

**BEFORE THE HON'BLE NATIONAL GREEN TRIBUNAL
SOUTHERN ZONE AT CHENNAI**

OA No. 127 of 2024 (SZ)

Mrs. Neena. S and Ors.

...Applicants

Vs

Joint Chief Controller of Explosives and Ors.

...Respondents

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DATED AT CHENNAI ON THIS THE 22nd DAY OF JANUARY, 2025



**M/s. AAV PARTNERS
S SARAVANAN
E KARTHIKEYAN**

COUNSEL FOR 4th RESPONDENT

74-76, II Floor, Marshall's Enclave, Egmore, Chennai – 08.

Ph – 95000 69660 Email – saleemperson@gmail.com



CENTRAL POLLUTION CONTROL BOARD

DELHI 110032

B-13011/1/2020-21/AQM

January 29, 2021

OFFICE MEMORANDUM

Sub: Clarification with regard to cut-off date for applicability of siting criteria referred in Guidelines for Setting Up of New Petrol Pumps dated 07.01.2020

This is in reference to guidelines issued by CPCB on 07.01.2020 for setting up of new petrol pumps indicating the siting criteria to be got implemented for new Retail Outlets.

References/cases have been received with regard to applicability of CPCB siting criteria dated 07.01.2020, in case of Retail Outlets where Letter of Intents (LoIs) have been issued or applications have been made for obtaining NOC or prior clearance/ initial approval has been obtained from PESO.

In this regard, it is clarified that the siting criteria for new Retail Outlets is to be complied with in cases where construction of Retail Outlets by Oil Marketing Companies commenced on or after 07.01.2020. In other words, the siting criteria will not apply to those cases where PESO prior clearance/ initial approval has been obtained and subsequently construction has been started by the OMC before 07.01.2020.

This is issued with the approval of Competent Authority.

(P. K. Gupta)
Additional Director and Head
AQM division

To:

1. All SPCBs/PCCs - *With a request to circulate to Commissioner of civil supplies or other similar authorities who look after issues related to fuel Retail Outlets at State level and District Collectors.*
(As per list enclosed)
2. Ministry of Petroleum And Natural Gas
Joint Secretary (Marketing)
Ministry of Petroleum and Natural Gas, Govt. of India
Shastri Bhavan,
New Delhi – 110001

3. Petroleum And Explosives Safety Organisation
Chief Controller of Explosives
Petroleum and Explosive Safety Organization (PESO)
A Block CGO Complex Fifth Floor Seminary Hills
Nagpur-(Maharashtra) -440006
4. The Chairman,
M/s. Bharat Petroleum Corporation Limited
Bharat Bhavan, 4 and 6 Currimbhoy Road
Ballard Estate, Mumbai 400 001
5. The Chairman,
M/s. Hindustan Petroleum Corporation Limited
Petroleum House, 17, Jamshedji Tata Road, Mumbai
Maharashtra 400020
6. The Chairman,
M/s. Indian Oil Corporation Limited
Indian Oil Bhawan, G9, Ali Yavar Jung Marg
Bandra East, Mumbai, Maharashtra 400 051
7. General Manager (International Trade),
Mangalore Refinery and Petrochemicals Limited,
Core - 8, 7th Floor,
Scope Complex, Lodhi Road,
New Delhi – 110003
8. The Chairman and Managing Director,
M/s. Shell India Pvt. Ltd.
Plot No. 7, Bangalore Hardware Park,
Devanahalli Industrial Park
Mahadeva Kodigehalli
Bangalore- 562 149, Karnataka.
9. The Chairman and Managing Director,
M/s Reliance Industries Limited,
Maker Chambers - IV
Nariman Point
Mumbai 400 021
10. Chairman
M/s. Nayara Energy Limited (Formerly Essar Oil Limited)
5th Floor, Jet Airways Godrej BKC,
Plot No. C-68, G Block
Bandra Kurla Complex, Bandra East
Mumbai- 450 051

Copy to:

1. Regional Director
Regional Directorate, Bhopal
Third Floor Sahkar Bhawan
North T T Nagar
Bhopal 462003
2. Regional Director
Regional Directorate Bengaluru
A-Block, Nisarga Bhavan,
1st and 2nd Floors, 7th D Cross,
Thimmaiah Road, Shivanagar,
Bengaluru-560079
3. Regional Director
Regional Directorate, Chennai
No. 76, Mount Salai,
Guindy, Chennai-600032
4. Regional Director
Regional Directorate Kolkata
South end Conclave Block-502, 5th and 6th Floor,
1582, Razidanga, Main Road,
Kolkata-700107
5. Regional Director
Regional Directorate, Lucknow
PICUP Bhawan
Vibhuti Khand, Gomti Nagar
Lucknow - 226 010
6. Regional Director
Regional Directorate, Shillong
TUM-SIR. Lower Motinagar,
Near Fire Brigade H.Q., Shillong-793014
7. Regional Director
Regional Directorate, Vadodara
Parivesh Bhawan, Opp. Ward No. 10
VMC Office Subhanpura, Vadodara - 390 023
8. Regional Director
Regional Directorate, Pune
Row House No.1, Nisarg Vihar,
Balewadi, Pune -411045

List of SPCBs/ PCCs

1.	The Member Secretary Andhra Pradesh State Pollution Control Board D. No.33-26-14 D/2, Near Sunrise Hospital, Pushpa Hotel Centre, Chalmvari Street, Kasturibaipet, Vijayavada-520010	2.	The Member Secretary Arunachal Pradesh State Pollution Control Board 'Paryavaran Bhavan', Yupla Road, Pappu Nallah, Naharlagun - 791110 Arunachal Pradesh
3.	The Member Secretary Assam State Pollution Control Board Bamunimaidan, Guwahati - 781021 Assam	4.	The Member Secretary Bihar State Pollution Control Board Parivesh Bhawan, Plot No.N-B/2, Patliputra Industrial Area Patna-800023
5.	The Member Secretary Chhattisgarh Environment Conservation Board Paryavas Bhawan, North Block Sector-19 Naya Raipur - 492 099 Chhattisgarh	6.	The Member Secretary Goa State Pollution Control Board Nr. Pilerne Industrial Estate, Opp. Saligao Seminary, Saligao - Bardez Goa - 403511
7.	The Member Secretary Gujarat State Pollution Control Board Sector 10-A, Gandhi Nagar - 382043 Gujarat	8.	The Member Secretary Haryana State Pollution Control Board C-11, Sector 6, Panchkula, Haryana 134109 Haryana
9.	The Member Secretary Himachal Pradesh State Pollution Control Board Paryavaran Bhavan, Phase III, New Shimla - 171009 Himachal Pradesh	10.	The Member Secretary J&K State Pollution Control Board, Parivesh Bhawan, Forest Complex, Gladni, Narwal, transport Nagar, Jammu (J&K)
11.	The Member Secretary Jharkhand State Pollution Control Board T.A Building, HEC Campus, P.O. Dhurwa Ranchi - 834004 Jharkhand	12.	The Member Secretary Karnataka State Pollution Control Board Parisara Bhavan, 4 th & 5 th floors Church Street, Bangalore - 560 001 Karnataka
13.	The Member Secretary Kerala State Pollution Control Board Plamoodu Junction, Pattam Palace P.O. Thiruvananthapuram - 695004 Kerala	14.	The Member Secretary Maharashtra State Pollution Control Board Kalpataru Point, 3 rd & 4 th floors Sion Matunga Scheme Road No. 6 Opp. Cine Planet, Sion Circle, Sion (E), Mumbai 400 022, Maharashtra
15.	The Member Secretary Madhya Pradesh State Pollution Control Board Paryavaran Parisar, E-5 Arera Colony Bhopal - 462016 Madhya Pradesh	16.	The Member Secretary Manipur State Pollution Control Board Lamphelpat, Imphal West D.C. Office Complex - 795004 Manipur
17.	The Member Secretary Meghalaya State Pollution Control Board Arden, Lumpyngngad, Shillong - 793014 Meghalaya	18.	The Member Secretary Mizoram State Pollution Control Board New Secretariat Complex, Khatla, Thlanmual Peng, Aizawl Mizoram 796001
19.	The Member Secretary Nagaland State Pollution Control Board Signal Point, Dimapur, Nagaland - 797112 Nagaland	20.	The Member Secretary Odisha State Pollution Control Board Paribesh Bhawan A-118, Nilakanta Nagar, Unit -VIII, Bhubaneshwar - 751012 Odisha
21.	The Member Secretary Punjab State Pollution Control Board Nabha Road, ITI Rd, Adarsh Nagar, Prem Nagar, Patiala - 147001 Punjab	22.	The Member Secretary Rajasthan State Pollution Control Board A-4 Institutional Area, Jhalane Dungri Jaipur - 302004 Rajasthan

