



ಕರ್ನಾಟಕ ರಾಜ್ಯ ಮಾಲಿನ್ಯ ನಿಯಂತ್ರಣ ಮಂಡಳಿ
Karnataka State Pollution Control Board

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

H.D. Reg. No. 101894 dated 18.11.2015.

LGCL Urban Homes

NO. PCB/261/CNP/15/

H-138

/ BY REGD. POST WITH ACK. DUE /

(This document contains 08 Pages)

DATE: **23 MAY 2016**

To

Mr. Girish Purvankara, CMD,
M/s. LGCL Urban Homes (India) LLP,
No. 12/1, Rest House Road,
BENGALURU - 560 001.

Sir,

Sub: Consent for establishment to construct Residential Apartment with 50 flats having built up area of 8,435.98 Sqm. at Sy. No. 20/4 of Kadubisanahalli Village, Varthur Hobli, Bengaluru by M/s. LGCL Urban Homes.

- Ref:**
1. Application for consent for establishment received at Regional Office, KSPCB, Bommanahalli on 18.11.2015.
 2. Inspection of the proposed project site by Officer of the Regional Office, KSPCB, Bommanahalli on 02.12.2015.
 3. Proceedings of the consent committee meeting held on 21.12.2015.
 4. Hon'ble NGT Order dated 04.05.2016 in respect of OA 222/2014.

With reference to the above, it is to be informed that this Board hereby accords Consent for Establishment under the Water (Prevention & Control of Pollution) Act 1974 to construct Residential Apartment with 50 flats having built up area of 8,435.98 Sqm. at Sy. No. 20/4 of Kadubisanahalli Village, Varthur Hobli, Bengaluru by M/s. LGCL Urban Homes, subject to the following conditions.

1. This consent for establishment shall be valid for a period of Five years from the date of issue of this Order.
2. The applicant shall not take expansion/diversification without the prior consent of the Board.
3. The applicant shall obtain necessary licence/clearance from their relevant agencies before taking up construction.
4. The applicant shall obtain Consent for operation (CFO) from the Board before handing over of the apartment complex to residents association.

Senior Environmental Officer.

Please note that separate consents of the Board for discharge of liquid effluent and the emissions to the air shall have to be obtained by remitting prescribed consent fee. The application for consent has to be made 45 days in advance to the completion of construction work of Residential Apartment. Issue of consent will be considered only after completion of Water pollution control measures, solid waste management facilities and installing air pollution control measures.

The receipt of this letter may please be acknowledged.

For and on behalf of
Karnataka State Pollution Control Board

Sd/-

Senior Environmental Officer.

COPY TO:

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

Senior Environmental Officer.

विमानपत्तन सेवा केंद्र (बी सी)
हिन्दुस्तान एरोनाटिक्स लिमिटेड
विमानपुरा अक
बंगलूर - 560 017, भारत
Fax (फैक्स) : 91 - 80 - 2231 3032



AIRPORT SERVICES CENTRE (B C)
HINDUSTAN AERONAUTICS LIMITED
Vimanapura Post,
Bangalore - 560 017, India
Ph. (दूरभाष) : 91 - 80 - 2232 2650, 2232 291
91 - 80 - 22315083

Ref. No: ASC/CM(AO)/131/ 1144 /2016

20th Dec 2016

M/s LGCL Urban Homes (India) LLP,
No. 12/1, Rest House Road,
Bangalore - 560001

Sir,

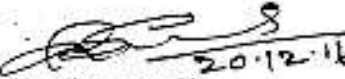
Subject: Application for NOC-HAL Airport for construction at Municipal No. 234/134/134, BBMP Khata No. 134, Kadubeesanahalli Village, Varthur Hobli, Bangalore South Taluk, Bangalore.

The above case has been forwarded to KRSAC for site survey via our letter no. ASC/CM (AO)/131/ KRSAC/ 1129 /2016 dated 19th Dec 2016.

