

**BEFORE THE HON'BLE NATIONAL GREEN TRIBUNAL,
PRINCIPAL BENCH, DELHI
ORIGINAL APPLICATION NO. 595/2018**

IN THE MATTER OF:

Sri B Raghupathy

..Applicant

Versus

Union of India & Ors.

..Respondents

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Garima Jain

Advocate for Respondent No. 4
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Date: 08.04.2026

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**REPLY ON BEHALF OF RESPONDENT NO. 4 – GREATER
BENGALURU AUTHORITY (GBA)**

MOST RESPECTFULLY SHOWETH:

1. At the very outset, it is stated that the Application filed by the Applicant is misconceived, incorrect and devoid of merit. All the contentions of the Applicant contained in the Application are denied unless specifically admitted.
2. Greater Bengaluru Authority (“**GBA**”) was established, on 15.05.2025, replacing Bruhat Bengaluru Mahanagara Palike (“**BBMP**”). BBMP continued to function during the transition phase until the new Authority became fully operational on 02.09.2025. GBA was formed to ensure integrated planning, coordinated execution and effective oversight across all civic and parastatal agencies.
3. The present Application has been filed raising issues on construction of a residential cum commercial project named, New Ark Project (“**Project**”) – Respondent No. 12 located at Kasavanahalli Village, Varthur Hobli, Bengaluru East Taluk, Bangalore (“**Concerned Land**”).

3. The Answering Respondent has ensured compliance with zoning and building regulations through plan approval and issued commencement and occupancy certificates as per the rules and regulations. The Answering Respondent has acted in compliance with the orders of this Hon'ble Court as well as other courts as and when brought to its notice.
4. Respondent No.12 entered into a Joint Development Agreement dated 26.03.2015 with Mr. K.S Satish for putting up construction on the Concerned Land. The Concerned Land was converted from agricultural land to high tech purpose through order dated 29.01.2010 and thereafter, the Answering Respondent had issued khata in the name of Mr. K.S Satish. Bangalore Development Authority had issued the change of land use from Industrial Hi-Tech to Commercial land use purpose vide Order dated 28.05.2010.
5. The Deputy Commissioner (Revenue) issued a checklist for building plan sanction for the Concerned Land wherein, it stated the following:
 - i. The Concerned Land stands in the name of Mr. KS Sathish
 - ii. The land is converted for non-agricultural purposes as per the order issued by the Deputy Commissioner, Bangalore
 - iii. It is not a kharab landTrue copy of the Checklist from Deputy Commissioner (Revenue) for building plan sanction is annexed as **Annexure R-1**.
6. On 01.08.2015, the Director General of Police issued a letter to BBMP submitting details of the Project after inspection of the site for considering issuance of no objection certificate for construction of high-rise mixed

occupancy building in the Project. True copy of the letter dated 01.08.2015 is annexed as **Annexure R-2**.

7. On 13.10.2015, the Project was sanctioned as per the provisions of the Zoning Regulation, 2015 for 72 residential flats having FAR of 8645.23 sq. mt. and commercial shop building of 473.31 sq. mt., having total FAR of 12975.48 sq mt. On 19.09.2016, the Answering Respondent issued commencement certificate.
8. The Answering Respondent issued the sanctioned plan and commencement certificate after obtaining all the necessary documents as prescribed and following the procedures laid down by the law. It is relevant to note that the Answering Respondent had sanctioned the building plan and Building License subject to various conditions. "No Objection Certificates" had also been obtained from various authorities such as the Fire Force Department, BWSSB, BSNL, BESCOM, KSPCB and AAI were obtained and handed over to the Answering Respondent along with the prescribed fees before the building plan was approved by the Answering Respondent. The Consent for Establishment had also been obtained from the Karnataka State Pollution Control Board vide Order dated 08.06.2016.
9. On 16.04.2021, Karnataka State Pollution Control Board granted consent for operation of air and water under Section 25(4) of the Water (Prevention and Control of Pollution) Act, 1974 and Section 21 of Air (Prevention and Control of Pollution) Act, 1981 for residential apartment consisting of 72 flats and commercial space of 473.31 sq mt. On 12.03.2021, received fire clearance. True copy of the consent for air and water dated 16.04.2021 granted by Karnataka State Pollution Control Board is annexed as **Annexure R-3**.

10. On 19.04.2021, Respondent No. 12 requested the Answering Respondent to issue occupancy certificate. Respondent No. 12 informed that it had obtained all necessary approvals including, completion certificate and no objection certificates from the competent authorities. Respondent No. 12 further informed that there was no stay order operating against issuance of occupancy certificate to Respondent No. 1 and undertook to abide by the decision of the Hon'ble Supreme Court in Civil Appeal No. 8416-17/2019. Thereafter, on 21.04.2021, Respondent No. 12 applied to the Answering Respondent for Occupancy Certificate for the Residential and Commercial Building. True copy of the letter dated 19.04.2021 sent by Respondent No. 12 to BBMP for issuance of occupancy certificate is annexed as **Annexure R-4**.
11. There are no classified drains as per Revised Master Plan 2015 within a distance of 50m from the Project. Further, there is no lake within 30m of the Project. Therefore, there is no violation of buffer zone.
12. On 22.07.2021, the officers of the Town Planning section inspected the Project wherein, it was found that the Project was constructed in deviation in construction with reference to the sanctioned plan which is within the limit of regularisation as per the Building Bye-Laws 2003.
13. On 03.08.2021, the Chief Commissioner approved the proposal for a modified plan for the Project. Subsequently, on 04.08.2021, the Answering Respondent asked Respondent No. 12 to remit compounding fees for deviated portion, ground rent arrears, building occupied without obtaining occupancy certificate, licence fee, lake improvement charges etc amounting to a total of Rs. 89,27,000/- (Rupees Eighty-Nine Lakhs

Twenty-Seven Thousand Only). On 02.02.2022, Respondent No. 12 paid the compounding fees of Rs. 89,27,000/- (Rupees Eighty-Nine Lakhs Twenty-Seven Thousand Only). True copy of the occupancy certificate dated 10.02.2022 with the compounding fees is annexed as **Annexure R-5**.

14. In view of the above, it is submitted that the Answering Respondent has acted in compliance with the rules and regulations. It is humbly prayed that the present Application may be dismissed.



Garima Jain

Advocate for Respondent No. 4

Filed on: 08.04.2026

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AFFIDAVIT

I, Smt Savithri Patil, D/o Sri Shivanagouda G Patil Aged about 45 Years, having office at Joint Director of Town Planning Bangalore South City Corporation hereby solemnly affirm and state and oath as follows:

1. That I am working as Joint Director of Town Planning Bangalore South City Corporation and I am the authorised representative of the answering Respondent – Greater Bangalore Authority and as such I am fully conversant with the facts and circumstances of this case, hence competent to swear this affidavit.
2. That I have gone through the contents of the accompanying Reply which are true and correct to the best of my knowledge and no part of it is false and nothing material has been concealed there from. The annexures are true copy of their original. That the facts stated therein are based on the instructions given to the Advocate.
3. The annexures are true copy of their original.
4. That the facts stated in the above affidavit are true and correct and nothing material has been concealed there from.

