



ಕರ್ನಾಟಕ ರಾಜ್ಯ ಮಾಲಿನ್ಯ ನಿಯಂತ್ರಣ ಮಂಡಳಿ
Karnataka State Pollution Control Board

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

Permit Construction

NO. PCB/461/CNP/08/ H 205

DATED - 8 MAY 2013

/ BY REGD. POST WITH ACK. DUE /

ADDENDUM

To
Mr. M.S. Channanna, Vice President - Strategy,
M/s. Palladium Constructions Pvt. Ltd. and
M/s. Platinum Spaces Pvt. Ltd.,
No.1, Ward No. 67, Dr. Rajkumar Road,
Opp. to Sheraton Hotel, Rajajinagar,
Bangalore - 560 010.

Sir,

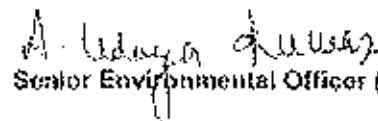
Sub: Modified consent for establishment to construct Residential Apartment with 1034 Units (1034 + 9 Rooms) with total built up area 4,23,716.34 Sq.mtrs. at No. 14-1-1 (City Sy. No. 134 and 139), Dr. Rajkumar Road, Rajajinagar, Bangalore by M/s. Palladium Constructions Pvt. Ltd. & M/s. Platinum Spaces Pvt. Ltd.

Ref: 1. Modified CFE issued by the Board vide No. PCB/461/CNP/08/H-1566 dated 11.02.2013.
2. Project proponent letter dated 06.04.2013.
3. Regional Officer, Bangalore City West letter No. 24 dated 16.04.2013.

>>>

Preamble:

The Board vide ref.(1) has issued modified consent for establishment to M/s. Palladium Constructions Pvt. Ltd. & M/s. Platinum Hospitality Services Pvt. Ltd. to construct Residential Apartment with 1034 Units with total built up area 4,14,767.77 Sq.mtrs. at No. 14-1-1 (City Sy. No. 134 and 139), Dr. Rajkumar Road, Rajajinagar, Bangalore


Senior Environmental Officer (I/c)

Now project authorities have requested for amendment to CFE at ref (1) as per the following building composition and amendment of built up area as 4,23,716.34 Sq.mtrs. instead of 4,14,769.77 Sq.mtrs. without change in water consumption, sewage quantities, STP capacity etc., considering the same, below building profile is approved with change in built up area as 4,23,716.34 Sq.mtrs. in place of 4,14,769.77 Sq.mtrs.

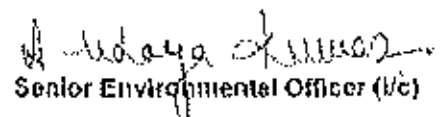
Residential Apartment with 1034 Units (1034 + 9 Rooms) consisting of ;

Sl. No.	Description.	No. of Floors.	No. of Units.
1.	Block-3	3BF+GF+29 UF	91
2.	Block-3a	3BF+GF+29 UF	86
3.	Block-3b	2BF+GF+29 UF	97
4.	Block-3c	2BF+GF+29 UF	93
5.	Block-3d	2BF+GF+29 UF	91
6.	Block-1	3BF+GF+30 UF	99
7.	Block-1a	4BF+GF+30 UF	99
8.	Block-1b	3BF+GF+31 UF	98
9.	Block-1c	3BF+GF+31 UF	101
10.	Block-2	4BF+GF+30 UF	180
11.	Guest House.	2BF+GF+1 UF	
12.	Club House.	2BF+GF+2 UF	
		Total	1034 Units + 9 Rooms in the Guest House.

All other terms and conditions remain same and unaltered

The receipt of this letter may please be acknowledged

For and on behalf of
Karnataka State Pollution Control Board


Senior Environmental Officer (UC)

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ಕರ್ನಾಟಕ ನೀರಿನ ಮಲಮಲಿ ನಿರ್ವಹಣಾ ಮಂಡಳಿ
Karnataka Water Pollution Control Board

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

ಸಂಖ್ಯೆ: 461/2012

NO. PCB/461/CNP/08/H

H1328

(BY REGD. POST WITH ACK. DUE)

DATED: 9 JAN 2013

(THIS ORDER CONTAINS _____ PAGES INCLUDING ANNEXURES)

To

Mr. M S. Chennappa, Vice President - Strategy,
M/s. Palladium Constructions Pvt. Ltd., and
M/s. Platinum Hospitality Services Pvt. Ltd.
No. 1, Word No. 07, Dr. Rajkumar Road
Opp. to Sheraton Hotel, Rajajinagar,
Bangalore - 560 010.

Sir,

Sub: Modified consent for establishment to construct Residential Apartment with 1034 Units with total built up area 3,87,851.35 Sq.mtrs. at No. 14-1-1 (City Sy. No. 134 and 139), Dr. Rajkumar Road, Rajajinagar, Bangalore by M/s. Palladium Constructions Pvt. Ltd. & M/s. Platinum Hospitality Services Pvt. Ltd.,

Ref: 1. CFE issued by the Board vide No. PCB/461/CNP/08/H-1603 dated 17.01.2009.
2. Modified CFE issued by the Board PCB/461/CNP/08/H-1230 dated 13.02.2012.
3. Application for consent for establishment received at Regional Office, KSPCB, Bangalore City West on 28.11.2012.
4. Inspection of the proposed project site by Officer of the Regional Office, KSPCB, Bangalore City West on 12.12.2012.
5. Proceedings of the consent committee meeting held on 22.12.2012.

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With reference to the above, it is to be informed that this Board hereby withdraws the CFE issued vide ref. (1) & (2) and accords Modified consent for Establishment under the Water (Prevention & Control of Pollution) Act 1974 to construct Residential Apartment with 1034 Units consisting of;

Sl. No.	Description.	No. of Floors.	No. of Units.
1.	Tower-1.	2BF+GF+29 UF	81
2.	Tower-2.	2BF+GF+29 UF	66
3.	Tower-3.	2BF+GF+29 UF	97
4.	Tower-4.	2BF+GF+29 UF	93
5.	Tower-5.	2BF+GF+29 UF	91

A. Aditya Kumar
Senior Environmental Officer (I/c)

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6.	Tower-6.	3BF+GF+30 UF	99
7.	Tower-7.	3BF+GF+30 UF	99
8.	Tower-8.	3BF+GF+31 UF	98
9.	Tower-9.	3BF+GF+31 UF	101
10.	Tower-10.	3BF+GF+30 UF	100
Total			5034 Units.