2. You are requested to approach KRSAC for site survey along with site plan, HAL Airport Zoning Map, revenue records etc. to carrying out the site survey. Zoning Map may be obtained from HAL Airport by paying ₹ 500/- as DD payable to "Airport Services Centre, HAL(BC)". Further, it is informed that the applicant shall be responsible for the correctness and integrity of the data furnished regarding ownership and details of the site for the purpose of survey/NOC.
3. On completion of site survey by KRSAC, you are requested to apply for NOC based on the site survey report. Please refer to HAL website "www.hal-india.com" for any clarification.

Thanking you

Yours faithfully,
For Hindustan Aeronautics Limited,


(Sunil Kumar.S)
Senior Manager(AO)
Airport Services Centre-HAL(BC)

BANGALORE ELECTRICITY SUPPLY COMPANY LIMITED

(Wholly owned by Government of Karnataka undertaking)

No: EE/KMLD/AEE(O)/16-17/01-02
Ph: 080-25631801
Fax: 080-25631801
E-Mail: eeKoramangala@bescom.co.in
Encl:

Office of the,
Executive Engineer (Elec.),
(C,O&M), Koramangala Division,
No.6, 7th Main, 80ft Road,
3rd Block, Koramangala,
Bangalore-560 034.

Date:

01.03.2017

To
M/s. LGCL urban Homes (India) LLP,
United Towers project, K.No.234/134/134,
Kadubisanahalli, Bellandur Village Marathahalli,
Ward No.150, Bengaluru.

Sir/Madam,

Sub: Issue of NOC for arranging power supply to an extent of 321 KW in favour of M/s. LGCL urban Homes (India) LLP, United Towers project, K.No.234/134/134, Kadubisanahalli, Bellandur Village Marathahalli, Ward No.150, Bengaluru in Marthahalli O&M Unit, S-7 Sub Division, Bengaluru.
Ref: Ltr No: AEE/S7/AET/16-17/4700. Dtd: 15.03.17

As per the field report furnished by the Assistant Executive Engineer (Ele) S7 Sub Division, the **No Objection Certificate** is hereby issued in your favour at K.No.234/134/134, Kadubisanahalli, Bellandur Village Marathahalli, Ward No.150, Bengaluru in Marthahalli O&M Unit, S-7 Sub Division, Bengaluru, subject to the following conditions:

1. By extension of F-10 feeder from Bank-2 of Sobha MUSS by laying of 3CX240 Sqmm XLPE UG Cable to a distance of 0.4 Kms by providing (2OD+1VL) DAS RMU as regular source under self-execution scheme.
2. Execution of the works mentioned above have to be executed from your end at your own cost on self-execution basis by paying 10% supervision charges & 15% service tax on supervision charges on total cost of the estimate prepared by BESCOM.
3. Payment of augmentation charges for availing LT power supply and observance of other formalities mentioned in conditions of Supply of Electricity Distribution license shall be followed.
4. While applying for power supply to the said building at the above address all conditions as per KERC Electricity Supply & Distribution Code shall be observed.

5. Any KPTCL/BESCOM lines passing in your premises shall be shifted at your own cost under self-execution scheme and if any installation existing in the premises shall be surrendered as per Corporate rules and formalities.
6. In future, if the requested load exceeds 7500 kVA, you have to provide prescribed space to establish a 66/11kV MUSS at free of cost to KPTCL.
7. Power supply will be arranged to the various buildings that may come up at the above address as per the provisions of regulations of BESCOM at that time.
8. This NOC is issued only for the purpose of obtaining sanction plan for the building from competent authorities and not a commitment for power sanction from BESCOM. Power supply will be sanctioned when applied, subject to feasibility at that time.
9. The approximate load requirement of the above MS building is 321 KW.

The Validity of this NOC is for a period of Two years only from the date of issue.