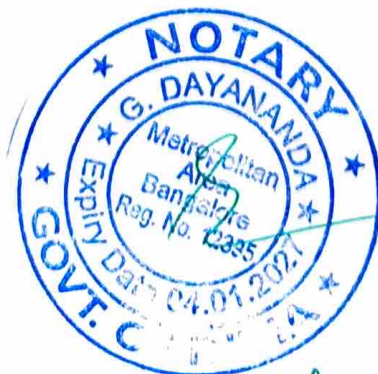
Verified at Bengaluru on this the 7th day of April, 2026

Verification

I deponent above-named state that this is my name and signature, and what is stated in paragraphs 1 to 4 are true and correct as of my knowledge and belief. No material facts have been concealed.

Place: Bengaluru

Date: 07-04-2026



No. of Conditions Nil

Savitripatil
DEPONENT
Joint Director Town Planning
Bangalore South City Corporation

Savitripatil
DEPONENT
Joint Director Town Planning
Bangalore South City Corporation
SWORN TO BEFORE ME

Savitripatil
G. DAYANANDA
Advocate & Notary
Govt. of India
61, 2nd Floor, 7th Cross
Malleśhwaram
Bangalore - 560 003
07/4/2026



Check list from Deputy Commissioner (Revenue) for Building Plan Sanction
reference No: Addl/com/JDTP(N)/173/2015-16

<i>Sl.No.</i>	<i>Particulars</i>	<i>Details</i>
1	Description of land Ownership	Land Ownership Obtained through partition deed. Kasavanahalli Village, Katha no: 3802/76/2 katha stands in the name of Sri. K.S.Sathish S/o Late. Srinivasareddy
2	Katha No. / Ward No.	Katha no: 3802/76/2 Ward no : 150
3	Areas of the Property in sft. d) As per Sale deed e) As per katha f) As per Conversion	1 Acre 4 Guntas 1 Acre 4 Guntas 1 Acre 4 Guntas
4	Conversion No. & grant Conditions.	The Land is converted for non-agricultral Purposes as per order issued from Deputy Commissioner, Bangalore district, Bangalore
5	Amalagamation in any u) Special Notice No & Date v) Areas of properties amalgamated	Nil
6	Details of EC	Enclosed
7	Survey Settlement Sketch including location of Kharab if any	Enclosed
8	Details of RTC	Enclosed
9	Village Map	Enclosed
10	Kharab details w) Types of karab and location x) Extent	Nil
11	Denotification details	Nil
12	Betterment Charges and property tax paid details	Improvement Charges paid (Receipt Enclosed) Property tax paid (Receipt enclosed)
13	Legal impediments if any	-Nil - as per documents furnished in this file
14	Court litigation if any	-Nil- as per records in this file
15	Remarks / Recommendations	Plan Sanction to be considered as per Town Planing Rules

N. Srinivasareddy 14/8
Deputy Commissioner (Revenue)

ANNEXURE R-2

Office of the Director General of Police
Commandant General, Home Guards &
Director of Civil Defence and
Director General Karnataka State Fire &
Emergency Services
No. 1, Annaswamy Mudaliar Road
Bangalore - 560 042



Phone : 25570733
: 22971501
Fax : 22971512

7 17

No. GBC(1) 286/2015

01-08-2015

To
The Commissioner,
Bruhath Bangalore Mahanagara Palike,
N.R. Square,
Bangalore - 560 002.

Sub: Issue of No Objection Certificate for the construction of High Rise Mixed Occupancy Building i.e. 2 Residential Blocks i.e. Block-A & B and one commercial Block at Khatha No. 3802, Sy.No.76/2, Kasavanahalli Village, Varthur Hobli, Bangalore East Taluk- reg.

Ref: Letter dated 3-6-2015 of Shri.K.S.Jagadeesh Reddy, Managing Partner, M/s. NEWARK Projects, Sy.No.76/2, Kasavanahalli Main Road, Near Karnataka Bank, Off Sarjapur Road, Bangalore- 560 035.

With reference to the letter of Shri. K.S.Jagadeesh Reddy, Managing Partner, M/s. NEWARK Projects, cited above, the Regional Fire Officer (Training), R.A. Mundkur Fire & Emergency Services Academy, Bangalore of this department has inspected the site of proposed High Rise Mixed Occupancy Building i.e. 2 Residential Blocks i.e. Block-A & B and one commercial Block - joined together at Khatha No. 3802, Sy. No. 76/2, Kasavanahalli Village, Varthur Hobli, Bangalore East Taluk on 13-06-2015 with reference to the drawings, submitted by the applicant and has furnished the details as follows :-

A. Details of the premises.

1. Address of the premises : Khatha No. 3802,
Sy. No. 76/2,
Kasavanahalli Village,
Varthur Hobli,
Bangalore East Taluk.
2. Number of Buildings : One Building with 2 Residential Blocks i.e. Block-A & B and one commercial Block - joined together.

3. Number of floors

Residential Block-A & B : Each of common Basement, ground & 8 upper floors.

Commercial Block : Common Basement, ground & 1st floor.

4. Type of Occupancy : Mixed Occupancy (Residential & Mercantile).

5. Floor wise details of the occupancy :-Residential Block-A, B & Commercial Block

Common Basement : For parking 49 Cars & Two wheelers, 1 Pump Room, 1 Electrical Room & 1 D.G. Room.

Ground floor : For parking 23 Cars & 10 Shops.

1st floor : 9 FLATS & 2 Commercial Spaces.

2nd floor to 8th floor : 9 flats on each floor x 7 floors = 63 flats.

Total : 72 flats.

6. Height of the Building

Residential Block-A & B : Each of 26.95 mtrs.

Commercial Block : 6.40 mtrs.

7. Site Area : 3,918.25 Sq. mtrs.

8. Built-up area of each floor :-Residential Block-A, B & Commercial Block

Basement : 2,603.89 Sq. mtrs.

Ground floor : 1,600.63 Sq. mtrs.

1st floor : 1,370.26 Sq. mtrs.

2nd floor to 8th floor : 7,870.03 Sq. mtrs.
(1,124.29 Sq. mtrs. on each floor x 7 floors).



9. Total Built-up area : 13,444.81 Sq. mtrs.
10. Surrounding properties:-
- East : 12.20 mtrs. wide Kasavanahalli Main Road.
- West : Pvt. property G.F +4 upper floors Residential Apartment & Houses.
- North : 9.14 mtrs. wide 1st main, Velliyamma layout road.
- South : Pvt. property G.F +4 upper floors Residential Apartment & Houses.

B. The plan shows the following structural details indicating the fire prevention, fire fighting and evacuation measures. These measures are considered adequate as follows:-

Details (1)	Existing (2)
1. Width of the road to which the building abuts and whether it is hard surfaced to carry the weight of 45,000 kgs.	The premises is abutting 12.20 mtrs. wide Kasavanahalli Main Road, located on the eastern side & 9.14 mtrs. wide Road, located on northern side. Both the roads are hardened to carry the weight of 45,000 kgs.
2. Number of entrances and width of each	Proposed to provide 2 entrances, each of 6.00 mtrs. width from 12.20 mtrs. wide Kasavanahalli Main Road, located on the eastern side.
3. Height clearance over the entrance	No arch or any other constructions has been proposed over the entrances.

4.Width of open space (Setbacks):-

Residential Block-A, B & Commercial Block- joined together

- Front (East) : Minimum 9.01 mtrs.
- Rear (West) : Minimum 9.59 mtrs.
- Side (North) : Minimum 9.71 mtrs.
- Side (South) : Minimum 9.04 mtrs.