23.	The Member Secretary Sikkim State Pollution Control Board State land Use & Environment Cell Govt. of Sikkim, Deorali, Gangtok., Sikkim	24.	The Member Secretary Tamil Nadu State Pollution Control Board No. 76, Mount Salai, Guindy, Chennai – 600032, Tamil Nadu
25.	The Member Secretary Telangana State Pollution Control Board Paryavaran Bhavan A-3, Industrial Estate, Sanath Nagar, Hyderabad – 500 018 Telangana	26.	The Member Secretary Tripura State Pollution Control Board Parivesh Bhawan Pt. Nehru Complex, Gorkhabasti P.O., Kunjaban, Agartala, West Tripura - 799 006 Tripura
27.	The Member Secretary Uttarakhand Environment Protection & Pollution Control Board 29/20, Nemi Road, Dehradun – 248001 Uttarakhand	28.	The Member Secretary Uttar Pradesh State Pollution Control Board 3 rd floor, PICUP Bhavan, Vibhuti Khand, Gomti Nagar, Lucknow – 226010 Uttar Pradesh
29.	The Member Secretary West Bengal State Pollution Control Board Paribesh Bhavan Building, No.10-A, Block –LA, Sector 3, Salt Lake City, Kolkata – 700 091, West Bengal	30.	The Member Secretary Delhi Pollution Control Committee, Government of N.C.T. Delhi 4th Floor, ISBT Building, Kashmere Gate, Delhi-110006
31.	The Member Secretary Andaman & Nicobar Islands Pollution Control Committee, Department of Science & Technology, Dollygunj Van Sadan, Haddo P.O., Port Blair – 744102	32.	The Member Secretary Chandigarh Pollution Control Committee, Paryavaran Bhawan, Ground Floor, Sector 19 B Madhya Marg, Chandigarh
33.	Member Secretary Daman, Diu & Dadra Nagar Haveli Pollution Control Committee, Office of the Deputy Conservator of Forests, Moti Daman, Daman – 396220	34.	Member Secretary Lakshadweep Pollution Control Committee, Department of Science, Technology & Environment, Kavarati-682555
35.	Member Secretary Pondicherry Pollution Control Committee, Housing Board Complex, Anna Nagar, Pondicherry-600 005		

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भारत सरकार / Government of India

वाणिज्य और उद्योग मंत्रालय / Ministry of Commerce & Industry

पेट्रोलियम तथा विस्फोटक सुरक्षा संगठन / Petroleum & Explosives Safety Organisation (PESO)

A और D - विंग, ब्लॉक 1-8, दूसरा तल, शास्त्री भवन, 26 हड्डोउस रोड, नुंगम्बक्कम
चेन्नई - 600006

A & D - Wing, Block 1-8, IInd Floor, Shastri Bhavan, 26 Haddous Road, Nungambakkam, Chennai - 600006

ईमेल/E-mail : jtccechennai@explosives.gov.in

दूरभाष/Phone/Fax No : 044 - 28287118, 28284848

दि/Dated : 30/10/2019

पूर्व अनुमोदन सं/Prior Approval No : A/G/SC/KA/07/27 (G59798)

सेवा में/To,

M/s. Hindustan Petroleum Corporation Limited,
Mangalore Regional Office Retail Sales, First Floor, DEO GRATIAS BUILDING, CHILIMBI, URVA STORES,,
Mangalore,
District: DAKSHIN KANNADA
State: Karnataka
Pin : 575006

विषय /Sub : Survey No, 644, MANGALORE THOTA VILLAGE, , Taluka: Mangalore, District: DAKSHIN KANNADA, State: Karnataka, Pin : 575001 - में सिलेंडरों में सी.एन.जी.; गैस का भरण एवं भंडारण- गैस सिलेंडर नियम, 2016 के अंतर्गत अनुमोदन जारी करने के बारे में/Proposed Filling cum Storage Capacity of CNG at Survey No, 644, MANGALORE THOTA VILLAGE, , Taluka: Mangalore, District: DAKSHIN KANNADA, State: Karnataka, Pin : 575001 - under Gas Cylinder Rules 2016 - Grant of approval regarding.

महोदय/Sir
(s),

कृपया आपके दि. 22/10/2019 के आवेदन सं. X का संदर्भ ग्रहण करें/Please refer to your application No.x dated 22/10/2019 .

प्रस्तावित सीएनजी भरने व भंडारण सुविधाओं का चित्रण दर्शाता लेआउट आरेख सं. , अनुमोदित की जाती है- अनुमोदन की शर्तें - और प्रत्येक आरेखण की दो प्रतियां विधिवत पृष्ठांकित कर अनुमोदन के टोकन के रूप में अग्रिम की जा रही है। अनुमोदित आरेखण के अनुसार सुविधाओं के पूर्ण होने पर गैस सिलेंडर नियम, 2016 के फार्म जी के अंतर्गत अनुमोदन जारी करने हेतु निम्नलिखित दस्तावेज प्रस्तुत किए जाएं / The layout drawing No. , showing the details of the proposed CNG Filling-cum-Storage facilities is approved and two copy of each drawing is forwarded herewith duly endorsed in token of approval. After completion of the facilities as per the approved drawing, you may submit the following documents for Grant of Licence in form 'G' of Gas Cylinders Rules, 2016.