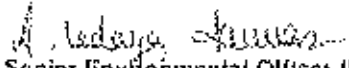
and Club House with total built up area 3,67,661.35 Sq.mtrs. at No. 14-1-1 (City Sy. No. 134 and 138), Dr. Rajkumar Road, Rajajinagar, Bangalore by M/s. Palladium Constructions Pvt. Ltd., & M/s. Platinum Hospitality Services Pvt. Ltd., subject to the following conditions

I. Environmental Aspects and Management during the course of construction:

- a) The height of the building shall be restricted to 99.50 Meters from the ground level.
 - b) The applicant should cover the project site from all sides by raising sufficiently tall barricades with sheets to ensure that pollutants should not spill to the surroundings.
 - c) The applicant shall arrange services like housing facility, water supply, sewage facilities on a temporary basis at construction site and same shall be maintained without any adverse impact on the environment.
 - d) The applicant shall control the movement of vehicles carrying construction materials in order to avoid noise pollution in the surrounding.
1. The validity of this consent for establishment shall be Co-terminous with validity of Environmental clearance to be obtained.
 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 maintain utility services including STP for a minimum period of five years before handing to Owners Association.
 5. The applicant shall obtain NOC from the Board before handing over apartment to Association.

II. WATER CONSUMPTION:

1. The project submitters shall use BWSSB tertiary treated water for construction works.
2. The source of water during operation phase shall be BWSSB and the water consumption shall not exceed 722 KLD. There shall not be drawal of ground water without the permission of CGWA.


Senior Environmental Officer (Hc)

II. WATER POLLUTION CONTROL

4. The quantity of sewage shall not exceed 700 KLD and shall be treated in the separate sewage treatment plant (4 Nos. of STPs) of capacities 150 KLD, 120 KLD, 150 KLD and 140 KLD respectively with the treatment scheme as submitted in the STP proposal to meet the standards stipulated below before using for Urban Reuse viz., landscape irrigation, vehicle washing, toilet flushing building construction use in the publication and commercial air conditioners. The STP shall be designed and provided in compatibility with the STP guidelines published by the Board and shall be provided in modular basis.

Sr. No.	Parameter	Standard
1	pH	6.5
2	BOD ₅ , mg/l	≤ 10
3	Turbidity, NTU	≤ 2
4	E.coli	None

2. Applicant shall add appropriate disinfectant to treated sewage to ensure some residual chlorine, preferably in the range of 1 mg/l. to 3 mg/l.
3. If the treatment plant do not achieve the effluent standards stipulated under conditions (1) above or if it is found to be inadequate, then the applicant shall have to modify the units so as to meet the standards with prior consent of the Board.
4. All the treatment units shall be made impervious and there shall not be any discharge of sewage outside the premises.
5. The applicant shall provide separate energy meter to liquid waste treatment plant and STP and also shall provide flow meters as per Water Cess Act, 1977. A log book of readings shall be maintained.
6. The applicant should make provisions for dual piping system to use the treated sewage water for toilet flushing, gardening and other purposes.

IV. AIR POLLUTION CONTROL:

- 1 The type of emissions, rate of emissions, tolerance limits, stack heights and the air pollution equipments shall be as specified.
- 2 The applicant during construction shall ensure that the Ambient Air Quality in its premises shall conform to the National Ambient Air Quality Standards specified in Environment (Protection) Rules.
- 3 The applicant shall provide acoustic measures to the DG Sets as per SI No. 94 in Schedule-I of Environment (Protection) Rules.
- 4 The applicant shall provide dust suppression systems with water sprinkling system during construction period.

V. NOISE POLLUTION CONTROL:

1. The applicant shall ensure that the ambient noise levels and ambient air quality within its premises during construction and after construction shall not exceed the limits specified in the Environment (Protection) Rules, i.e. 65 dB(A) Leq during day time and 55 dB(A) Leq during night time.

A. Velazquez-Luis
Senior Environmental Officer (Nc)

VI. SOLID WASTE & HAZARDOUS WASTE DISPOSAL:

1. The applicant shall collect, treat and dispose off all solid waste generated during construction i.e. Muck, and Garbage after construction in any or such manner so as not to cause environmental pollution.
2. The applicant shall apply and obtain authorization for management & handling of waste oil under Hazardous Waste (Management & Handling) Rules 1989.
3. The applicant shall convert the garbage into compost by providing in house garbagerorganic converter.

VII. HEALTH & SAFETY:

1. The applicant shall provide all necessary healthcare facilities to workers and shall carry out routine health survey among workers.
2. The applicant shall provide all safety measures including personal protective equipments to workers during construction.

VIII. GENERAL :

1. The applicant shall adhere to the Zonal Regulations norms of competent authority.
2. The applicant shall comply with the provisions of Water (Prevention and Control of Pollution) Cess Act, 1977.
3. The applicant must create structure/facility for rain water harvesting and ground water recharge.
4. The applicant should make provisions for dual piping system to use the treated sewage water for toilet flushing, gardening and other purposes.
5. The applicant shall arrange for alternate power supply to run and operate the essential units of sewage treatment plant, in event of break down of regular supply from Electricity Board.
6. The applicant shall implement the Environmental Management Plan during construction and after construction as given under EIMP report.
7. The applicant shall not change or alter (a) No. of flats (b) building plan (c) the quality, quantity or rate of discharge/ emissions and (d) install/replace/alter the water or air pollution control measures without the prior approval of the Board.
8. The applicant shall immediately report to the Board of any accident or unforeseen act or event resulting in release or discharge of effluents or emissions or solid wastes etc., in excess of the standards stipulated, and the applicant shall immediately take appropriate corrective and preventive actions under intimation.
9. Exact date of commissioning of the sewage treatment plant shall be informed to this Board 45 days in advance so as to make necessary inspection of the plant and the pollution control measures provided by the applicant.
10. The applicant shall appoint a qualified Environmental Engineer/ Scientist for the Management of Environmental aspects and also establish Environmental Cell to oversee the operation of STP.
11. The Board reserves the right to review, impose additional condition or conditions, revoke, change or alter the terms and conditions.