- | (1) | (2) |
|---------------------------------------|---|
| 5. Arrangement for parking the Cars : | Provision has been made to park 49 Cars & two wheelers at common Basement parking area, 23 Cars at ground floor parking area and 17 Cars on the open space available on the eastern, western & southern side. This open space parking shall be after leaving 6.00 mtrs. wide driveway from the Building line. |
| | Proposed to provide 2 ramps for the Cars & Two wheelers to reach the common Basement parking area. |
| 6. <u>Number of Staircases</u> | |
| Residential Block-A & B : | 4 (2 in each Block). |
| Commercial Block : | One. |
| 7. Location of the staircases : | All the staircases have been designed to abut one of its side to the wall and are terminated at ground floor level. 4 separate staircases have been proposed to reach the Basement parking area from the ground floor. Further provision has been made to enclose all the staircases at each floor level. |

8. Staircase size:-

Width of staircases

- | | |
|---------------------|--------------------|
| Residential Block : | Each of 1.20 mtrs. |
| Commercial Block : | 1.50 mtrs. |

	<u>Residential Block</u>	<u>Commercial Block</u>
Width of Treads :	28 Cms.	30 Cms
Height of Riser :	15 Cms.	15 Cms
No. of Risers in a flight :	10 risers per flight.	10 risers per flight.
Height of Hand Rails :	1.00 mtr.	1.00 mtr
Head Room Clearance :	2.40 mtrs.	2.40 mtr.



(1)	(2)
9. Travel distance from the farthest point and from dead-end of the corridor to the staircase.	Maximum 28.00 mtrs. from the farthest point to staircases at common Basement. Maximum 19.00 mtrs. from the farthest point maximum 6.20 mtrs. from the dead end of the corridor to the staircases in upper floors.
10. Number of lifts and capacity	4 lifts (2 in each Residential Block), each of 8 passengers capacity.

C. While constructing the building the following fire safety measures should be incorporated:-

Details (1)	Existing (2)	Recommendation (3)
1. Condition of the open space.	--	Out of the required and allowed setbacks of minimum 9.00 mtrs. all around the Building, the setbacks to an extent of 6.00 mtrs. from the Building line should have a RCC slab of 200 mm thickness to carry the load of 45,000 kgs., being the weight of a fire unit. This driveway all around the building, should always be kept free and clear. It would be advantageous to the builders and the users to elevate this portion by a few inches and even provide for a different colour, so that people are aware that this is the emergency route for fire fighting vehicles, ambulances etc. The total setbacks shall be at even level without any structure and projections up to a height of 5.50 mtrs. These setbacks shall be always kept free from any construction or utilization like garden, landscaping parking etc.
2. Structural materials.	--	RCC materials and brick walls of not less than two hours fire resistance should be used for the construction of structures. Only fire resistant materials or materials treated with fire retardant chemicals, should be used for interior decoration work. While attending the interior decoration the fixed fire fighting systems like sprinklers/risers etc., should not be covered or shifted from their original location.



(1)	(2)	(3)
3. Design of the staircases.	Not indicated	<p>All the staircases should be constructed with non-combustible materials and should be completely enclosed at each landing to prevent smoke and fire traveling from the lower floors to the upper floors. Enclosures to staircases should be provided with self-closing smoke-stopping swing-door, fitted with door closing devices at the exit to the lobby. These doors should have at least two hours fire resistance capacity. The staircase area should be without glazing or glass brick walls to avoid reflections. Any area of dwelling or storage should not open directly to the staircase.</p>
4. Specification of lift.	Not indicated	<p>The brick walls, enclosing the lift shafts, should be of 90 mm thickness and have a fire resistance of not less than two hours. Shaft should have permanent vent of not less than 0.2 sq.mtrs. clear area, immediately under the machine room. Lift motor rooms should be preferably located at the top of the shaft and separated by the enclosing wall of shaft or by the floor of the machine room. Landing doors of lift enclosures should open into a ventilated lobby having one hour fire resistance. Lift car doors should be of metal finish, operating automatically and should have fire resistance capacity of one hour. Exit from the lift lobby should be through a self closing smoke stopping door of 15 mm thickness, having one hour fire resistance capacity. This is to prevent smoke and fire traveling from the lower floors to the upper floors. The lift machine rooms should be separate and no other machinery should be installed therein. Each lift should be connected to an alternative source of power (generator). Grounding switches at the ground floor level to enable the Fire & Emergency Services personnel to ground all the lift cars and use them as ' FIRE LIFT' in an emergency should be provided. All the lifts, extended up to the Basement, shall be terminated at the ground floor level or the lift lobby at the basement level shall be enclosed and pressurized with positive pressure.</p>



(1)	(2)	(3)
5. Service ducts/shafts.	---	<p>Service ducts should be enclosed by walls of 100 mm. thickness to have at least two hours fire resistance capacity. A vent, opening at the top of the service shafts, should be provided between one fourth and half of the area of the shafts. The electrical distribution cables and wiring should be laid in a separate duct. All the ducts should be sealed at every alternate floor with non-combustible metal doors having at least two hours fire resistance capacity.</p> <p>Water mains, telephone lines, intercom lines or any other service lines should not be laid in the duct, meant for electric cables.</p> <p>The inspection panel doors and any other opening to the shafts should be provided with airtight doors of at least two hours fire resistance capacity.</p>
7. Specification of Air conditioning	Not indicated.	<p>The air-conditioning for Commercial Block shall confirm to the following:</p> <ol style="list-style-type: none"> a) Escape routes like staircases, common corridors, lift lobbies, etc. shall not be used as return air passage. b) The ducting shall be constructed of substantial gauge metal in accordance with good practice. Wherever the ducts pass through fire walls or floors, the opening around the ducts shall be sealed with materials having fire resistance rating of the compartment. c) Where duct crosses a compartment which is fire rated, the ducts shall be fire rated for same fire rating. Further depending on services passing around the duct work, which may get affected in case of fire temperature rising, the ducts shall be insulated.



(1)

(2)

(3)

- d) As far as possible, metallic ducts shall be used even for the return air instead of space above the false ceiling.
- e) Where plenum is used for return air passage ceiling and its fixtures shall be of non combustible material.
- f) The materials used for insulating the duct system (inside or outside) shall be of non combustible materials. Glass wool shall not wrapped or secured by any material of combustible nature.
- g) Air ducts serving main floor areas, corridors etc. Shall not pass through the staircase enclosure.
- h) The air handling units shall be separate for each floor and air ducts for every floor shall separated and in no way inter-connected the ducting of any other floor.
- i) If the air-handling unit serves more than one floor, the recommendations given above shall be complied with in addition to the conditions given below:
- 1) proper arrangements by way automatic fire dampers working on smoke detector/ or fusible link for insulating all ducting at every floor from the main riser shall be made.
 - 2) When the automatic fire alarm operates, the respective air handling units of the conditioning system shall automatically be switched off.
- j) The vertical shaft of treated fresh air shall be masonry construction.

(1)

(2)

(3)

- k) The air filters of the air-handling units shall be of non-combustible materials.
- l) The air-handling unit room shall not be used for storage of any combustible materials.
- m) Inspection panels shall be provided in the main trucking to facilitate the cleaning of ducts of accumulated dust and to obtain access for maintenance of fire dampers.
- P) No combustible material shall be fixed nearer than 150 mm to any duct unless such duct is properly enclosed and protected with non-combustible material (glass wool or sunglass with neoprene facing enclosed and wrapped with aluminum sheeting) at least 3.2 mm thick and which would not readily conduct heat.
- q) Fire Dampers:
- n) These shall be located in conditioned air ducts and return air ducts / passages at the following points:
- i) At the fire separation wall.
 - ii) Where ducts / passages enter the central vertical shaft.
 - iii) Where the ducts pass through floors.
 - iv) At the inlet of supply air duct and the return air duct of each compartment on every floor.