Yours Faithfully


(Channakeshava.H.D)
Executive Engineer (Elec),
Koramangala Division,
BESCOM, Bangalore.

Copy to:

- 1) Assistant Executive Engineer Ele, C, O&M, S-7 Sub-Division, Bangalore.
- 2) MF/OC.

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

No. GBC(1) 360/2015

7-11-2015

To

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

Sir,

Sub: Issue of No Objection Certificate for the construction of
High Rise Residential Building with 2 Wings i.e. Wing-1 & 2
at Sy. No. 20/4, Kadubisanahalli Village, Varthur Hobli,
Bangalore East Taluk, Bangalore- reg.

Ref: Letter dated 20-07-2015 of the Authorized Signatory,
M/s. LGCL Urban Homes (India) LLP, No. 12/1,
Rest House Road, Bangalore-560 001.

With reference to the letter of the Authorized Signatory, M/s. LGCL Urban Homes (India) LLP, cited above, the Regional Fire Officer, Bangalore East Range, Bangalore of this department has inspected the site of proposed High Rise Residential Building with 2 Wings i.e. Wing-1 & 2 - joined together at Sy. No. 20/4, Kadubisanahalli Village, Varthur Hobli, Bangalore East Taluk, Bangalore on 29-08-2015 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 : Sy. No. 20/4,
Kadubisanahalli Village,
Varthur Hobli,
Bangalore East Taluk,
Bangalore.

- 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 clause 3.16(v) of 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 down comer 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 norms / measures stipulated in Part-3 & Part-4 of National Building Code and as per local Zoning Regulations strictly, failing which the NOC issued will not valid.**
- 10) **The NOC is issued from the Fire Prevention and Fire Fighting point of view. Karnataka State Fire & Emergency Services Department will not endorse the ownership of the premises and not responsible for any disputes which may arise in a due course.**

Subject to the strict adherence to the conditions laid down as above, issue of license for the construction of High Rise Residential Building with 2 Wings i.e. Wing-1 & 2 – joined together at Sy.No.20/4, Kadubisanahalli Village, Varthur Hobli, Bangalore East Taluk, Bangalore may please be considered.



Yours faithfully,

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

Copy to

- 1) The Authorized Signatory, M/s. LGCL Urban Homes (India) LLP, No. 12/1, Rest House Road, Bangalore-560 001.
- 2) The Regional Fire Officer, Bangalore East Range, Bangalore.



BANGALORE WATER SUPPLY AND SEWERAGE BOARD

2nd Floor, Cauvery Bhavan, K.G.Road, Bangalore-560009

No.BWSSB/EIC/CE(M)/ACE(M)-III/DCE(M)-I/TA(M)-III/12894 / 2015-16

Dated: 23/11/2016

To (NEW FORMAT)

M/s. LGCL Urban Homes (India) LLP,
No.12/1, Rest House Road,
Bangalore-560001.

Sir,

Sub: Issue of No Objection Certificate for the proposed Residential Apartment building at Khatha No.134, Sy No.20/4, Kadubisanahalli village, Varthur Hobli, Bangalore East Taluk, B'lore.

- Ref: 1) Requisition letter from M/s. LGCL Urban Homes (India) LLP, dt: 10.8.2015.
2) No. BWSSB/EECMC-II/AEECMC-II-II/ 675 dt:27.8.2015.
3) Proceedings review meeting dt: 5.11.2015 (Case No.9).
4) O.N. approved by 'C' dt: 23.11.2015.
5) File No. 1374

Please find herein enclosed a copy of plan endorsed for '**No objection Certificate**' from BWSSB for providing water supply and underground facilities, subject to the following conditions.