Senior Environmental Officer (NCT)

12. The CEC does not give any right to the Party/Project Authority to forego and relax requirement, which is necessary for setting operation of the project.
13. The applicant is liable to re-estate or restore, damaged or destroyed elements of environment at his cost. In any event, the applicant/occupier as the case may be shall be liable to pay the entire cost of remediation or restoration and pay in advance an amount equal to the cost estimated by Competent Agency or Committee.
14. The Guarantee money deposited towards STP and organic converter shall be returned without any interest only after establishment of STP and organic converter and successful operation other-wise the Guarantee money deposited may be subjected to forfeiture.
15. The project authorities shall dispose scientifically Bio-Medical waste and electronic waste to authorized common disposal facility and authorized recycling facilities and CBMWTF.
16. The project authorities shall adopt green building concept.
17. The project authorities shall establish Environmental Cell during operation phase to comprehensively manage environment related issues.
18. Suitable species shall be selected for greenery and minimum three rows of plant shall be planted along the periphery of the site.
19. The CEC is issued without prejudice to the Court case pending in any Honorable Courts.

Please note that separate consents of the Board for discharge of liquid effluent and the effluents 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 project. 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


Senior Environmental Officer (I/c).

Note: Since the project attracts provisions of EIA Notification issued under the Environment (Protection) Act, 1986, the proponent is advised to obtain Environmental clearance from the competent authority i.e. State/Central Government. No construction work, preliminary or otherwise, relating to the construction of project shall be undertaken till the environmental clearance is obtained from the competent authority.



BANGALORE WATER SUPPLY AND SEWERAGE BOARD

2nd Floor, Carvery Bldg, K.A. Road, Bangalore-560009

No.BWSSB/EC/ACE(M)-I/DE(M)-PTA(M)-I / 792 / 2013-14 Dated: 21/5/2013

To

M/s.Palladium Constructions Pvt Ltd.,
1, Dr.Rajkumar road,
Opp Sheraton Hotel,
Rajajinagar,
Bangalore-10.

Sir,

Sub: Issue of "modified" No Objection Certificate for the proposed residential building at No.1, Industrial Suburb, Ward No.14, Nagajura opp, Vivekananda college, Dr.Rajkumar road, Rajajinagar, Bangalore.

Ref: 1) Requisition letter from M/s.Palladium Constructions Pvt Ltd dt: 4.4.2013.
2) O.N. approved by 'C' dt: 25.05.2013.
5) File No. 883

Preamble: The developers has already paid Rs. 27,09,810/- vide receipt No. 071959 dt: 22.7.2008 vide NOC issued vide No.BWSSB/CE(M)/ACE(M)-I/TA-8/2989/08-09 dt: 22.7.2008. The balance amount to be collected from the developers is Rs. 43,18,562/- (-) Rs. 27,09,810/- = Rs. 16,08,752/-.

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.
- 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) Rain water should not be let into the Board sewer line, which is against to the BWSSB Act.
- 5) The party should not provide sanitary points in cellar or Basement floor.
- 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) The party has to make arrangement for treatment plant for treating the waste water generated in their premises to achieve the standards as per the Annexures-I, II & III are enclosed herewith.
- 10) The applicant should make provisions for dual piping system to distinguish the use of the treated water for 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 earmark the land if required for construction of GLR, Oil, 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 Kulture & 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 cancelled for any reasons.

The proposal consists of 10 residential blocks, 1 Club House building & 1 Guest room block for 1043 flats.

The Developer has paid an amount of Rs.16,08,752/- towards N.O.C charges vide receipt No.0036425 dt: 29.05.2013.

The above NOC file is entered in the Central office register vide No.863.

Note: Water supply to your premises cannot be assured.

Yours faithfully


 Engineer-in-Chief
 BWSSB - 24/5/2013

O.C approved by BIC

ANNEXURE-I

The disposal of trade effluents from Industrial into Beaul's waters shall follow the standards 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 N), mg/l, max	-
6	Biochemical oxygen demand (3 days at 20°C) max (mg/l)	350
7	Chemical oxygen demand, mg/l, 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	Nickel (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

Engineer-in-Chief
BWSSB
20/5/13

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)	200.0
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 - III

Bio-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


 Engineer-in-Chief
 BWSSB
 31/8/13

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 : 25570732
: 22971501
Fax : 22971512

No. GBC(1)190/2011.

S/-06-2013

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

Sr.

Sub: Issue of Revised NOC for the construction of High rise Residential Building with 2 towers i.e., Tower - 1 with 4 Blocks, i.e., Block - 1, 1A, 1B and 1C - Joined together, Tower - 3 with 5 Blocks i.e., Block - 3, 3A, 3E, 3C & 3D-Joined together & a Club house at Property ID No.1, Industrial Suburb, Ward No.67, Nagapura, Dr.Rajkumar road, Bangalore - 10

Ref: 1) This office NOC No.GBC(1)190/2011 dated 25-08-2011.
2) Letter dated 11-01-2013 of The Authorised Signatory, M/s.
Palladium Constructions Pvt. Ltd., No.01, Dr.Rajkumar road, Opp.
Siteraton Hotel, Rajajinagar, Bangalore - 560 010.