1. प्रत्येक गैस के कुल सिलेंडरों को दर्शाता प्रारूप 'सी' में विधिवत भर हुआ एवं हस्ताक्षरित आवेदन/ An application in form 'C' in duplicate duly filled and signed; showing total number of filling Points and CNG filled cylinders stored by you.(in triplicate)
2. प्रति वर्ष के अनुमोदित शुल्क के लिए किसी भी राष्ट्रीयकृत बैंक के नाम आहरित, Jt. Chief Controller of Explosives, के पक्ष में Chennai में देय, ₹ 10000/- का डिमांड ड्राफ्ट /Licence fee of Rs. 10000/- towards the licence fee for one year in favour of Jt. Chief Controller of Explosives payable at Chennai on any Nationalised Bank.
3. अनुमोदित आरेखण के की 4 प्रतियां, पुनरीक्षण के पश्चात, उपरोक्त शर्तों के संदर्भ में यदि अपेक्षित हो/4 copies of the replica of the approved drawings, after due revision if required in /o of above conditions.
4. उक्त नियम के नियम 17 के तहत आवश्यक दस्तावेजी सबूत के साथ (तीन प्रतियों में) भरण एवं भंडारण के परिचालन हेतु जिम्मेदार संयंत्र प्रभारी, संयंत्र पर्यवेक्षक परिचालको, आदि सहित सक्षम व्यक्तियों के नाम, योग्यता और अनुभव दर्शाता बायो-डाटा/ Bio-data indicating name, qualification and experience of the competent persons including manager, supervisors and operator responsible for filling and storage operations as required under rule 17 of the said rules with documentary evidence in duplicate.
5. अनुमोदित आरेखण के अनुसार गोदाम का निर्माण कार्य पूर्ण हो चुका है, इस आशय का प्रमाण पत्र / A certificate to the effect that the facilities have been constructed as per approved drawing and complying conditions imposed as above, in duplicate.
6. भरण अनुमति के संदर्भों सहित प्रस्तावित सीएनजी सिलेंडरों/ कास्केड्स की विवरणियां, प्रमाण-पत्र के साथ / Particulars of CNG cylinders/cascades with certificates proposed to be filled with necessary references permitting filling thereof with certificate of cascade.(in duplicate)
7. मुख्य विस्फोटक नियंत्रक से क्षमता रेटिंग अनुमोदन के संदर्भों के साथ कंप्रेसरों और डिस्पेंसरों की बनावट सहित विवरणियां/ Particulars of compressors and dispensers make, capacity rating references regarding approval from Chief Controller of Explosives with copy in duplicate.
8. मुख्य विस्फोटक नियंत्रक से क्षमता रेटिंग अनुमोदन के संदर्भों के साथ कंप्रेसरों और डिस्पेंसरों की बनावट सहित विवरणियां/ Specification and Test certificate of gas pipelines from competent engineers of your company under Gas Cylinder Rules 2016 in duplicate.
9. गैस सिलेंडर नियम 2016 के नियम 48 के तहत जिला मजिस्ट्रेट प्राधिकारी/ पुलिस आयुक्त से अनापत्ति प्रमाण पत्र के साथ उनके द्वारा विधिवत पृष्ठांकित एक साइट प्लान(मूल + 2 खरोक प्रतियां) /NOC from the District Magistrate Authority/Commissioner of Police under Rule 48 of Gas Cylinder Rule 2016 with one site plan duly endorsed by him.(Original + 2 xerox copies)

यदि सीएनजी की सुविधाएं मौजूदा रिटेल आउटलेट में हैं, तो संशोधित लेआउट ड्राइंग में परिवर्धन एवं परिवर्तन के लिए पूर्व अनुमोदन हेतु Jt. Chief Controller of Explosives, South Circle Office, CHENNAI को कृपया अलग से आवेदन करें/ In case the CNG facilities are in an existing retail outlet, please apply to Jt. Chief Controller of Explosives, South Circle Office, CHENNAI separately to seek prior approval for additions alteration in respect of the revised layout drawing.

भवदीय/Yours faithfully,

(D.C. PANDEY)

विस्फोटक नियंत्रक

Controller of Explosives

कृते संयुक्त मुख्य विस्फोटक नियंत्रक

For Jt. Chief Controller of Explosives

चेन्नई/Chennai

(अधिक जानकारी जैसे आवेदन की स्थिति, शुल्क तथा अन्य विवरण के लिए कृपया हमारी वेबसाइट <http://peso.gov.in> देखें।)(For more information regarding status, fees and other details please visit our website <http://peso.gov.in>)

7
BILL

Vendor Code: 28041052

Email: yvmayya@yahoo.com

PAN No: AAUFM8268L
GSTN No.: 29AAUFM8268L123

SAC CODE: 995428

PHONE: 2458825

MAYYA CONSTRUCTIONS

CONSULTING ENGINEER & CONTRACTORS
D. NO. 1-2-170, NEAR ASHOKNAGAR POST OFFICE,
KULUR - FERRY ROAD, KOTTARA, MANGALORE - 575 006.

BTS NO.: 3574688

Date: 10-12-2019

Bill No. 187 / 19-20

To: Dy. General Manager (Retail Region), H.P.C.L., Mangalore Retail RO, Mangalore - GSTN No. - 29AAACH1118B1Z8

Sub: Civil Works Carried out at NRO, Mangaladevi, Mangalore

Call Up No. 19000652-OF-11757

SL. NO.	PARTICULARS	QTY	UNIT	RATE Rs. Ps.	AMOUNT Rs. Ps.
18.000	PCC 1:2:4 FOR COPING	0.05	CUM	5065.837	253.29
29.000	BRICK MASONRY	0.46	CUM	4804.157	2209.91
44.000	PLASTERING - 20MM THICK	5.19	RM	214.637	1113.97
87.000	ACRYLICEMULSION PAINT(EXT)	79.67	Sq.Mt	112.402	8955.06
348.000	DISMANTLING OF BRICK MASONARY	0.46	Cum	659.820	303.52
457.000	SNOWCEM -EXT.SURFACE	101.40	Sq.Mt	104.225	10568.42
458.000	SYNTHETIC ENAMEL PAINT-EXT SURF	91.71	Sq.Mt	135.493	12426.02
504.000	SURFACE PREPARATION AND PAINTING	15.90	Sq.Mt	274.775	4368.92
				Total Rs	40199.11
				Add SGST 9 %	3617.92
				Add CGST 9 %	3617.92
				Grand Total Rs	47434.95

For MAYYA CONSTRUCTIONS

[Signature]
PARTNER

8
Straight2Bank
PAYEE ADVICE

Standard Chartered 

SCB Ref : IN00354Q6862376
Customer Ref: 13789910/1847422
Date : 26/12/2019
To: 28041052

MAYYA CONSTRUCTIONS
Door No 1-2-170
Near Ashoknagar Post Office
Kulur Ferry Road
Kottara MANGALORE 575006

Invoice Total	41,126.97
- Benef. Charge	0.00
- Discount	0.00
UTR Reference	SIN00354Q6862376

Dear Sir / Madam (s),

We have on 26/12/2019 made a payment to your account xxxxxxxxxxxx0081 at BOI KODICAL KARNATAKA for INR 41,126.97 as instructed by HPCL SOUTH CENTRAL ZONE E PAYMENTS.