- 1) The water supply to the premises / layouts / society will be provided subject to the availability of water prevailing at the time of sanctioning the connection. For buildings falling under the jurisdiction of 110 villages, the water supply will be given only after the completion of 110 villages project.
- 2) The party has to bear the cost of line estimate for both water supply and U.G.D lines, if there is no network near by the premises. Also, if the existing water supply and UGD lines needs up gradation, the cost towards upgrading the existing system has also to be borne by the developers.
- 3) The party has to pay the necessary prorata and other charges towards the building as specified by the Board prevailing at the time of sanction.
- 4) The party should not provide sanitary points in cellar or basement floor. Rain water should not be let into the Board sewer line, which is against the BWSSB Act
- 5) The flat owners / occupants should make arrangements to install a separate individual sub water meter in the premises of the apartment to ascertain the actual quantum of water utilized by each flat.
- 6) The applicant must create suitable structure/facility for rain water harvesting and ground water recharge.
- 7) The quantum of water supply and pressure will not be guaranteed.
- 8) Tertiary treated water available at BWSSB sewage treatment plants should be used for construction purpose in order to conserve potable water or otherwise they should make their own arrangements.
- 9) For residential building with more than 5 flats & non residential building with more than 100 smt. built up area, the owner / developer has to set up suitable sewage treatment plant for treating the waste water generated in their premises to achieve the standards as per Annexure-I, II & III enclosed herewith. Flatwise sub meters to be installed for measuring water consumed.
- 10) The applicant should make provisions for dual piping system to enable to use the treated water for toilet flushing, gardening and other purposes.
Drinking water pipe colour - Blue
Treated water pipe colour - Light Orange

- 11) The applicant should not allow the untreated sewage out of the premises. The applicant is solely responsible for any environmental pollution.
- 12) If there are no UGD lines in the above area and until Board's sewer lines are provided, the developers should treat the sewage and treated effluent should be used for non potable purposes.
- 13) The difference in amount collected towards NOC charges & other charges as applicable, between the proposed area & actual construction area shall be paid at the time of seeking water supply and sanitary connections.
- 14) The applicant has to bear the share of providing water supply feeder mains, sewer sub- mains and waste water treatment plant, if demanded by the Board.
- 15) The party has to ear-mark the land if required for construction of GLR, OHT, sump tank, pump house service station etc., and land should be handed over to BWSSB "free of cost".
- 16) If any BWSSB lines are passing through the premises, the necessary shifting charges has to be borne by the developers. Further, set back has to be provided as directed by Board for safety of the pipelines.
- 17) The party should abide the "Rules and Regulations of BWSSB" from time to time.
- 18) BWSSB reserves the right to sanction or reject the water supply or UGD Connections without assigning any reasons.
- 19) NOC issued will be revoked if any dispute arises at any stage.
- 20) NOC issued should be produced at the time of availing connection along with plan.
- 21) If the above area falls under Tippagondanahalli catchment area this NOC will automatically be treated as cancelled.
- 22) Buildings or any permanent structure should not be constructed for a minimum distance of width of 5.00 mtrs adjacent to storm water drain, Nala, Raja Kaluve & Valleys.
- 23) The building including basement should be above the High Flood level of adjacent valleys, storm water drain, low lying area.
- 24) Under any circumstances, the NOC charges & BCC charges will not be refunded even if NOC is cancelled for any reasons.
- 25) Land acquired or notified for BWSSB infrastructure development or earmarked for BWSSB works should not be encroached or any structures constructed. If violated, penal action will be initiated.

The building consists of BF + GF + 07 Upper Floors for 50 flats with a built up area is 9397.61 Smt.

The Developer has paid an amount of **Rs.3,77,951/-** towards balance Beneficiary Capital Contribution charges vide receipt No. 49610 dt: 6.1.2016.

The Developer has paid an amount of **Rs.1,00,000/-** towards balance No Objection Certificate charges vide receipt No. 49611 dt: 6.1.2016.

The above NOC file is entered in the Central office register vide No.1374.

Note: Water supply to your premises cannot be assured.

Yours faithfully


Chief Engineer(M)
BWSSB
 23/1/16

O.C.Approved by CE(M)

NOC Cover letter