In the reference, cited at (1) above, NOC for the construction of High Rise Residential Buildings with 3 Towers i.e. Tower-1 with 2 blocks i.e. Block-1 with ground and 18 upper floors & Block-1a with 2 basements, ground and 18 upper floors joined together with a club house between 2 Blocks, Tower-2 with 2 basements, ground and 25 upper floors and Tower-3 with 5 Blocks i.e. Block-3, 3a & 3b, each with 3 common basements, ground and 30 upper floors & Block 3c & 3d, each with basement, ground and 20 upper floors joined together with a club house between Block-3b & 3c at Property ID.No.14-1-1, No.1, Industrial Suburb, Ward No.14, Nagapura Opp Vivekananda College, Dr.Rajkumar Road, Rajajinagar, Bangalore was issued. Now the applicant, in his letter cited at (2) above, has informed about the change in the plan and requested to issue a revised NOC. Accordingly, the Chief Fire Officer, Bangalore West of this department has inspected the site of High Rise Residential building at Property ID.No.14-1-1, No.1, Industrial Suburb, Ward No.14, Nagapura Opp Vivekananda College, Dr.Rajkumar Road, Rajajinagar, Bangalore on 09-04-2013 with reference to the revised drawings, submitted by the applicant and has furnished the details as follows :-

A. Details of the Premises

01. Address of the premises : Property I.D. No. 14-1-1,
No.1, Industrial Suburb, Ward No.67,
(Old ward No.14),
Nagapura, Dr.Rajkumar road,
Rajajinagar,
Bangalore.
02. Number of buildings. : 2 Towers, i.e., Tower – 1 with 4 Blocks,
i.e., Block – 1, 1 A, 1 B and 1 C-jointed
together and Tower – 3 with 5 Blocks i.e.,
Block – 3, 3 A, 3 B, 3 C and 3 D-jointed
together & a Club house.
03. Number of floors in each :
blocks / buildings.
- Tower – 1
- Block-1 & 1A : 4 common Basements, ground floor and
30 upper floors.
- Block-1B & 1C : 4 common basements, ground and 31
upper floors.
- Tower – 3
(Block – 3, 3A, 3B, 3C & 3D) : 3 Basements, ground floor and 29 upper
floors and Club house : 2 Basements,
ground floor and 2 upper floors.
04. Type of occupancy. : Residential.
05. Floor-wise details of the occupancy :-

TOWER – 1 (Block – 1, 1A, 1B & 1C)

- Basement – 4 : For parking 48 cars.
- Common Basement – 3 : For parking 200 cars.
- Common Basement – 2 : For parking 190 cars & 1 D.G.room.
- Common Basement – 1 : For parking 115 cars.



Block - 1 & 1A

Ground floor	:	2 flats & 2 electrical rooms.
1 st to 23 rd floor	:	8 flats on each floor x 23 floors = 184 flats
24 th floor	:	6 flats.
25 th to 28 th floor	:	8 flats on each floor x 4 floors = 32 flats
29 th & 30 th floor	:	6 flats are duplex type.

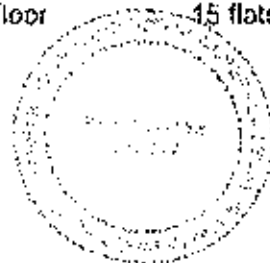
Block - 1B & 1C

Ground floor	:	4 entrance lobbies, 2 electrical rooms and 2 society offices.
1 st to 24 th floor	:	8 flats on each floor x 24 floors = 192 flats
25 th floor	:	6 flats.
26 th to 29 th floor	:	8 flats on each floor x 4 floors = 32 flats.
30 th & 31 st floor	:	6 flats are duplex type.

TOWER - 3 (Block - 3, 3A, 3B, 3C & 3D)

Common Basement - 3	:	For parking 56 cars and a plant room.
Common Basement - 2	:	For parking 385 cars and a pump room.
Common Basement - 1	:	For parking 389 cars and 2 D.G.room.

Ground floor	:	4 flats, 4 guest rooms & 5 electrical rooms.
1 st floor	:	15 flats and 4 guest rooms.
2 nd to 4 th floor	:	15 flats on each floor x 3 floors = 45 flats.
5 th floor	:	16 flats.
6 th to 8 th floor	:	15 flats on each floor x 3 floors = 45 flats.
9 th floor	:	16 flats.
10 th floor	:	15 flats.
11 th & 12 th floor	:	15 flats on each floor x 2 floors = 30 flats
13 th floor	:	17 flats.
14 th to 19 th floor	:	18 flats on each floor x 6 floors = 108 flats.
20 th floor	:	17 flats.
21 st to 27 th floor	:	15 flats on each floor x 7 floors = 105 flats.
28 th & 29 th floor	:	15 flats are duplex type.



03. Height of the buildings.TOWER - 1

Block - 1	: 99.50 Mtrs.
Block - 1A	: 99.50 Mtrs.
Block - 1B	: 102.65 Mtrs.
Block - 1C	: 102.65 Mtrs.

TOWER - 3

Block - 3	: 96.35 Mtrs.
Block - 3A	: 96.35 Mtrs.
Block - 3B	: 96.35 Mtrs.
Block - 3C	: 96.35 Mtrs.
Block - 3D	: 96.35 Mtrs.

Club House

14.90 Mtrs.

7. Site area : 67,488.073 Sq.Mtrs.

8. Built-up area of each floor :-

TOWER - 1				
FLOORS	Block - 1 In Sq.Mtrs.	Block - 1A In Sq.Mtrs.	Block - 1B In Sq.Mtrs.	Block - 1C In Sq.Mtrs.
Common Basement-1	6350.90	-----	-----	-----
Common Basement-2	11920.19	-----	-----	-----
Common Basement -3	11920.19	-----	-----	-----
Basement - 4	7938.07	-----	-----	-----
Ground floor	671.75	671.75	688.90	688.90
1st to 4 th floor [4 typical floors]	759.44 x 4 = <u>3037.76</u>	759.44 x 4 = <u>3037.76</u>	759.44 x 4 = <u>3037.76</u>	759.44 x 4 = <u>3037.76</u>
5 th floor	762.90	763.07	759.44	759.44
6 th floor	759.44	759.44	764.49	764.91
7 th & 8 th floor [2 typical floors]	759.44 x 2 = <u>1518.88</u>	759.44 x 2 = <u>1518.88</u>	759.44 x 2 = <u>1518.88</u>	759.44 x 2 = <u>1518.88</u>
9 th floor	762.90	763.07	759.44	759.44
10 th floor	759.44	759.44	764.48	764.91