Should you not receive the payment in time, please contact HPCL SOUTH CENTRAL ZONE E PAYMENTS for further investigations.

Remittance Advice

This section includes details as supplied by HPCL SOUTH CENTRAL ZONE E PAYMENTS

Payment Details : HPCL SCR ZONE 13789910/1847422
GROSS AMT:41126.97 TDS:0.00 NET AMT:41126.97

INV No.	INV Date	AMOUNT (INR)
187/19-20	10/12/2019	7,235.86
187/19-20	10/12/2019	-402.00
187/19-20	10/12/2019	-402.00
187/19-20	10/12/2019	-804.00
187/19-20	10/12/2019	35,499.11

*Note: Payment is made at the direction of, and based on information provided by, the originator of the payment instruction. If incorrect information is given or the originator revokes the payment instruction or any other circumstances arises which is beyond our control, this may result in payment being delayed or not received. The actual date of credit funds is also dependent on the clearing system(s) used and the beneficiary's bank.



ಮಹಾನಗರಪಾಲಿಕೆ, ಮಂಗಳೂರು



ಕರ್ನಾಟಕ ಸರ್ಕಾರ



ಸ್ವಚ್ಛ ಮಂಗಳೂರು ಅಭಿಯಾನ

MANGALURU CITY CORPORATION
PROPERTY TAX RECEIPT

Section A - Property Tax Details

ಕಟ್ಟಡ ಸಂಖ್ಯೆ / ಸರ್ವೆ ನಂ : 23-9-744/5
Door / survey No :

ವರ್ಷ : 2023-24
YEAR :

ನಿರ್ಧಾರಣೆಯ ಸಂಖ್ಯೆ : 108594
Assessment No :

ಚಲನ್ ಸಂಖ್ಯೆ : 20233794350
Chalan No :



Section B - Owner Details

ಮಾಲೀಕರ ಹೆಸರು : SATHISH B
Name of Owner :

ಮಾಲೀಕರ ವಿಳಾಸ : 23-9-744/5, Mangaluru-Thota, MANGALADEVI
TEMPLE ROAD RESIDENTIAL - ROAD SIDE, 9,
PREMIER ARISTO , 575001

ತಂದೆಯ / ಗಂಡನ ಹೆಸರು :
Father's /Husband's Name :

Owner Address :

ಮೊ.ಸಂ : 9886831499
Mobile no :

ವಾರ್ಡ್ ಸಂಖ್ಯೆ : 23 (MANGALADEVI)
Ward No

Section C - Property Details

ಆಸ್ತಿ ID :
Property ID :

ಒಟ್ಟು ಕಟ್ಟಡ ವಿಸ್ತೀರ್ಣ SqFt ಗಳಲ್ಲಿ : 1075
Total building area in Sqft :

ಖಾತಾ ಸಂಖ್ಯೆ :
Khatha No :

ಒಟ್ಟು ಭೂಮಿ ವಿಸ್ತೀರ್ಣ SqFt ಗಳಲ್ಲಿ : 11212.3
Total land area in Sqft :

ಆಸ್ತಿ ಪಕ್ಕಾರ : Commercial-Complex
Property type :

ಅಂತಸ್ತಿನ ವಿವರ : Ground Floor
Floor Details :

ಆಸ್ತಿಯ ಬಳಕೆ : COMMERCIAL
Use of property :

Section D - Payment Details

ಆಸ್ತಿ ತರಿಗೆ / Property Tax :	14318.354
112 ಸಿ ರಂತ ದಂಡನಾ ಮೊತ್ತ (ಆಸ್ತಿ ತರಿಗೆ *2) / Penalty Amount 112C(Property tax * 2) :	0
ಉಪಕರ (ಆಸ್ತಿ ತರಿಗೆ *26%) / Cess (property tax*26%) :	3722.772
ಘನ ತ್ಯಾಜ್ಯ ನಿರ್ವಹಣಾ ಕರ / Sold waste management handling :	0
ಹೊಂದಾಣಿಕೆ / Adjustment :	0
ದಂಡ/ ರಿಯಾಯಿತಿ / Penalties/Discount :	0
ಸೇವಾ ಶುಲ್ಕ / SERVICE CHARGE :	53
ಕರ್ನಾಟಕ ಒನ್ ಶುಲ್ಕ / KARNARAKA ONE CHARGE :	7
ಒಟ್ಟು ಮೊತ್ತ / Total amount :	18102/-

Payment Status: PAID

Remarks: Payment Successful

ಪಾವತಿ ದಿನಾಂಕ : 28-Jun-2023
Payment Date :

ಬ್ಯಾಂಕ್ ಹೆಸರು ಮತ್ತು ಶಾಖೆಯ ಹೆಸರು : Karnataka One
Bank Name And Branch Name :

ಪಾವತಿ ವಿಧಾನ :
Payment Mode :

THIS IS COMPUTER GENERATED CERTIFICATE.
NO SIGNATURE IS REQUIRED

59

ಎಲ್.ಎನ್.ಎ./ಸಿ.ಆರ್./

968 / 2006 10

ತಾಲೂಕು ಕಛೇರಿ

ಮಂಗಳೂರು

ದಿನಾಂಕ 7-8-07

ಹಿಂಬರಹ

ಶು
ರೂ?

ಮಂಗಳೂರು ತಾಲೂಕು ಮಂಗಳೂರು ತಾಲ್ಲೂಕು ಗ್ರಾಮದ ಕವರ ಮಗ

ಕೆಳಗೆ/ಹೆಂಪತಿ

ಶುಭರ ಶುಭರ ಶುಭರ

ರಿವರು ಈ ಕೆಳಗೆ ಕಾನೂನುಬಾಹಿರವಾದ / ವಾಸ್ತವ್ಯೇತರ ಪರಿವರ್ತನೆಗೆ 1966ರ ಕರ್ನಾಟಕ ಭೂಕಂದಾಯ ನಿಯಮಗಳ 106ಎಯಲ್ಲಿ ತಿಳಿಸಿದಂತೆ ನಮೂನೆ 21ಎ ನೀಡಿದ ಸೂಚನಾಪತ್ರ ಸ್ವೀಕೃತವಾಗಿದೆ. ಅಲ್ಲದೆ ಅವರು ಪಾವತಿಸಿದ ಪರಿವರ್ತನಾ ಶುಲ್ಕ ಹಾಗೂ ಸಬ್ ಡಿವಿಜನ್ ಫೀಸು ಈ ಕೆಳಗಿನಂತಿರುತ್ತದೆ. ಕಟ್ಟಡಗಳನ್ನು ನಿರ್ಮಾಣ ಮಾಡುವಾಗ ಈ ಕೆಳಗಿನ ಷರತ್ತುಗಳನ್ನು ಅರ್ಜಿದಾರರು ಕಡ್ಡಾಯವಾಗಿ ಪಾಲಿಸತಕ್ಕದ್ದು.