8. Escape route.

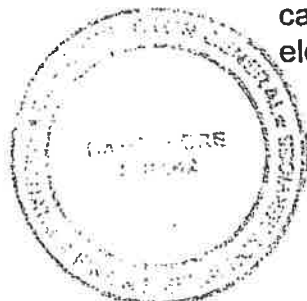
Not indicated

Direction in which the inmates should have to move in the event of any emergency have to be indicated in the corridor/passage on each floor as a guide during evacuation. These marking should be in luminous paint.



D. The builder should arrange for the following fire fighting and evacuation measures:-

Details (1)	Existing (2)	Recommendation (3)
1. Electric power supply.	---	<p>Circuits for water pumps, lifts, staircase lighting in the building should be by separate line and independently connected so that they can be operated by one switch installed the ground floor. Dual operated switches should be installed in the service room for terminating the standby supply.</p> <p>As proposed one standby generator of 75 KVA capacity shall be installed at Basement to supply alternative power for staircase lighting, corridor lighting, fire fighting systems, lifts etc., in the event of failure of electricity supply, in the building.</p>
2. Wet riser-cum-down comer.	Proposed to provide 3 Wet riser-cum-down comer systems (one in each Residential Block & one in Commercial Block).	<p>As proposed 3 Wet Riser-cum-down comer systems (one in each Block & one in commercial Block), near the staircases shall be provided. Each riser should be of 100 mm internal diameter and of G.I. 'C' class pipe. From each riser single hydrant outlets should be provided at each landing. Hose reel hose of minimum 19 mm size of adequate length to reach the farthest point of each floor should be provided with a shut off branch having a nozzle of 5 mm size. The hose reel hose should be connected at each landing by means of an adaptor. Adequate B.I.S. marked reinforced rubber lined delivery hoses of 63 mm size to reach the farthest point of the floor/ setbacks from the system should be provided with a branch pipe near each hydrant outlet in a proper box to protect it from withering. At least two fire service inlets to boost the water in the riser directly from the mobile pump should also be provided. These inlets should be located at an easily accessible position, preferably near the entry point to the premises.</p> <p>Each Wet riser-cum-down comer system should be connected to an overhead tank of 10,000 litres capacity and an underground tank of 75,000 litres capacity. One diesel driven pump and one electrically driven pump, each capable of delivering</p>



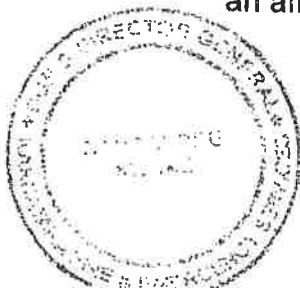
(1)	(2)	(3)
3. Manually operated fire alarm system	Proposed to provide manually operated electrical fire alarm system with call boxes near each staircase landing.	2280 litres of water per minute at 0.3N/mm ² pressure and an jockey pump with a capacity of 180 LPM shall be installed near the combined underground tank. The impeller of all the pumps should be made of bronze. Manually operated electrical fire alarm system should be installed with call boxes located near each staircase landing of the Building. The call boxes should be of "break glass" type, where the call is transmitted automatically to the control room when the glass of the system is broken. This system should also be connected to an alternative source of power supply (diesel generator). The call boxes should be so installed that their location can be easily noticed from either direction and should be at a height of one meter from the floor level.
4. Automatic fire detection system.	Proposed to provide automatic fire detection system with 10 smoke detector heads at ground floor and 06 smoke detector heads at 1 st floor of commercial Block.	As proposed automatic smoke detection system shall be provided with its console at ground floor level.
5. Automatic sprinkler system.	Proposed to provide automatic sprinkler system with 141 sprinkler heads at Basement parking area, 112 sprinkler heads at ground parking & shopping area & 24 sprinkler heads at 1 st floor of commercial Block.	Adequate. Separate water for sprinkler system to use 10% of the sprinkler system for about 30 minutes shall be provided.



(1)	(2)	(3)
6. Public address system.	Proposed to provide public address system with two way communication facility.	As proposed a public address system with two way communication facility should be provided at each floor near each staircase landing with its console at the control room, located on the ground floor.
7. Assembly Area	Not marked.	An area at an appropriate place in the allowed/ required setbacks shall be earmarked with a proper board as 'ASSEMBLY AREA' for the occupants to assemble after evacuation during practice drill and in an emergency.
8. Portable fire extinguishers.	Proposed to provide suitable type of portable fire extinguishers as per the requirements.	<p>a) One ABC Powder extinguisher of 6 kgs. capacity for every 8 Cars at Basement & ground floor parking area and also on the open space parking area under shelter.</p> <p>b) One ABC extinguisher of 2 kgs. capacity should be provided near the entrance to each main switch board room, inside each lift machine room and inside each kitchen of Residential Block.</p> <p>c) One ABC Powder extinguisher of 6 kgs. capacity should be provided near the transformer, if installed and near the entrance to the D.G. Room.</p> <p>d) One ABC Powder extinguisher of 6 Kgs. capacity should be kept near each staircase landing on every floor of each Block.</p> <p>e) Scale of suitable extinguishers for shopping area shall be collected before approaching the department for final clearance, after finalizing the utilization of each area.</p> <p>f) All the extinguishers suggested above should be with B.I.S. markings and should be located at an easily accessible position without obstructing the normal passage.</p>



(1)	(2)	(3)
9. Fire safety plan.	---	<p>A Fire safety plan for preventing and extinguishing any accidental fire in the building and action to be taken by the occupants in case of such fire should be prepared in advance and got approved by the Director, Karnataka Fire & Emergency Services. The fire safety plan, so approved, should contain the telephone numbers of the nearest Fire Control i.e., 101, 22971500, 22971550 and 22971600. The plan should be distributed to all the occupants and employees in the building and should be displayed on every floor.</p> <p>A Fire Command Station should be established in the lobby of the building on the entrance floor and such command station should be adequately illuminated. The main control of the public address system and fire alarm system should be at the Fire Command Station.</p> <p>A Fire Safety Director should be nominated for the building. He should conduct fire and evacuation drills periodically. He should nominate a Fire Warden for each floor and ensure that no individual of the building does anything which causes or stimulates an accidental fire and in case of lapses in respect of fire prevention measures, he should take action as deemed fit to ensure the safety from the fire point of view. If the action is beyond his capacity he should inform the Fire & Emergency Services department.</p>
10. Training	Not indicated	<p>40% of the occupant/employees should be got trained in fire prevention & fire fighting at the R.A. Mundkur Fire & Emergency Services Academy, Bannerghatta Road, Bangalore – 560 029. within 6 months from the date of occupation of the building. For this purpose, before approaching this department for final clearance certificate, the applicant should give an undertaking in the form of an affidavit regarding the maintenance of the fire</p>



(1)

(2)

(3)

prevention and fire fighting measures suggested above and arranging training of 40% of the occupants in fire prevention and fire fighting within 6 months from the date of issue of the clearance certificate.