11 th & 12 th floor [2 typical floors]	759.44 x 2 = 1518.88	759.44 x 2 = 1518.88	759.44 x 2 = 1518.88	759.44 x 2 = 1518.88
12 th floor	762.90	763.07	760.44	759.44
14 th floor	759.44	759.44	764.49	764.91
15 th & 16 th floor [2 typical floors]	759.44 x 2 = 1518.88	759.44 x 2 = 1518.88	759.44 x 2 = 1518.88	759.44 x 2 = 1518.88
17 th floor	762.90	763.07	759.44	759.44
18 th floor	759.44	759.44	764.49	764.91
19 th floor	759.44	759.44	759.44	759.44
20 th floor	762.90	763.07	760.44	759.44
21 st floor	759.44	759.44	764.49	764.91
22 nd floor	762.90	763.07	759.44	759.44
23 rd floor	759.44	759.44	764.49	764.91
24 th floor	790.13	790.13	759.44	759.44
25 th to 28 th floor [4 typical floors]	790.13 x 4 = 3160.52	790.13 x 4 = 3160.52	790.13 x 4 = 3160.52	790.13 x 4 = 3160.52
29 th floor	800.91	800.91	790.13	790.13
30 th floor	660.66	660.66	800.91	800.91
31 st floor	-----	-----	660.66	660.66
TOTAL	61701.20	23572.87	24357.97	24360.50

TOWER - 3

FLOORS	Block - 3 In Sq.Mtrs.	Block - 3A In Sq.Mtrs.	Block - 3B In Sq.Mtrs.	Block - 3C In Sq.Mtrs.	Block - 3D In Sq.Mtrs.
Common Basement-1	17905.98	-----	-----	-----	-----
Common Basement-2	18272.63	-----	-----	-----	-----
Common Basement -3	4651.97	-----	-----	-----	-----
Ground floor	677.48	658.42	668.37	676.99	664.92
1 st floor	759.44	759.44	775.58	793.02	759.44
2 nd to 4 th floor	759.44 x 3 = 2278.32	759.44 x 3 = 2278.32	759.44 x 3 = 2278.32	759.44 x 3 = 2278.32	759.44 x 3 = 2278.32
5 th floor	763.86	768.67	763.86	763.86	763.65



6 th to 8 th floor	759.44 x 3 = <u>2278.32</u>	759.44 x 3 = <u>2278.32</u>	759.44 x 3 = <u>2278.32</u>	759.44 x 3 = <u>2278.32</u>	759.44 x 3 = <u>2278.32</u>
9 th floor	763.86	763.67	763.86	763.86	763.55
10 th to 12 th floor	759.44 x 3 = <u>2278.32</u>	759.44 x 3 = <u>2278.32</u>	759.44 x 3 = <u>2278.32</u>	759.44 x 3 = <u>2278.32</u>	759.44 x 3 = <u>2278.32</u>
13 th floor	763.86	763.67	763.86	763.86	763.55
14 th to 16 th floor	759.44 x 3 = <u>2278.32</u>	759.44 x 3 = <u>2278.32</u>	759.44 x 3 = <u>2278.32</u>	759.44 x 3 = <u>2278.32</u>	759.44 x 3 = <u>2278.32</u>
17 th floor	763.86	763.67	763.86	763.86	763.55
18 th & 19 th floor	759.44 x 2 = <u>1518.88</u>	759.44 x 2 = <u>1518.88</u>	759.44 x 2 = <u>1518.88</u>	759.44 x 2 = <u>1518.88</u>	759.44 x 2 = <u>1518.88</u>
20 th floor	763.86	763.67	763.86	763.86	763.55
21 st floor	759.44	759.44	759.44	759.44	759.44
22 nd floor	763.86	763.67	763.86	763.86	763.55
23 rd floor	759.44	759.44	759.44	759.44	759.44
24 th to 27 th floor	790.13 x 4 = <u>3160.52</u>	790.13 x 4 = <u>3160.52</u>	790.13 x 4 = <u>3160.52</u>	790.13 x 4 = <u>3160.52</u>	790.13 x 4 = <u>3160.52</u>
28 th floor	800.91	800.91	800.91	800.91	800.91
29 th floor	660.66	660.66	660.66	660.66	660.66
TOTAL	63623.77	22801.01	22800.24	22826.29	22778.79

CLUB HOUSE	
Floors	Area in Sq.Mtrs.
Common S'ment-1	1364.61
Common S'ment - 2	341.07
Ground floor	1217.25
1 st floor	1087.45
2 nd floor	972.09
TOTAL	4982.47



GUEST HOUSE	
Floors	Area in Sq.Mtrs.
Ground floor	255.34
1 st floor	211.26
TOTAL	466.60

09. Total Built up area : 294271.71 Sq.Mtrs.

10. Surrounding of the premises :-

East (Front) : 24.33 Mtrs. wide Dr Rajkumar road.
 West (Rear) : ISKCON temple property.
 North (Side) : Karnataka Construction Corporation Bldg of Basement, Ground & 3 upper floors.
 South (Side) : Service road belongs to BWSSB & pipe line.

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

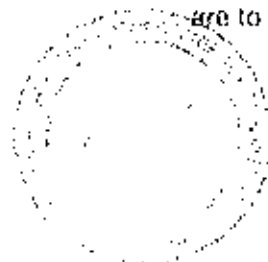
Sl.No.	Details (1)	Existing (2)
01.	Width of the road to which the site abuts and condition of the road (hard surfaced or not)	The premises is abutting 24.33 Mtrs. wide Dr. Raj kumar road located on the eastern side The road is hardened to carry the weight of 45,000 kgs.
02.	Number of entrances & width of each entrances to the site.	Proposed to provide 3 entrances, 2 each of 7.50 Mtrs. & another one of 6.00 Mtrs. from 24.33 Mtrs. wide Dr. Rajkumar road.
03.	Height clearance over entrance	No arch or any obstructions have been proposed over the entrances.