ಷರತ್ತುಗಳು

1. ರಾಷ್ಟ್ರೀಯ ಹೆದ್ದಾರಿ, ರಾಜ್ಯ ಹೆದ್ದಾರಿ, ಜಿಲ್ಲಾ ಹೆದ್ದಾರಿ ಹಾಗೂ ಇತರ ರಸ್ತೆಗಳ ಇಕ್ಕೆಲಗಳಲ್ಲಿ ಪರಿವರ್ತಿತ ಜಮೀನಿನಲ್ಲಿ ಕಟ್ಟಡ ಕಟ್ಟುವಾಗ ಭೂಪರಿವರ್ತನ ನಿಯಮ ಹಾಗೂ ಇತರ ಸಂಬಂಧಪಟ್ಟ ಇಲಾಖಾ ನಿಯಮಾನುಸಾರ ನಿರ್ದಿಷ್ಟಪಡಿಸಿದ ಮಾರ್ಚಿನ್ ಕಡ್ಡಾಯವಾಗಿ ಬಿಡತಕ್ಕದ್ದು. ರಸ್ತೆ ಮಾರ್ಚಿನ್ ಉಪಯೋಗದ ಬಗ್ಗೆ ಸಂಬಂಧಪಟ್ಟ ಇಲಾಖೆಗಳ ನಿಯಮಗಳನ್ನು ಕಡ್ಡಾಯವಾಗಿ ಪಾಲಿಸತಕ್ಕದ್ದು.
2. ಪರಿವರ್ತಿತ ಜಮೀನಿನ ತಗ್ಗು ಪ್ರದೇಶಗಳನ್ನು ಮಣ್ಣು ತುಂಬಿಸಿ ಎತ್ತರಿಸುವಾಗ ಸ್ಥಳೀಯ ಪ್ರಾಕೃತಿಕ ಸ್ಥಿತಿಗನುಗುಣವಾಗಿ ನೀರಿನ ಹರಿವಿಗೆ ಯಾವುದೇ ತಂದರೆಯಾಗದಂತೆ ವ್ಯವಸ್ಥೆ ರೂಪಿಸಿಕೊಳ್ಳಬೇಕು. ನೆರೆ ಪರಿಸ್ಥಿತಿ ಉಂಟಾಗದಂತೆ ಮುಂಜಾಗ್ರತಾ ಕ್ರಮ ಕೈಗೊಳ್ಳಬೇಕು.
3. ತಗ್ಗು ಪ್ರದೇಶದಲ್ಲಿ ಮಣ್ಣು ತುಂಬಿಸಿ, ಎತ್ತರಿಸಿ ಬಳಸುವಾಗ ಇತರರ ವೈಯಕ್ತಿಕ ಹಾಗೂ ಸಾರ್ವಜನಿಕ ದಾರಿಯ ಹಕ್ಕು ಹಾಗೂ ಇತರ ಮಾಮೂಲಿ ಹಕ್ಕುಗಳಿಗೆ ಯಾವುದೇ ಧಕ್ಕೆಯಾಗಬಾರದು.
4. ಮೇಲ್ಕಂಡ ಜಮೀನು ಸ್ವರೂಪ ಬದಲಾವಣೆಯಿಂದ ಸಾರ್ವಜನಿಕ ಆರೋಗ್ಯಕ್ಕೆ ಅಡಚಣೆಯಾಗುವಂತಹ ಮತ್ತು ಸಾರ್ವಜನಿಕ ಹಿತಾಸಕ್ತಿಗೆ ಕಿರುಕುಳ ಉಂಟಾಗುವ ಯಾವುದೇ ಸಂದರ್ಭ ಉಂಟಾಗಬಾರದು.
5. ರಸ್ತೆ ಬದಿಯ ಜಮೀನು ಅಭಿವೃದ್ಧಿ ಪಡಿಸುವಾಗ ರಸ್ತೆ ಮಾರ್ಚಿನ್‌ನಿಂದ ಖಾಸಗಿ ಜಮೀನನ್ನು ಬೇರ್ಪಡಿಸುವಲ್ಲಿ ಚರಂಡಿ ಹಾಗೂ ಗೋಡೆಗಳನ್ನು ರಚಿಸುವ ಮೊದಲು ಅಂತಹ ಕಾಮಗಾರಿಕ ಸಂಬಂಧಪಟ್ಟ ಇಲಾಖೆಗಳಿಂದ ಕಡ್ಡಾಯವಾಗಿ ಪೂರ್ವಾನುಮತಿ ಹಾಗೂ ತಾಂತ್ರಿಕ ಅನುಮೋದನೆ ಪಡೆದುಕೊಳ್ಳಬೇಕು.
6. ಮೇಲ್ಕಂಡ ನಿರ್ದೇಶನಗಳ ಉಲ್ಲಂಘನೆ ಹಾಗೂ ಇನ್ಯಾವುದೇ ರೀತಿಯಲ್ಲಿ ಪರಿವರ್ತಿತ ಜಮೀನು ಸಾರ್ವಜನಿಕ ಹಿತಾಸಕ್ತಿಗೆ ವಿರೋಧವಾಗುವ ರೀತಿಯಲ್ಲಿ ಅಡಚಣೆ, ಕಿರುಕುಳವಾಗುವ ರೀತಿಯಲ್ಲಿ ಬಳಕೆಯಾದಲ್ಲಿ ಕ್ರಿಮಿನಲ್ ಪ್ರೊಸೀಜರ್ ಕೋಡ್‌ನ ಕಲಂ 133ರ ಕ್ರಮಕ್ಕೆ ಅಂತಹವರು ವಿಧೇಯವಾಗಬೇಕಾಗುತ್ತದೆ. ಪ್ರಾಕೃತಿಕವಾಗಿ ಹರಿಯುವ ನೀರಿನ ದಿಕ್ಕನ್ನು ಬದಲಾಯಿಸಬಾರದು.

