/26, 10/27, 10/28, 10/29, 10/30, 10/31, 10/32, 10/33, 10/34, 10/35, 10/36, 10/37, 10/38, 10/39, 10/40, 10/41, 10/42, 10/43, 10/44, 10/45, 10/46, 10/47, 10/48, 10/49, 10/50, 10/51, 10/52, 10/53, 10/54, 10/55, 10/56, 10/57, 10/58, 10/59, 10/60, 10/61, 10/62, 10/63, 10/64, 10/65, 10/66, 10/67, 10/68, 10/69, 10/70, 10/71, 10/72, 10/73, 10/74, 10/75, 10/76, 10/77, 10/78, 10/79, 10/80, 10/81, 10/82, 10/83, 10/84, 10/85, 10/86, 10/87, 10/88, 10/89, 10/90, 10/91, 10/92, 10/93, 10/94, 10/95, 10/96, 10/97, 10/98, 10/99, 10/100.

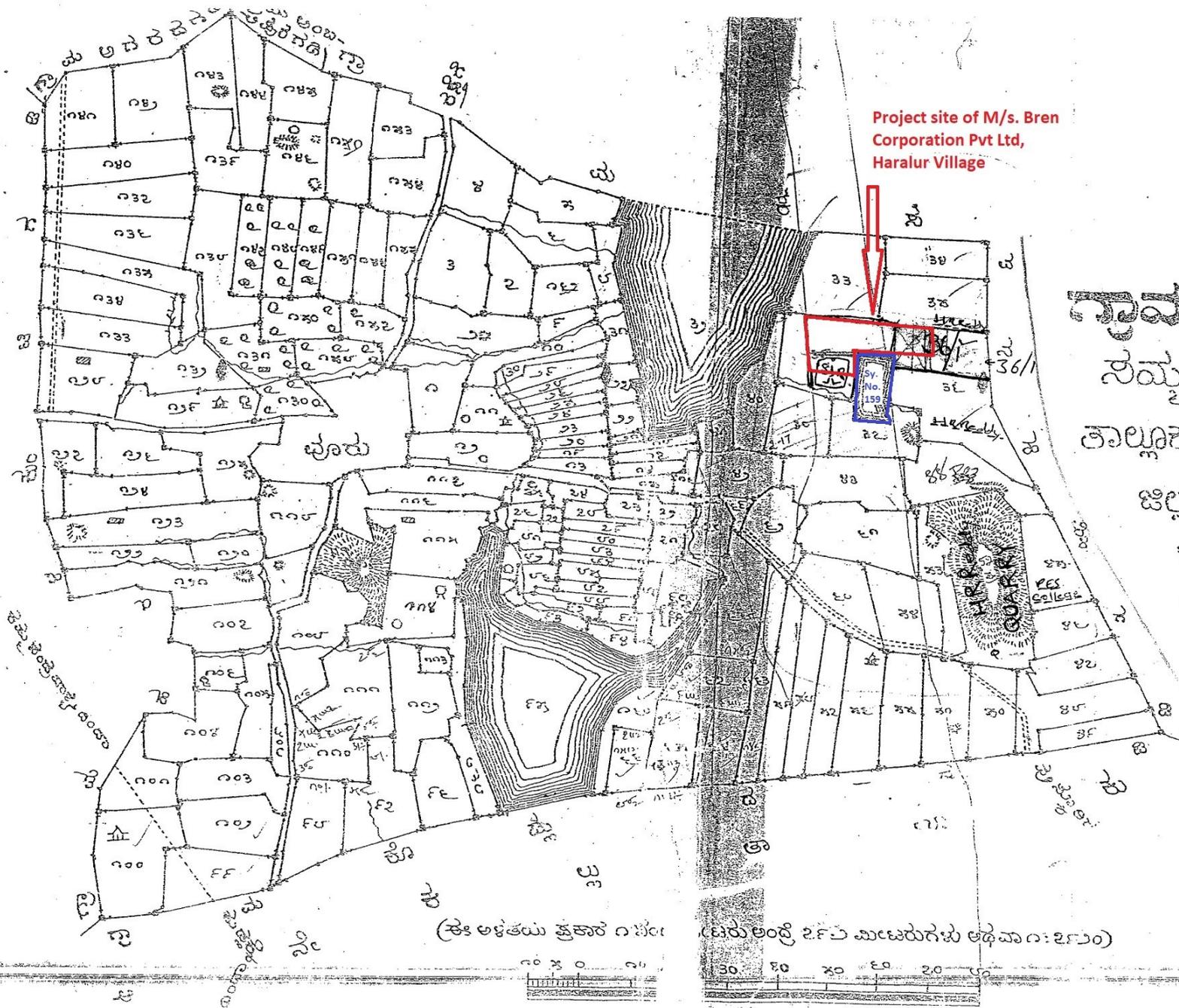
PROJECT TITLE: RESIDENTIAL APARTMENT BUILDING FOR AFFORDABLE HOUSING AT SY.NO.36/2, HURLUR LAKE, BANGALORE.

Validity of the approval is two years from the date of issue.

DRAWING TITLE: SITE PLAN

SHEET NO: 1

ANNEXURE - 10



Project site of M/s. Bren Corporation Pvt Ltd, Haralur Village

ಗ್ರಾಮದೊಳಗಿದ್ದು
 ಸಮತು ವತುಗಳ
 ತಾಲ್ಲೂಕು ದತ್ತಾತ್ರೇಯ ಬೆಂಗಳೂರು
 ಜಿಲ್ಲೆ ಬೆಂಗಳೂರು
 ರೂನಾಟಕ
 ಸಹಾಯಿತ್ವ
 ೧೯೫೬

(ಈ ಅಳತೆಯು ಕ್ರಮ ೧ ಮತ್ತು ೨ ಅಡಿಯಲ್ಲಿ ೨೯೦ ಮೀಟರುಗಳು ಅಥವಾ ೧:೨೯೦)



ಈ ಅಳತೆಗೆ
 ಸಾಕು ಸರಿಯಾಗಿ ಅಳತೆ ಮಾಡಿ
 ಕರಡು ಕೊಡಲು ಸಿದ್ಧರಾಗಿ