(1)	(2)
04. <u>Width of open space (Setbacks) :-</u>	
<u>TOWER - 1 : (Block-1, 1B, 1A, 1B & 1C-Joined Together)</u>	
South (Front)	: 16.00 Mtrs.
North (Rear)	: Minimum 49.75 Mtrs.
East (Side)	: 23.20 Mtrs.
West (Side)	: 52.12 Mtrs.
<u>TOWER - 3 : (Block-3, 3A, 3B, 3B, 3C & 3D-Joined Together)</u>	
East (Front)	: (Minimum) 48.97 Mtrs.
West (Rear)	: 16.00 Mtrs.
North (Side)	: 16.00 Mtrs.
South (Side)	: 16.00 Mtrs.
05. Arrangement for parking the cars.	Provision has been made to park 48 cars at 4th Basement, 200 cars at 3rd Basement, 190 cars at 2nd Basement & 115 cars at 1st Basement parking area of <u>Tower - 1</u>. 56 cars at 3rd Basement, 385 cars at 2nd Basement, 389 cars at 1st Basement parking area of <u>Tower - 3</u> and 77 cars on the open space available on all the sides of both the buildings. This open space parking shall be after leaving minimum 8.00 Mtrs. wide driveway from the building line. Proposed to provide 3 ramps for each Basement of each tower for the vehicles to reach each Basement parking area and about 30 percent of the 1st Basement of open type where the vehicles can reach the basement directly from the ground level due to the land is natural slope.
06. <u>Number of staircases.</u>	
TOWER-1	: 8 staircases (2 in each block).
TOWER-3	: 10 staircases (2 in each block).



(1)	(2)
07. Location of the staircases.	All the staircases are abutting one of its side to the external wall and are terminated at each floor level. 4 separate staircases in Tower - 1 and 5 separate staircases in Tower - 3 have proposed to provide from ground floor to reach the basement parking area. Further provision has been made to enclose all the staircases at each floor landing of each Tower.
08. <u>Staircase sizes :-</u>	
a) Width of the staircases.	One of 1.50 mtrs & one of 1.00 width in each block.
b) Width of treads.	30 cms.
c) Height of riser.	15.8 cms.
d) Number of riser in the flight	10 riser per flight.
e) Height of the handrails.	1.00 Mtr. As proposed the handrails should be provided at an height of 1.00 Mtr. The gap between 2 verticals should not exceed 15 cms.
f) Head room clearance.	2.40 Mtrs.
09. Travel distance from the farthest point and from the dead end of the corridor to the staircases.	Maximum 31.50 Mtrs. from the farthest point to staircases at Basements. Maximum 29.50 Mtrs. from the farthest point and maximum 7.50 Mtrs. from the dead end of the corridor to the staircases in upper floors of <u>Tower -1</u> and Maximum 30.00 Mtrs. from the farthest point to staircases at the Basement and maximum 29.50 Mtrs. from the farthest point and maximum 6.50 Mtrs. from the dead end of the corridor to the staircases in upper floors in <u>Tower-3</u> . Increased travel distance from the farthest point are acceptable as the entire buildings are to be covered with sprinkler systems.



(1)	(2)
10. <u>Number of lifts and capacity.</u>	
Tower-1	12 Passenger lifts, each of 16 passengers capacity and 4 service lifts, each of 1200 kgs. capacity.
Tower-2	15 Passenger lifts, each of 16 passengers capacity and 5 service lifts, each of 1200 kgs. capacity.

C. While constructing the Building the following fire safety measures should be incorporated.

No.	Details (1)	Existing (2)	Recommendations (3)
01.	Condition of open space.	-----	Out of required and allowed setbacks of minimum 15.00 Mtrs. all around each tower setbacks to an extent of 8.00 Mtrs. from each building line should be with an 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 advantage to the builders and the users to elevate this portion by few inches and even provide for a different colour, so that people are aware that this is emergency route for fire fighting vehicles, ambulances etc. The total setbacks all around shall be at even level without structures and projections upto a height of 5.00 Mtrs. These setbacks shall always kept free from any constructions or utilization like garden, landscaping, parking to an extent of 8.00 Mtrs. from each building line.



(1)	(2)
02. Structural materials	Not indicated RCC material and brick walls of not less than 2 hours fire resistance should be used for the construction of structures. Only fire resistant material or material treated with fire retardant chemicals, should be used for interior decoration work. While attending the interior decoration, fixed fire fighting systems like sprinklers / risers etc., should not be shifted from original location.
03. Design of staircases.	Not indicated All the staircases should be constructed with non-combustible material and should be completely enclosed at each landing to prevent smoke and fire travelling from lower floors to 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 half-an-hour fire resistance capacity. The staircase area should be without glazing or glass brick walls to avoid reflections. Any area of dwelling or storage shouldn't open directly to staircase area.
04. Specification of The lifts	Not indicated The brick walls, enclosing the lift shafts should be of 90 mm thickness and have fire resistance of not less than 2 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 shall



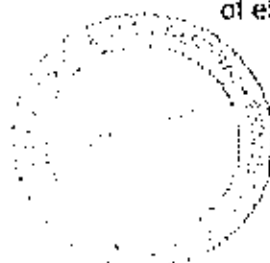
(1)	(2)	(3)
		open into ventilated lobby, having one hour fire resistance. Lift car doors should be of metal finish, operating automatically and should have a fire resistance capacity of 1 hour. Exits from the lift lobby should be through a self closing smoke stopping door of 15 mm thickness, having 1 hour fire resistance. This is to prevent smoke and fire travelling from the lower floors to upper floors. The lift machine rooms should be separate and no other machinery should be installed therein. Each lift should be connected to an alternate source of power (generators). Grounding switches at the ground floor level, to enable the fire and 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-4, shall be terminated at the ground floor level or the lift lobby at the each basement level shall be enclosed and pressurized with positive pressure.
05.	Service ducts / shafts	Service ducts should be enclosed by the walls of 100 mm. thickness to have atleast two hours fire resistance capacity. A vent opening at the top of the service shafts, should be provided between one forth 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 atleast 2 hours fire resistance capacity.



(1)	(2)	(3)
		Water mains, telephone lines, intercom lines or any other services lines should not be laid in the duct, meant for electric cables.
		The inspection panel doors and any other opening to the shafts should be provided with airtight doors of atleast 2 hours fire resistance capacity.
06.	Escape routes	Not indicated.
		Directions 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 should be in luminous paint.

D. The Builder should arrange for following fire fighting & evacuation measures :-

No.	Details (1)	Existing (2)	Recommendations (3)
01.	Electric power supply.		Circuits for water pumps, lifts, staircases lightings and corridor lighting in the Building should be by separate line and independently connected so that they can be operated by one switch installed at the ground floor. Dual operated switches should be installed in the service room for terminating the standby power supply. As proposed 8 generators, 2 each of 1010 KVA capacity at 2nd Basement of Tower-1, 3 each of 750 KVA capacity, 2 each of 1250 KVA capacity & 1 of 500 KVA capacity at 2nd Basement of Tower-3 shall be installed to supply alternate power for staircase lighting, corridor etc; in the event of failure of electricity supply in the buildings.