E. General:-

- 1) All the fire prevention, fire fighting and evacuation measures suggested / recommended in B, C & D shall be strictly adhered to adopted.
- 2) Hazardous materials such as petroleum products, explosives, chemicals etc. should not be stored on any floor of the building.
- 3) Refuse dumps or storage should not be permitted in any of the floors.
- 4) Liquefied petroleum gas should not be stored in the building, except limited quantity required for each kitchen.
- 5) Plan & occupancy should not be changed without informing the Fire & Emergency Services and without taking clearance.
- 6) The occupancy certificates should not be issued without obtaining the clearance certificate from the Fire & Emergency Services department as per Chapter 3.16 (v) of the Zoning Regulation 2007 of the Bangalore Development Authority.
- 7) Such reasonable changes/modifications as may be found necessary, after the building is fully constructed, will have to be agreed to be done by the builder/occupants of the building.
- 8) All the metal fittings of wet riser system and all the extinguishers suggested above should have B.I.S markings.
- 9) Apart from the above the Building shall be constructed by following all the rules & conditions stipulated in Part-III & IV of NBC & local zoning regulations strictly, failing which the NOC issued will not valid.



- 10) This NOC is issued from the Fire Prevention and Fire Fighting point of view. Karnataka State Fire & Emergency Services Department is not responsible for the ownership of the land, its location and other disputes, if any.

Subject to the strict adherence to the conditions laid down as above, issue of license for the construction of High Rise Mixed Occupancy Building i.e. 2 Residential Blocks i.e. Block-A & B and Commercial Block – joined together at Khatha No. 3802, Sy. No. 76/2, Kasavanahalli Village, Varthur Hobli, Bangalore East Taluk may please be considered.



Yours faithfully,

[Signature]
Director General of Police
and Director General,
Karnataka Fire & Emergency Services.

- Copy to 1) ✓ Shri. K.S. Jagadeesh Reddy, Managing Partner, M/s. NEWARK Projects, Sy.No.76/2, Kasavanahalli Main Road, Near Karnataka Bank, Off Sarjapur Road, Bangalore-35.
- 2) The Regional Fire Officer (Training), R.A. Mundkur Fire & Emergency Services Academy, Bangalore.

ANNEXURE - II

Usage of existing ground water from borewells / open wells for any purpose including drinking is to be considered after ensuring its quality. The following specifications for drinking water quality shall apply for monitoring purpose, namely:-

Sl No.	Parameters	IS 10500 : 1991 Desirable limit (Mg / l except for PH)
1	Arsenic	0.05
2	Cadmium	0.01
3	Chromium	0.05
4	Copper	0.05
5	Cyanide	0.05
6	Lead	0.05
7	Mercury	0.001
8	Nickel	-
9	Nitrate as NO ₃	45.0
10	PH	6.5-8.5
11	Iron	0.3
12	Total hardness (as CaCO ₃)	300.0
13	Chlorides	250
14	Dissolved solids	500
15	Phenolic compounds (as C ₆ H ₅ OH)	0.001
16	Zinc	5.0
17	Sulphate (as SO ₄)	200

ANNEXURE - IIIBio-Medical Waste

Liquid Waste	
Waste generated from laboratory and washing, cleaning, house-keeping and disinfecting activities	Disinfection by chemicals treatment using at least 1% hypochlorite solution or any other equivalent chemical reagent. It must be ensured that chemical treatment ensures disinfection before discharge into sewers
Chemical Waste	
Chemicals used in production of biological, chemicals used in disinfection, as insecticides, etc.,	Chemical treatment using at least 1% hypochlorite solution or any other equivalent chemical reagent. It must be ensured that chemical treatment ensures disinfection before discharge into sewers
Sewage generated in apartments treated with re-cycling plant / Sewerage Treatment Plant on land use	Should be treated BOD ₅ - 20 mg / L Suspended solids - 30 mg / L

Chief Engineer-M
BWSSB.
Bangalore.

21/11/11

The disposal of trend leachates from Industrial into Board's sewers shall follow the standard namely

Sl No	Parameters	
1	Suspended solids, mg/l, max	600
2	Dissolved solids (inorganic) mg-l, max	2100
3	PH value	5.5 to 9.0
4	Ammonical nitrogen (as N), mg/l, max	50
5	Total Kjeldahl nitrogen (as NO, mg/l, max	-
6	Biochemical oxygen demand (3 days at 27 C) max)mg/l)	350
7	Chemical oxygen demand, mg/, max	-
8	Arsenic (as As), mg/l, max	0.2
9	Mercury (as Hg), mg/l, max	0.01
10	Lead (as Pb), mg/l, max	1.0
11	Cadmium (as Cd), mg/l, max	1.0
12	Total Chromium (as Cr), mg/l, max	2.0
13	Oil and Grease mg/L, max	2.0
14	Hexavalent Chromium (as Cr + 6) mg/L, max	2
15	Selenium (as Se) mg/L, max	0.05
16	Copper (as Cu), mg/l, max	3.0
17	Zinc (as Zn), mg/l, max	15
18	Nicket (as Ni), mg/l, max	3.0
19	Cyanide (as CN), mg/l, max	2.0
20	Chloride (as Cl), mg/l, max	1000
21	Fluoride (as F), mg/l, max	15
22	Phenolic compounds (as	5.0
23	Radioactive materials	
	a) Alpha emitters (Micro Curie/ml)max	10
	b) Beta emitters (Micro Curie/ml) max	10
24	Bio-assay test	90% survival of fish after 96 hours in 100 % effluent
25	Manganese (as Mn)mg/L	2
26	Iron (as Fe) Mg/L	3
27	Vanadium (as V)	0.2
28	Nitrate Nitrogen mg/L	-
29	Sulphates (as SO4) mg/L	1000
30	Chlorides (as CL) mg/L	600
31	Boron (as B) mg/L, max	2.0
32	Percent sodium max	3.0

Chief Engineer-M
BWSSB.
Bangalore

7.8.2015

21/5/15



Consent For Operation (CFO-Air,Water)

Karnataka State Pollution Control Board

Zonal Office : Bangalore South,

Nisarga Bhavan 3rd Floor, Thimmaiah Road, 7th D Cross,

Shivanagar, Bangalore-560010

Tele : 080-23228862

Industry Colour:
ORANGE

Industry Scale: LARGE

(This document contains 8 pages including annexure & excluding additional conditions)

Combined Consent Order No: AW-324678

PCB ID:

103148

Date: 16/04/2021

Combined consent for discharge of effluents under the Water (Prevention and Control of Pollution) Act , 1974 and emission under Air (Prevention and Control of Pollution) Act , 1981

Ref: 1. Application filed by the industry / organization on 30/03/2021

2. Inspection of the Industry/organization/by RO, on 07/04/2021

Consent is hereby granted under Section 25(4) of the Water (Prevention & Control of Pollution) Act, 1974 (herein referred to as the Water Act) & Section 21 of Air (Prevention & Control of Pollution) Act, 1981, (here in referred to as the Air Act) and the Rules and Orders made there under and subject to the terms and conditions as detailed in the Schedule Annexed to this order.