ಗ್ರಾಮ	ಸರ್ವೆ ನಂಬ್ರ	ವಿಸ್ತೀರ್ಣ	ಪಟ್ಟಾಧಾರರ ಹೆಸರು	ಪಾವತಿಸಿದ ಪರಿವರ್ತನ ಶುಲ್ಕ	ಸ.ಡಿ. ಫೀಸು	ಚಲನ್ ನಂ. ಮತ್ತು ದಿನಾಂಕ
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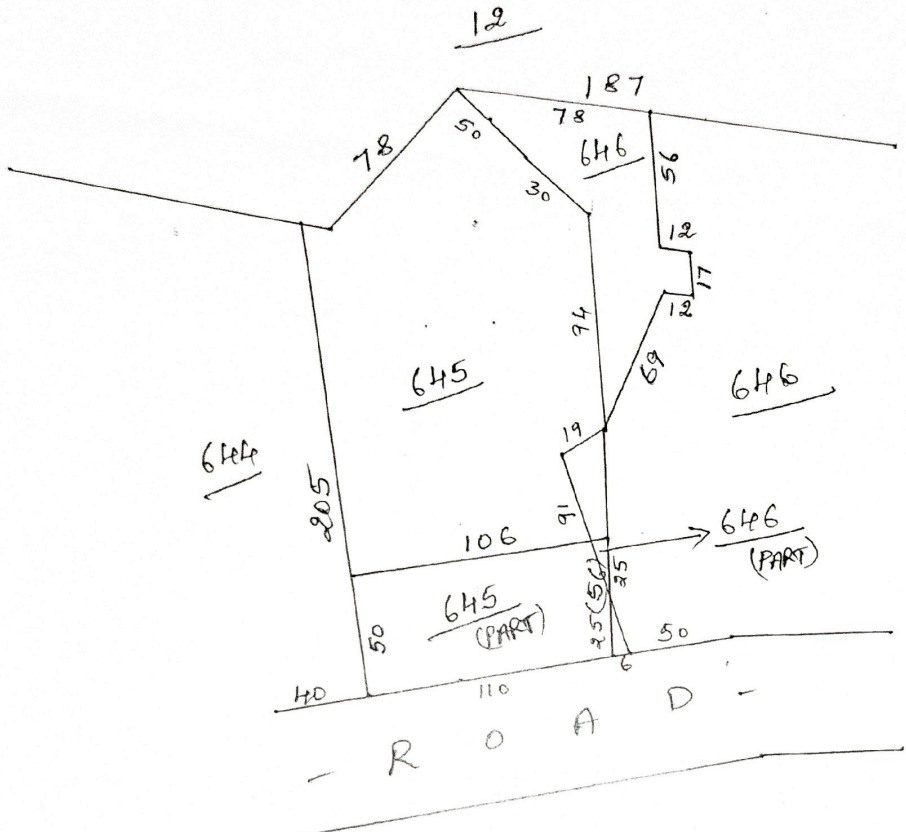
ಮಂಗಳೂರು ತಾಲ್ಲೂಕು 645/ಮು. 0-11 ಶುಭರ ಶುಭರ ಶುಭರ ಸು. 7048/- 110/- 57
 646/12 0-01
 012
 07-08-07

Handwritten signature

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ತಹಶೀಲ್ದಾರರು, ಮಂಗಳೂರು

- ಪ್ರತಿ : 1. ಅರ್ಜಿದಾರರಿಗೆ
 2. ಎಂಆರ್‌ಶಾಖೆಗೆ - ಪಹಣಿ ಪತ್ರಿಕೆಯಲ್ಲಿ ಸೂಕ್ತ ದಾಖಲೆಗಳನ್ನು ಮಾಡುವ ಬಗ್ಗೆ ಹಾಗೂ ಮೇಲ್ಕಾಣಿಸಿದ ಜಮೀನಿನ ಭೂಕಂದಾಯವನ್ನು ವಿರಹಿತಗೊಳಿಸುವ ಬಗ್ಗೆ.

ಶಿಕ್ಷಣ: ವೃತ್ತಿಗ ಕೆಲಸ 15
 ತಿಂಗಳು: 200 ಸುತ್ತು
 ಗ್ರಾಮ: ಸಾಂ, 92
 ಹೆಸರು: ಎಂ.ಎ. ಕೆ.ಆರ್
 Scale: 1" = 66 feet



ಶಿ.ಎಸ್.ವಂಚು	ಶಿಷಂ	ಅನುಪಾತ	ಅವಕ
645 (PART)	ಭಾಗಶಃ	0.11	ಇನ್ನಿತರ ಅವಕಾನ
646 (PART)	ತೆರಿ	0.01	ಕೈಗುವ ಷಟ್

ಶಿಕ್ಷಣ: ವೃತ್ತಿಗ ಕೆಲಸ 15
 ತಿಂಗಳು: 200 ಸುತ್ತು
 ಗ್ರಾಮ: ಸಾಂ, 92
 ಹೆಸರು: ಎಂ.ಎ. ಕೆ.ಆರ್
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ಶಿಕ್ಷಣ: ವೃತ್ತಿಗ ಕೆಲಸ 15
 ತಿಂಗಳು: 200 ಸುತ್ತು
 ಗ್ರಾಮ: ಸಾಂ, 92
 ಹೆಸರು: ಎಂ.ಎ. ಕೆ.ಆರ್
 Scale: 1" = 66 feet

ಶಿಕ್ಷಣ: ವೃತ್ತಿಗ ಕೆಲಸ 15
 ತಿಂಗಳು: 200 ಸುತ್ತು
 ಗ್ರಾಮ: ಸಾಂ, 92
 ಹೆಸರು: ಎಂ.ಎ. ಕೆ.ಆರ್
 Scale: 1" = 66 feet

Postscript

Mangalore Taluk Mangalore thota Village Kulala sudharaka trust

He has received an instruction issued in Form 21A as mentioned in section 106A of the Karnataka Land Revenue Rules, 1968 for the conversion of the land shown below non-residential. Also the conversion fee and sub division fee paid by them are as follows. Applicants must comply with the following conditions while constructing buildings.

Conditions

1. When constructing a building on converted land on both sides of National Highway, State Highway, District Highway and other roads, margin specified as per Land Conversion Rules and other relevant departmental rules shall be compulsorily left. The rules of the concerned departments regarding the use of road margin must be followed compulsorily.

2 While raising the low-lying areas of the converted land with soil, arrangements should be made in accordance with the local natural conditions so as not to disturb the flow of water. Precautionary measures should be taken to avoid any untoward situation.

3. There should be no encroachment on the personal and public right of way and other ordinary rights of others while filling and raising soil in low lying areas.

4 There should not be any situation in which public health is disturbed and public interest is harassed by the above land change.

5 While developing roadside land, prior approval and technical approval must be obtained from the concerned departments before constructing drains and walls to separate private land from the road margin.

6 In case of violation of the above directions and in any other way the converted land is used in a manner contrary to the public interest, obstructing, harassing, such person shall be subject to the action of Section 133 of the Code of Criminal Procedure. Do not change the direction of naturally flowing water.

Village	Survey number	Area	Name	Paid conversion fee	S D fees	Challan no and date
Mangalore thota	645/2 646/1	0.11+0.01+0.12	Kulal sudharakara trust	7848	110	57/6907

Tehsildar, Mangalore Mangalore

- Copy: 1. To the applicant
2. To MR branch - about making appropriate documents in the Pahani Gazette and alienating the land revenue of the above land.