	(1)	(2)	(3)
02	Wet riser cum down-comer system	Proposed to provide 9 wet riser-cum-down comer systems, (4 in tower-1 & 5 in Tower-3).	As proposed 9 wet-riser cum down-comer systems (4 in Tower-1 & 5 in Tower-3), near the staircases shall be provided. Each riser should be of 150 mm internal diameter and of G.I.'C' class pipe. From each riser double headed hydrant outlets shall be provided at each landing. An hose reel hose of minimum 19 mm size and 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. At least 2 external hydrants at a suitable location with adequate space between them should also be provided from each system. Adequate BIS 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 2 fire service inlets to boost the water in the wet-riser directly from the mobile pump should also be provided

Each wet-riser system should be connected to an overhead tank of 25,000 ltrs. capacity and an underground tank of 1,00,000 ltrs. capacity, 2 Nos. of electrically driven pumps and one diesel driven pump, each capable of delivering 2280 ltrs. of water per minute at 0.3 N / mm² pressure and a jockey pump of 180 LPM capacity shall be installed near each combined underground tank at the rate of 1 set of pumps for every 4 risers. The impeller of all the pumps should be made of bronze.



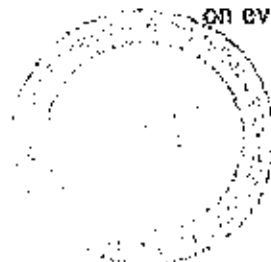
	(1)	(2)	(3)
03.	Manually operated fire alarm system	Proposed to provide manually operated electric fire alarm system with call boxes near the staircases landings.	Manually operated electrical fire alarm should be installed with call boxes located near each staircase landing of each building. The call boxes should be of 'break glass' type, where the calls will be transmitted automatically to the control room when the glass of system is broken. This system should also be connected to alternate source of power supply (generator). The call boxes should be so installed that their locating can be easily noticed from either direction and should be at an height of 1.00 Mtr. from the floor level at each floor.
04.	Automatic fire detection system.	Proposed to provide automatic fire detection system with 2 smoke detectors at each basement parking area, 2 smoke detector heads and 6 heat detector heads at ground floor, 26 smoke detector heads and 4 heat detector heads at each floor i.e. from 1 st floor to 29 th floor, 18 smoke detector heads and 2 heat detector heads at 30 th floor and 23 smoke detector heads and 3 heat detector heads at 31 st floor of Tower-1 and 4 smoke detector heads at Basement-3 parking area, 10 smoke detector heads and 2 heat detector heads at Basement-2 parking area.	As proposed automatic fire detection system shall be provided with its 'console' at the ground floor level.



(1)	(2)	(3)
	10 smoke detector heads and 12 heat detector heads Basement-1 parking area, 130 smoke detector heads and 20 heat detector heads at each floor i.e. from 1st floor to 29th floor of Tower-3.	
05. Automatic sprinkler system.	Proposed to provide automatic sprinkler System with 577 sprinkler heads at Basement-4, 935 sprinkler heads at basement-3, 961 sprinkler heads at Basement-2, 577 sprinkler heads at Basement-1, 64 sprinkler heads at ground floor, 140 sprinkler heads on each floor from 1st floor to 29th floor, 48 sprinkler heads at 30th floor and 68 sprinkler heads at 31st floor of <u>Tower - 1</u>, 342 sprinkler heads at Basement-3, 1372 sprinkler heads at basement-2, 1267 sprinkler heads at Basement-1,	Adequate. Separate water and pump for sprinkler system to use 10% of sprinkler for about 30 minutes shall be provided in this building.



(1)	(2)	(3)
	196 sprinkler heads at ground floor, 195 sprinkler heads at 1st floor, 175 sprinkler heads on each floor from 2nd floor to 27th floor, 145 sprinkler heads at 28th floor and 195 sprinkler heads at 29th floor of <u>Tower ~ 3.</u>	
06.	Public address system.	Proposed to provide PA system with 2 way communication facility. As proposed public address system with 2 way communication facility should be provided at each floor near each staircase landing with its 'console' at control room located on ground floor of the building.
07	Portable fire extinguishers	Proposed to provide suitable fire extinguishers as per the requirement. a) 1 ABC fire extinguisher of 5 kgs. cap. should be provided for every 8 car at basements, ground floor parking areas and also on the setback parking areas. b) 1 ABC fire extinguisher of 5 kgs. capacity should be provided near the entrance to each main switch board room and inside each lift machine room. c) 1 ABC type fire extinguisher of 5 kgs. capacity should be provided near the entrance to each D.G. room and near the transformers if installed. d) 1 ABC fire extinguisher of 5 kgs. capacity should be kept near each staircase landing on every floor.



(1)	(2)	(3)
		e) Scale of suitable extinguisher for shopping and office area shall be obtained from the department after finalizing the usage of each area. f) All extinguishers suggested above should be with BIS markings and should be located at an easily accessible position without obstructing the normal passage
08.	Fire safety	A fire safety plan for preventing and extinguishing any accidental fire in each 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 General, Karnataka Fire and Emergency Services. The fire safety plan, so approved, should contain the telephone numbers of the nearest fire control ie; 101, 22971500, 22971550 and 22971600. The plan should be distributed to all the occupants employees in the building and should be displayed on every floor. A Fire command station should be established in the lobby of each Building on the entrance floor and such command station should be adequate illuminated. The main control of the public address system and fire alarm system should be at the fire command station.



(1)	(2)	(3)
		A Fire safety Director should be nominated for each 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 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 and Emergency Services Department.
09. Assembly area.	Not indicated.	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 the evacuation during the practice drill and in an emergency in each building.
10. Helipad	---	Helipad on the terrace of each block of each tower has to be provided with all fire prevention and fire fighting measures as per the specifications.
11. Training	-----	40% of the occupants should be got trained in fire prevention and fire fighting and evacuation measures at R.A.Mundkur Fire and Emergency Services Academy, Bannerghatta road, Bangalore within 6 months from the date of occupation of each Building.