The Occupier is authorized to operate /carryout industry/activity & to make discharge of the effluents & emissions confirming to the stipulated standards from the premises mentioned below:

Location:

Name of the Industry: NEW ARK PROJECTS, Commercial And Residential Apartment

Address: No. 3802, Sy.No. 76/2, Kasavanahalli Village, Varthur Hobli, Bangalore

Industrial Area: Not In I.A, Kasavanahalli Village,

Taluk: BBMP- W- 174, District: Bangalore Urban

Discharge of effluents under the Water Act:

Sr	Water Code	WC(KLD)	WWG(KLD)	Remark
1	Domestic Purpose	51.000	41.000	Shall be treated in STP of capacity 50 KLD and treated water will be used for on land for gardening, toilet flushing and floor/vehicle washing within the premises

Discharge of Air emissions under the Air Act from the following stacks etc.

Sl. No. Description of chimney/outlet Limits specified refer schedule

The details of Sources, control equipments and its specification, type of fuel, rate of emissions, constituents to be controlled in emissions etc. are detailed in Annexure-I.

The consent for operation is granted considering the following activities/Products;

Sr	Product Name	Applied Qty/Month	Unit
1	Residential apartment consisting of 72 flats and commercial space -473.31 SQMT- Total built-up area of 12975.48 sqm	12975.4800	MT2

This consent is valid for the period from 09/04/2021 to 30/09/2030



**Consent For Operation
(CFO-Air,Water)**

Karnataka State Pollution Control Board
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Shivanagar, Bangalore-560010
Tele : 080-23228862

Industry Colour:
ORANGE

Industry Scale: LARGE

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To,

NEW ARK PROJECTS, Commercial And Residential Apartment

No.1282, 1st Floor, 17th
Cross, 5th Main, 7th Sector,
Bangalore-560068

NOTE:

The following Conditions mentioned above are not applicable.

Additional Conditions:

1.CFO is issued as per information provided by P/A. & I/R and recommendation of RO.For any false information/violations,CFO will be withdrawn.2.P/A shall comply as per Annexure I&II3.P/A shall comply with directions of NGT reg.buffer zone & adhere to local planning authority Zoning Regulations.4.CFO is issued for operating 50 KLD STP & treated sewage shall be completely used for gardening,toilet flushing etc.within premises & there shall not be discharge of effluents outside at any point of time

COPY TO:

1. The Regional Officer, **Bangalore Bommanahalli** for information and necessary action.
2. Master Register.
3. Case file.

Consent Fee paid : Rs. 295000



**Consent For Operation
(CFO-Air,Water)**

Karnataka State Pollution Control Board
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**Consent For Operation
(CFO-Air,Water)**

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SCHEDULE

TERMS AND CONDITIONS

A. TREATMENT AND DISPOSAL OF EFFLUENTS UNDER THE WATER ACT.

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

2(a). The sewage/domestic effluent shall be treated in septic tank and with soak pit. No overflow from the soak pit is allowed. The septic tank and soak pit shall be as per IS 2470 Part-I & Part-II.

2(b). The treated sewage effluent discharged shall conform to the standards specified in Annexure-I.

3(a). The trade effluent generated in the industry shall be treated in the ETP and treated effluent shall conform to the standards stipulated by the Board in Annexure-1

3(b). The trade effluent shall be handed over to CETP and maintain logbook of effluent generated & sent every day.

4. The occupier shall install flow measuring/recording devices to record the discharge quantity and maintain the record.

5. The occupier shall not change or alter either the quality or the quantity or the place of discharge or temperature or the point of discharge without the previous consent/ permission of the Board.

6. The Occupier shall not allow the discharge from the other premises to mix with the discharge from his premises. Storm water shall not be allowed to mix with the effluents on the upstream of the terminal manhole where the flow measuring devices are installed.

B. EMISSIONS:

1. The discharge of emissions from the premises of the applicant shall pass through the air pollution control equipment and discharged through stacks/chimneys mentioned in Annexure-II where from the Board shall be free to collect the samples at any time in accordance with the provisions of the Act and Rules made there under.

2. The occupier 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 Occupier shall upgrade/modify/replace the control equipment with prior permission of the Board.

C. MONITORING & REPORTING:

1. The occupier shall get the samples of effluents & emissions collected and get them analyzed once a month/ indicated in Annexure for the parameters.



**Consent For Operation
(CFO-Air, Water)**

Karnataka State Pollution Control Board
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D. SOLID WASTE (OTHER THAN HAZARDOUS WASTE) DISPOSAL:

1. The Occupier shall segregate solid waste from Hazardous Waste, Municipal Solid Waste and store it properly till treatment/disposal without causing pollution to the surrounding Environment.
2. The solid waste generated shall be handled & disposed by scientific method without causing eye sore to the general public and to the surrounding environment.

E. NOISE POLLUTION CONTROL:

1. The industry 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.

F. GENERAL CONDITIONS:

1. The Board reserves the right to review, impose additional conditions, revoke, change or alter terms and conditions of this consent.
2. The Occupier shall forthwith keep the Board informed of any accidental discharge of emissions/effluents into the atmosphere in excess of the standards laid down by the Board. The applicant shall also take corrective steps to mitigate the impact.
3. The Occupier shall provide alternative power supply sufficient to operate all Pollution control equipments.
4. The entire premises shall always be kept clean. The effluent holding area, inspection chambers, outlets, flow measuring points should made easily approachable.
5. The Occupier shall display the consent granted in a prominent place for perusal of the inspecting officers of the Board.
6. The Occupier his heirs, legal representatives or assigns shall have no claims what so ever to the continuation or renewal of this consent after expiry of the validity of consent.
7. The Occupier shall make an application for consent at least 45 days before expiry of this consent.
8. The occupier shall maintain register recording the ambient air quality and stack monitoring. The register shall be open for inspection by the Board Officers at all time.

Note: All efforts should be made to remove colour and unpleasant odour as far as practicable.



**Consent For Operation
(CFO-Air,Water)**

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Annexure-II

Chim. No.	Chimney attached to	KVA Rating/ Capacity	Minimum chimney height to be provided above ground level (in Mtr)	Constituents to be controlled in the emission	Tolerance limits mg/NM3	Air pollution Control equipment to be installed, in addition to chimney height as per col.(4)	Date on 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	160 KVA DG Set	5 PM(mg/NM3), SO2(PPM), NOx (PPM)	00,00,00	AEC	---
-------------	-------------------	-----------------------------------	----------	-----	-----

Note:

AEC : Accoustic Enclosures

Note:

- The Noise levels within the premises shall not exceed 75 dB (A) leq during day time and 70 dB(A) leq during night time respectively.
- The DG set shall be provided with acoustic measures as per Sl.No.94 in Schedule-I of Environment (Protection) Rules.
- There shall be no smell or odour nuisance from the industry.



**Consent For Operation
(CFO-Air,Water)**

Karnataka State Pollution Control Board

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LOCATION OF SAMPLING PORTHOLES, THE PLATFORMS, THE ELECTRICAL OUTLET.

1. Location of Portholes and approach platform:

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

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

2. The diameter of the sampling port should not be less than 3". Arrangements should be made so that the porthole is closed firmly during the period when it is not used for sampling.
3. An easily accessible platform to accommodate 3 to 4 persons to conveniently monitor the stack emission from the portholes shall be provided. Arrangements for an Electric Outlet Point off 230 V 15 A with suitable switch control and 3 Pin Point shall be provided at the Porthole location.

For and on behalf of the
Karnataka State Pollution Control
Board



**Consent For Operation
(CFO-Air, Water)**

Karnataka State Pollution Control Board
Zonal Office : Bangalore South,
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Shivanagar, Bangalore-560010
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Validity unknown

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ANNEXURE R-4



DATE: - 19.04.2021

To,

The Joint Director,
Town Planning (North),
BBMP
Bangalore.