13

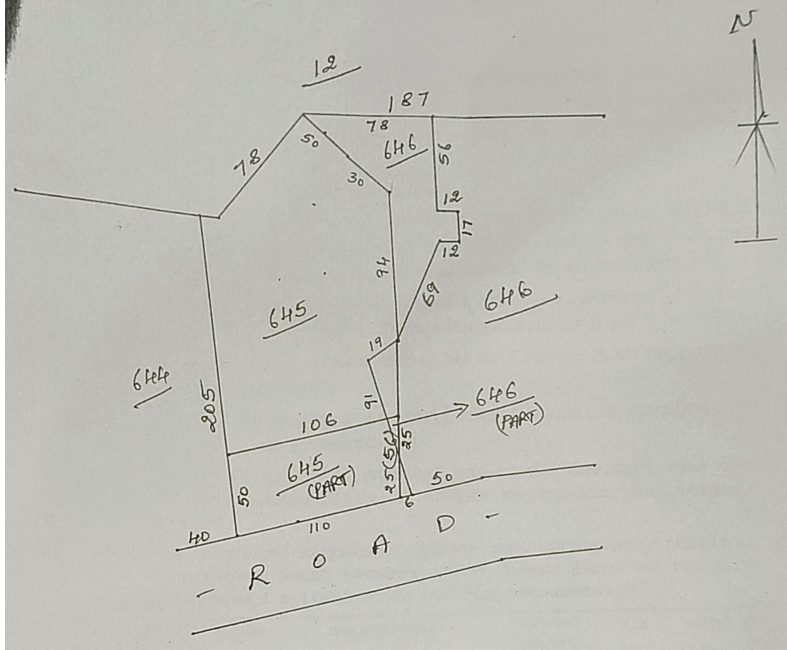
District: Dakshina Kannada

Taluk: Mangalore

Village: No. 92

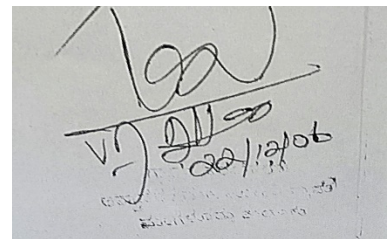
Name: Mangalore Thota

Scale: 1" = 66 feet



T. S. Number	Kissam	Area	Explanation
645(Part)	Garden	0.11	Place of asking for land conversion
646(Part)	Crop	0.01	

The eye view map has been given by the office as per the proposed map





ಕರ್ನಾಟಕ ಸರ್ಕಾರ

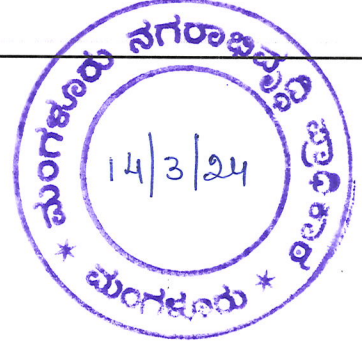
ಮಂಗಳೂರು ನಗರಾಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ, ಮಂಗಳೂರು.

ಉರ್ಬಾನ್ ಸ್ಟೋರ್ಸ್, ಅಶೋಕನಗರ ಅಂಚೆ, ಮಂಗಳೂರು-575 006.

ದೂರವಾಣಿ: 2459555 (ಅಧ್ಯಕ್ಷರು): 2459565 (ಕಛೇರಿ)ಫ್ಯಾಕ್ಸ್: 2459545

E-mail: muda_comissioner@yahoo.in

ಇಡಿಸ್/ಮನಪ್ರಾ/ನಯೋಸ/ವಪ/ 2617/2023-24



ಮೆ ಹಿಂದುಸ್ತಾನ್ ಪೆಟ್ರೋಲಿಯಂ ಕಾರ್ಪೊರೇಶನ್ (ಅ)

ಮಂಗಳೂರು ತೋಟ ಗ್ರಾಮ

ಮಂಗಳೂರು- ಇವರಿಗೆ.

ಮಾನ್ಯರೇ,

ವಿಷಯ: ವಲಯ ದೃಢೀಕರಣ ಪತ್ರ ನೀಡುವ ಕುರಿತು.

ಉಲ್ಲೇಖ: ನಿಮ್ಮ ಮನವಿ ದಿನಾಂಕ 11/03/2024

ಮೇಲ್ಕಂಡ ವಿಷಯದ ಬಗ್ಗೆ ನೀವು ನೀಡಿರುವ ನಕ್ಷೆಯನ್ನು ಪರಿಶೀಲಿಸಲಾಗಿ, ಮಂಗಳೂರಿನ ಸ್ಥಳೀಯ ಯೋಜನಾ ಪ್ರದೇಶಕ್ಕೆ ತಯಾರಿಸಿರುವ ಸರ್ಕಾರದ ಆದೇಶ ಸಂಖ್ಯೆ:ನಅಇ/186/ಮೈಅಪ್ರಾ/2009 ದಿನಾಂಕ 10-09-2009 ರಲ್ಲಿ ಅನುಮೋದನೆಯಾಗಿರುವ ಮಹಾಯೋಜನೆ (ಪರಿಷ್ಕೃತ-II) ರ ಯೋಜನೆಯಲ್ಲಿ ಸದರಿ ಭೂಮಿಯು ಈ ಕೆಳಗೆ ಕಾಣಿಸಿದ ವಲಯದಲ್ಲಿ ಸೇರಿದೆ. ಈ ಬಗ್ಗೆ ನೀವು ಸಲ್ಲಿಸಿರುವ ರೆವೆನ್ಯೂ ನಕ್ಷೆಯಲ್ಲಿ ಸಹ ಭೂ ಉಪಯೋಗವನ್ನು ತೋರಿಸಲಾಗಿದೆ.

ಅರ್ಜಿದಾರರ ಹೆಸರು (ಶ್ರೀ/ಶ್ರೀಮತಿ)	ಗ್ರಾಮ	ಸ.ನಂ	ವಿಸ್ತೀರ್ಣ (ಎಕರೆ -ಸೆಂಟ್ಸ್)	ಮಹಾಯೋಜನೆಯಂತೆ ಭೂ ಉಪಯೋಗ
ಮೆ ಹಿಂದುಸ್ತಾನ್ ಪೆಟ್ರೋಲಿಯಂ ಕಾರ್ಪೊರೇಶನ್ (ಅ)	ಮಂಗಳೂರು ತೋಟ	644ಪಿ	0-59.74	ವಾಣಿಜ್ಯ ವಲಯ

ಮೇಲಿನ ವಲಯ ದೃಢೀಕರಣ ಪತ್ರವು ಅರ್ಜಿದಾರರ ಕೋರಿಕೆಯಂತೆ ಈ ಕೆಳಕಂಡ ಷರತ್ತುಗಳಿಗೆ ಒಳಪಟ್ಟು ಮಾಹಿತಿಗಾಗಿ ನೀಡಿದೆ.

Note:-Road Side Landuse is considered for the entire Property as per the clause 7.2 of ZR