Respected Sir,

Sub: - Information pertaining to cases filed by Sri. B. Raghupathy against M/s New Ark Project and others, in respect of Property bearing Sy No. 76/2, BBMP Khata No:- 3802, situated in Kasavanahalli Main Road, Sarjapur Road, Varthur Hobli, Bangalore East Taluk, Bangalore-560035 .

1. At, outset it is relevant to state that, Sri Raghupathy, with a malafide intend to harass me and extract money from me had filed O.A No:- 595/2018, before Hon'ble National Green Tribunal, Delhi seeking cancellation of C.F.E (Consent For Establishment) issued by Pollution Control Board and other reliefs, the said O.A came to be disposed by the Hon'ble N.G.T, vide order dated:-

NEWARK PROJECTS

76/2, Kasavanahalli Main Road, Next to Karnataka Bank, Bangalore - 560 035

Mobile : 94483 79308 | Ph. : 080 - 42086111 | Email : info@newarkprojects.com | Website : www.newarkprojects.com

04.09.2019, the said order passed by Hon'ble N.G.T is challenged before Hon'ble Supreme Court in Civil Appeal No:- 8416-17/2019 connected with 9078/2019. The said Appeal is pending for adjudication before Hon'ble Supreme Court of India.

2. I state that during the pendency of proceedings before the Hon'ble N.G.T, the Commissioner, B.B.M.P had issued show-cause notice dated:- 25.07.2019, bearing No:- COMM/PSR(4)/4541/2019-20, to M/s New Ark Projects. The said show cause notice was challenged by M/s New Ark Project before Hon'ble High Court of Karnataka in W.P No:- 35568/2019, vide order dated:- 19.08.2019, the Hon'ble Court issued an ad-interim order of restraining Commissioner from initiating any action in pursuance of aforesaid show-cause notice issued by Commissioner.

3. I state that, the Commissioner without considering the stay order dated:- 19.08.2019 passed by Hon'ble High Court, in the aforesaid Writ Petition, withdrew the sanction plan issued to M/s New Ark Projects vide order dated:- 17.09.2019, bearing No:-



COMM/PSR(4)/4541/2019-20, to M/s New Ark Projects. The said show cause notice was challenged by M/s New Ark Project in W.P No:- 35568/2019. The Hon'ble COMM/PSR(4)/5227/2019-20. The order dated: - 17.09.2019, passed by Commissioner, B.B.M.P was subsequently withdrawn by the Commissioner himself on 09.09.2019, vide letter bearing No:- COMM/PSR(4)/5227/2019-20,in view of the fact that order dated:- 17.09.2019 passed by B.B.M.P Commissioner was in violation of the interim order passed by the Hon'ble High Court in W.P No: - 35568/2019.

4. I state that, there is no impediment/stay either by the Hon'ble Supreme Court or by Hon'ble High Court for issuance of Occupancy Certificate to M/s New Ark Projects. I further state that, I being a responsible builder have put up the construction in accordance with sanction plan.
5. I state that, the Building plan is issued by B.B.M.P to the project is only after taking requisite permissions/sanction from competent authorities, it is further relevant to submit that B.B.M.P in their

NEWARK PROJECTS

76/2, Kasavanahalli Main Road, Next to Karnataka Bank, Bangalore - 560 035

Mobile : 94483 79308 | Ph. : 080 - 42086111 | Email : info@newarkprojects.com | Website : www.newarkprojects.com

Statement of Objections before Supreme Court have also submitted that the sanction issued by them is in accordance with law, which itself is sufficient to safely concluded that, Plan sanction obtained by me, is in accordance with law. I further state that, after obtaining of Plan sanction, and after completion of construction in accordance with plan sanction, I have also taken necessary approvals/completion cetificates/N.O.C's from the competent authorities, which are enclosed along with my application seeking issuance of occupancy certificate.

6. I hereby undertake to abide by the decision of Hon'ble Supreme Court of India in Civil Appeal No: - 8416-17/2019 connected with 9078/2019, which is pending for adjudication. Hence, I request for issuance of occupancy certificate, from your authorities, and I undertake that the occupancy certificate issued will be subject to outcome of proceedings pending before the Hon'ble Supreme Court.


YOUR'S FAITHFULLY

**Enclosure:-**

- 1) Copy of order dated: - 04.09.2019, passed by Hon'ble N.G.T in O.A No:- 595/2018.
- 2) Copy of order dated:- 19.08.2019 passed by Hon'ble High Court in W.P No:- 35568/2019.
- 3) Copy of order dated:- 29.11.2019 passed by Hon'ble Supreme Court of India in Civil Appeal No:- 8416/2019.

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ANNEXURE R-5



BRUHAT BENGALURU MAHANAGARA PALIKE

Office of the Joint Director (Town Planning – North) N.R. Square, Bengaluru – 02.

No. BBMP/Addl.Dir/JD NORTH/LP/0173/2015-16

Dated: 10/2/2022

OCCUPANCY CERTIFICATE

Sub: Issue of Occupancy Certificate for Residential Apartment and Commercial Mixed use Building at Property Khatha No. 3802, Sy No. 76/2, Kasavanahalli Village, Varthur Hobli, Bangalore East Taluk, Ward No. 150, Mahadevapura Zone, Bangalore .

- Ref: 1) Your application for issue of Occupancy Certificate dated:21-04-2021
 2) Plan sanctioned by this office vide No. BBMP/Addl.Dir/JD NORTH/LP/0173/2015-16 dated: 13-10-2015
 3) Approval of Chief Commissioner for issue of Occupancy Certificate dated: 03-08-2021
 4) Fire Clearance for the Occupancy Certificate vide No KSFES/CC/060/2021,, dated: 12-03-2021
 5) CFO issued by KSPCB vide No. AW-324678 PCB ID: 103148, dated: 16-04-2021

The Plan was sanctioned for the construction of Residential Apartment and Commercial Mixed use Building Consisting of BF+GF+8UF comprising of 72 Units and Commercial Use at Property Khatha No. 3802, Sy No. 76/2, Kasavanahalli Village, Varthur Hobli, Bangalore East Taluk, Ward No. 150, Mahadevapura Zone, Bangalore by this office vide reference (2). The Commencement Certificate for was issued on 19-09-2016 The Fire and Emergency Services Department has issued Clearance Certificate to Occupy Building vide Ref. No. (4).KSPCB vide Ref (5) has issued consent for Operation of Sewage Treatment Plant (STP).

The Residential Apartment and Commercial Mixed use Building was inspected by the Officers of Town Planning Section on 22-07-2021 for the issue of Occupancy Certificate. During inspection, it is observed that, there is deviation in construction with reference to the Sanctioned plan which is within the limits of Regularization as per Building Bye-laws - 2003. The proposal for the issuance of Modified Plan Cum Occupancy Certificate for the Residential Apartment and Commercial Building was approved by the Chief Commissioner vide ref (3). Subsequent to the Approval accorded by Chief Commissioner the applicant was endorsed on dated: 04-08-2021 to remit Compounding fees for the deviated portion, Ground Rent Arrears, GST, Licence Fee, Lake Improvement Charges and Scrutiny fee of Rs. 89,27,000/- (Rupees Eighty Nine Lakhs Twenty Seven Thousand only), has been paid by the Applicant in the form of DD No 000045 drawn on Axis Bank Ltd., dated: 29-01-2022 and taken into BBMP account vide receipt No.RE-ifms331-TP/000140 dated: 02-02-2022. The Deviations effected in the Building are condoned and Regularized accordingly.

Hence, Permission is hereby granted to occupy Residential Apartment and Commercial Consisting of BF+GF+8UF comprising of 72 Units and Commercial Use at Property Khatha No. 3802, Sy No. 76/2, Kasavanahalli Village, Varthur Hobli, Bangalore East Taluk, Ward No. 150, Mahadevapura Zone, Bangalore Occupancy Certificate is accorded with the following details.

Joint Director of Town Planning (North)
 Bruhat Bengaluru Mahanagara Palike

09/2/22

09/2/22

9/2/22



Sl. No.	Floor Description	Built Up Area (in Sqm.)	Uses and other details.
1	Basement Floor	2512.93	55 No.s of Car Parking, Pump Room, STP, Lobbies, Lifts and Staircases
2	Ground Floor	1345.08	20 No.s of Car Parking and 24 No.s of Surface Car Parking, Commercial Shops, Party Hall, Water Body, Toilets, Lobbies, Lifts and Staircases
3	First Floor	1365.52	9 No. of Residential units, Commercial Space, Corridors, Lobbies, Lifts and Staircases
4	Second Floor	1103.65	9 No. of Residential units, Corridors, Lobbies, Lifts and Staircases
5	Third Floor	1103.65	9 No. of Residential units, Corridors, Lobbies, Lifts and Staircases
6	Fourth Floor	1103.65	9 No. of Residential units, Corridors, Lobbies, Lifts and Staircases
7	Fifth Floor	1103.65	9 No. of Residential units, Corridors, Lobbies, Lifts and Staircases
8	Sixth Floor	1103.65	9 No. of Residential units, Corridors, Lobbies, Lifts and Staircases
9	Seventh Floor	1103.65	9 No. of Residential units, Corridors, Lobbies, Lifts and Staircases
10	Eighth Floor	1103.65	9 No. of Residential units, Corridors, Lobbies, Lifts and Staircases
11	Terrace Floor	174.02	Lift Machine Rooms, Staircase Head Rooms, OHT and Solar Panels.
	Total - I	13123.10	72 No's of Residential Units and Commercial Shops and Commercial Space
12	FAR		2.345 > 2.25
13	Coverage		34.56% < 50%

This Modified Plan Cum Occupancy Certificate is issued subject to the following conditions:

1. The car parking at Basement Floor, Part of Ground Floor and Surface area shall have adequate safety measures. It shall be done entirely at the risk and cost of the owner. BBMP will not be responsible for any kind of damage, losses, risks etc., arising out of the same.
2. The structural safety of building will be entirely at the risk and cost of owner / Architect / Engineer / Structural Engineer and BBMP will not be responsible for structural safety.

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

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15. The Owner / Developer shall abide by the Final Judgement of Hon'ble Supreme Court in the Civil Appeal No. 8416-8417/2019 & 9078/2019 as sworn in the affidavit submitted to this office.
16. This Occupancy Certificate is subject to conditions laid out in the Clearance Certificate issued from Fire Force Department vide No. No KSFES/CC/060/2021, dated: 12-03-2021 and CFO from KSPCB vide No. AW-324678 PCB ID: 103148, dated: 16-04-2021 and Compliance of submissions made in the affidavits filed to this office
17. In case of any false information, misrepresentation of facts, or pending court cases, the Occupancy Certificate shall deemed to be cancelled.

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

Sd/-

Joint Director (Town Planning – North)
Bruhat Bengaluru Mahanagara Palike

To,

M/s New ARK Projects Rep by its Partner
Sri. K.S. Jagadeesh Reddy, GPA Holder for
Sri. K.S. Sathish (Khata Holder
3802, Sy No. 76/2, Kasavanahalli Village,
Varthur Hobli, Bangalore East Taluk, Ward No. 150,
Mahadevapura Zone, Bangalore Copy to

Copy:

1. JC (Mahadevapura Zone) / EE (Mahadevapura Division) / AEE/ ARO (Marathahalli Sub-division) for information and necessary action.
2. Senior Environmental Officer, KSPCB, # 49, Church Street, Bengaluru - 01 for information.
3. Director General of Police, Fire and Emergency Services, # 1, Annaswamy Modaliar Road, Bengaluru - 560 042 for information.
4. Superintendent Engineer, (Electrical), BESCOM, North Division, No. 8, Benson Town, Nandi Durga Road, Bengaluru - 560046.
5. Office copy.

Joint Director (Town Planning – North)
Bruhat Bengaluru Mahanagara Palike

9/2/22

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Compounding Fine Calculations for Residential & Partial Commercial Building

Site Area	4137.65	Sqm
Built Up Area	13123.10	Sqm
No. of Units	72 + Commercial	

I. GUIDANCE VALUE CONSIDERATION

(Guidance value as arrived below or Rs. 50000/ Sq.m minimum shall be considered)

SI No.	Location of the Property	Name of the Sub-Registrar office	SI No / Page No.. in the Guidance Value Notification	Guidance Value of Residential Plot (In Rs./ Sq.m)	Type of Plot (1.00 for Inter /1.10 for Corner)	Use of the Plot (1.00 for Res. / 1.40 for Non.Res)	Guidance Value to be considered for the Plot (Rs / Sq.m)
1	2	3	4	5	6	7	8
1	Kasavanahalli	Varthur	SI No.431 Page No. 226	45000	1.10	1.00	49500
				45000	1.10	1.40	69300

II. FEES DETAILS

No.	Fees Details	Difference Area (In Sqm)	No. of Years (beyond 2 years for Ground Rent)	Rate of Fees		Guideline Value (In Rs)	Fees (In Rs.)	Net Fees to be collected (In Rs.)
				Rate	Centage			
Ground-Rent								
1	For Res.	12587.24	4.00	0.090	100	50000.00	1132852	
	For Comr.	535.86	4.00	0.220	100	69300.00	163394	1296246
						TOTAL	1296246	
	GST		(18% of the Ground Rent)					
	CGST		9% of the Ground Rent				116662	
	SGST		9% of the Ground Rent				116662	233324
						Total	233324	
Difference in FAR Area								
	For Res.	445.72	-	8.800	100	50000.00	1961168	1961168
	For Commr.	62.55	-	11.000	100	69300.00	476819	476819
3	Additional Construction in Terrace Floor	124.15	-	8.800	100	50000.00	546260	546260
4	Building Occupied Without Obtaining OC							
	For Res.	12587.24	-	0.110	100	50000.00	692298	692298
Scrutiny Fee								
5	For Res.	12587.24	4.00	0.090	100	50000.00	1132852	
	For Comr.	535.86	4.00	0.014	100	69300.00	10398	1143249
						TOTAL	1143249	
Licence Fees								
6	For Res.	12587.24	4.00	0.180	100	50000.00	2265703	
	For Comr.	535.86	4.00	0.280	100	69300.00	207957	2473660
						TOTAL	2473660	

832

43

7 Lake Improvement charges 4137.65

x

25

103441

103441

Total 8926466

Say Rs. 89,27,000-00

(Rs Eighty Nine Lakhs Twenty Seven Thousand only)

Note: Ground Rent charges considered @ 50%

Assistant Junior Engineer

(Shameer S. K.).


Assistant Director