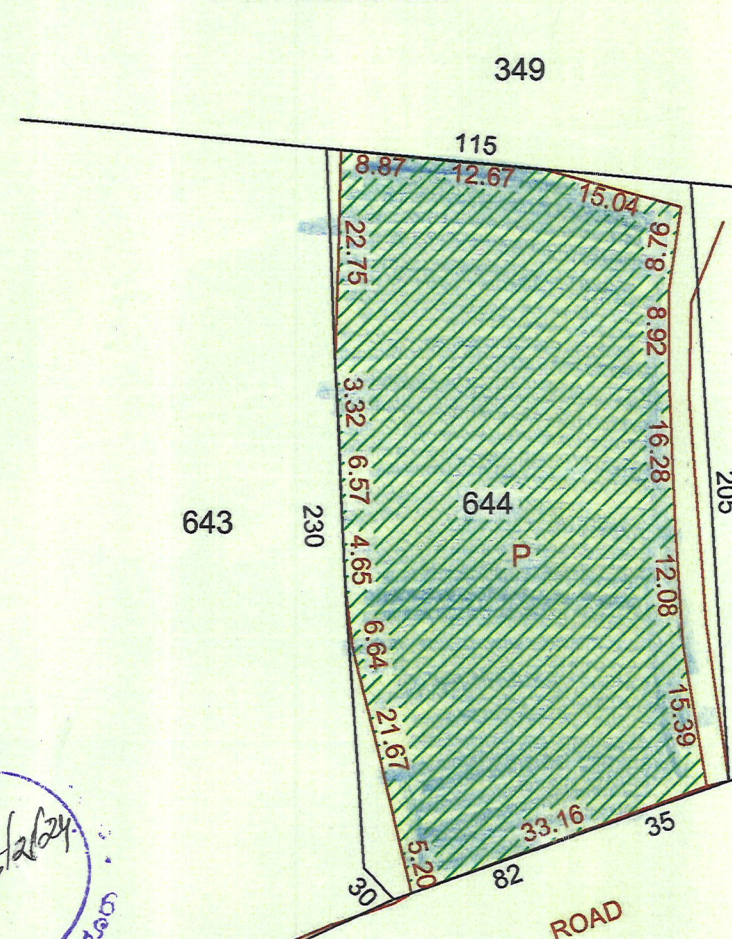
1. ನೀಡಿರುವ ವಲಯ ದೃಢೀಕರಣ ಪತ್ರವು ಭೂ ಪರಿವರ್ತನೆಗಾಗಿ ನೀಡಿರುವ ನಿರಾಕ್ಷೇಪಣಾ ಪತ್ರ ಆಗಿರುವುದಿಲ್ಲ.
2. ಭೂ ಪರಿವರ್ತನೆ ಪ್ರಸ್ತಾವನೆ ಇದ್ದಲ್ಲಿ ಪ್ರತ್ಯೇಕವಾಗಿ ನಿಯಮಾನುಸಾರ ಪ್ರಾಧಿಕಾರದಿಂದ ಅಭಿಪ್ರಾಯ ಪಡೆಯಬೇಕು.
3. ಪ್ರಾಧಿಕಾರದ ಅನುಮತಿ ಇಲ್ಲದೆ ಜಮೀನಿನ ವಿಭಜನೆ/ಖಾತೆ ಮಾಡಿಸಕೂಡದು.

ತಮ್ಮ ವಿಶ್ವಾಸಿ

 14.03.24
 ನಗರಯೋಜಕ ಸದಸ್ಯರ ಪರವಾಗಿ
 ಮಂಗಳೂರು ನಗರಾಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ
 ಮಂಗಳೂರು

ಜಿಲ್ಲೆ : ದಕ್ಷಿಣ ಕನ್ನಡ	ಟಿ.ಎಸ್.ನಂ. 644	ನಂಬ್ರ : ಮಂಗಳೂರು
ತಾಲೂಕು : ಮಂಗಳೂರು	Sector :6 Block :AN Chaltha :100/A	ಗ್ರಾಮ : ತೋಟ ಹೆಸರು :

UPOR-NO:S01-1370



ಮನ್ಯಾ / ವರದಿ / ದಿನಾಂಕ 26/7/23-24
14/3/24

ಅಳತೆ : 1 ಇಂಚು = 33 ಅಡಿ

ವಾಗ್ವಿವರಣೆ

Rajesh

14.03.24
ನಗರ ಯೋಜನಾ
ಮಂಗಳೂರು ನಗರಾಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ
ಮಂಗಳೂರು

15/2/24
ಮಂಗಳೂರು

15/2/24
ಮಂಗಳೂರು

ಟಿ.ಎಸ್.ನಂ.	ವಿಸ್ತೀರ್ಣ		ಬಣ್ಣ	ಷರಾ
	ಎ	ಸೆಂ		
644 P	00	59.74		ಹಿಂದೂಸ್ಥಾನ್ ಪೆಟ್ರೋಲಿಯಂ ಕಾರ್ಪೊರೇಶನ್ ಲಿ ರವರು ವಲಯಕ್ಕೆ ಕೋರಿರುವ ಬ್ಲಾಕ್ ನಕ್ಷೆ

ಭೂಮಾಪಕರು
ನಗರ ಮಾಪನ ಕಛೇರಿ
ಮಂಗಳೂರು, ಕೆ.ಎ.

ಯು ಪಿ ಒ ಆರ್ ತಾಂ/ಇ/... 20/3/23-24
ಹೀಗೆಗೆ ತಯಾರಿಸಿದ ಬ್ಲಾಕ್ ನಕ್ಷೆ

ತಯಾರಿಸಿದ 14/3/24
ನಗರ ಮಾಪನ (ಯು.ಪಿ.ಒ.ಆರ್.)
ಮಂಗಳೂರು

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Transalation from Kannada to English

Mangalore Urban Development Authority, Mangalore

Urwastores, Ashoknagar Post, Mangalore 575006

Tel 2459555 (Chairman) 2459505 Office Fax 2459545

E-mail: muda_commissioner@yahoo.in

Edis/Manapra/Nayosa/Vapa/2617/2023-24

14/03/2024

Mai Hindustan Petroleum Corporation (Lim)

Managlore Thota Village

Mangalore – To,

Dear,

Subject: Regarding Issuance of Zonal Confirmation Letter.

Reference: Your appeal dated 11/03/2024

On perusal of the map given by you regarding the above subject, the said land is included in the zone shown below in the plan of maha Yojana (Revised-11) approved vide Government Order No. NAAE/186/MYAPRA/2009 dated: 10/09/2009 prepared for Mangalore Local Planning Area and the revenue submitted by you in this regard the map also shows the land use.

Name of Applicant (Shri/Smt)	Village	S. No	Area (Acre- Cents)	Land Use as per Master plan
Mai Hindustan Petroleum Corporation (Lim)	Mangalore Thota	644P	0-59.74	Commercial Zone

The above zoning confirmation letter is issued for information subject to the following conditions has requested by the applicant

Note: Road slide Land use is considered for the entire property as per the clause 7.2 of ZR

- 1) Zoning confirmation letter issued is not a no objection letter issued for land conversion
- 2) In case of land conversion proposal, separate opinion should be sort from the statutory Authority
- 3) No partition/account of land shall be made without the permission of the Authority

Yours faithfully
Mangalore Urban Development
Authority Mangalore on behalf
of Town Planning member

PREMIER ARISTO APARTMENT (Sy. No. 643 Part Commercial). NAVAMI VEG RESTAURENT ON GROUND FLOOR.

HPCL PETROLEUM RETAIL OUTLET (Sy. No. 644 fully Commercial).

Conventional hall and furniture showroom (Sy. No. 645 fully Commercial).

APPX. 10 FEET WIDE ROAD TO PRIVATE PROPERTIES (between Aristo and HPCL RO)

APPX. 10 FEET WIDE ROAD TO PRIVATE PROPERTIES(between Conventional hall and HPCL RO)



**BEFORE THE HON'BLE NATIONAL
GREEN TRIBUNAL
SOUTHERN ZONE AT CHENNAI**

OA No. 127 of 2024 (SZ)

Mrs. Neena. S and Ors.

...Applicants

Vs

Joint Chief Controller of Explosives and Ors.

...Respondents

TYPED SET OF PAPERS

**M/s. AAV PARTNERS
COUNSEL FOR 4th RESPONDENT**