(1)	(2)	(3)
		For this purpose before approaching the Department for the final clearance certificate, the applicant should give an undertaking in the form of an affidavit regarding maintenance of the prevention fire fighting measures suggested above and arranging training of 40% of 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 and Emergency Services and without taking clearance.
6. The occupancy certificate should not be issued without obtaining the clearance certificate from the Fire & Emergency Services department as per clause 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.



Subject to the strict adherence to the conditions laid down as above, issue of licence for the construction of High Rise Residential Building with 2 tower i.e., Tower - 1 & 3 Tower - 1 having 4 Blocks i.e., Block - 1, 1A, 1B and 1C - Joined together having 4 common Basements, ground floor and 29 upper floors and Tower - 3 having 5 Blocks i.e. Block - 3, 3A, 3B, 3C & 3D - Joined together having 3 common Basements, Ground floor and 31 upper floors and a Club house of 2 Basements, Ground floor and 2 upper floors at Property ID No.1, Industrial Suburb, Ward No.67, Nagapura, Dr.Rajkumar Road, Bangalore may please be considered. The NOC, issued on 25-08-2011, shall be treated as cancelled

Yours faithfully



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

Copy to :

1. The Authorized Signatory, M/s. Palladium Constructions Pvt. Ltd., No.1, Dr. Rajkumar road, Opp. Sheraton Hotel, Rajajinagar, Bangalore - 560 010.
2. The Chief Fire Officer, Bangalore West.

No. SEIAA: 220: CON: 2012
STATE LEVEL ENVIRONMENT IMPACT ASSESSMENT
AUTHORITY, KARNATAKA

(Constituted by Ministry of Environment & Forests, Government of India)

Department of Ecology and Environment
Room No.708, 7th Floor, IV-Gate,
M.S. Building, Bangalore-560 003,
Date: 8th August 2013.

To,

M/s. Palladium Construction Pvt. Ltd. &
M/s. Platinum Spaces Pvt. Ltd.,
No. 1, Ward No. 67, Opp: Vivekananda College,
Dr. Rajkumar Road, Industrial Suburb,
Nagapura, 1st Block, Rajajinagar,
Bangalore - 560 010.

☎ : + 91 - 80 - 3359 0600

☎ : + 91 - 80 - 3353 0799

✉ : info@phoenixresidences.in

🌐 : www.onebangalorewest.in

Sir,

Sub: Expansion of Residential Apartment Project at Property
LD. No. 14-1-1, No. 1, Industrial Suburb, Ward No. 14,
Nagapura. Opposite to Vivekananda College,
Dr. Rajkumar Road, Rajajinagar, Bangalore by
M/s. Palladium Construction Pvt. Ltd. & M/s. Platinum
Spaces Pvt. Ltd - issue of Environment Clearance -reg.

This has reference to your application dated 26.11.2012 addressed to SEIAA, Karnataka and subsequent letters addressed to SEIAA/SEAC Karnataka furnishing further information/seeking prior environmental clearance for the above project under the EIA Notification, 2006. The proposal has been appraised as per the prescribed procedure in light of the provisions under the EIA Notification, 2006 on the basis of the mandatory documents enclosed with the application viz., the Form 1, Form 1A, conceptual plans and the additional clarifications furnished in response to the observations of the SEAC, Karnataka.

It is inter-alia noted that Environmental Clearance has been issued by SEIAA, Karnataka to this project vide letter No. SEIAA 152 CON 2011 dated 19th May 2012 for construction of residential apartment project on a plot area of 67,726.32 Sqm (Net Plot Area: 27,119.828 Sqm). The project was approved for a built up area of 1,37,175.64 Sqm with 518 units in 5 blocks (3, 3a, 3b, 3c, 3d) and 2 club houses (1&2). Block 3, 3a, & 3b consisting of 3B+G+30 UF, Block 3c & 3d consisting of B+G+20 UF and club houses 1 & 2

consisting of GF & GF + 1 UF respectively. The total parking space approved was for 1,143 cars. The total water consumption proposed was 364 KLD and a STP of capacity 200 KLD & 125 KLD was proposed.

It is, inter-alia, noted that the proposed expansion of residential apartment on a plot area of 67,488.073 Sq. m. The total built up area is 4,23,716.34 Sqm. inclusive of the proposed expansion of 2,86,540.7 Sqm. The proposed building under expansion consists of 1034 units inclusive the addition of 516 units and 9 guest rooms in 10 Blocks. Block - 1 with 3B + G + 30UF, Block - 1a with 4B + G + 30UF, Block - 1b with 3B + G + 31UF, Block - 1c with 3B + G + 31UF, Block - 2 with 4B + G + 31UF, Block - 3 & 3a with 3B + G + 29UF, Block - 3b, 3c & 3d with 2B + G + 29UF, Club House with 2B + G + 2UF and Guest Room with G + 1 Floor. Total parking space proposed is for 2562 cars and 368 two wheelers cars inclusive of facility for 1417 cars. Total water consumption is 735 KLD. The total wastewater discharge is 646 KLD. It is proposed to construct Sewage Treatment Plant with a total capacity of 700 KLD (180 KLD + 140 KLD + 120 KLD + 260 KLD). The project cost of the proposed expansion is Rs. 1670 Crores.

The project proposal has been considered by SEAC and ToRs were issued on 8th February 2013 for conducting Environment Impact Assessment Study. EIA has been conducted by M/s. Environmental Health & Safety Consultants Pvt. Ltd., #13/2, 1st Main, Near Fire Station, Industrial Area, Rajajinagar, Bangalore - 560 010 who is NABET, QCI accredited.

Based on the information submitted by you, presentation made by you and consultant, M/s. Environmental Health & Safety Consultants Pvt. Ltd., #13/2, 1st Main, Near Fire Station, Industrial Area, Rajajinagar, Bangalore - 560 010, the State Level Expert Appraisal Committee (SEAC) examined the expansion proposal in the meetings held on 18th & 19th January, 2013 and 19th & 20th July 2013 and has recommended for issue of Environmental Clearance.

The SEIAA Karnataka after due consideration of the relevant documents submitted by the project proponent, additional clarifications furnished in response to its observations and the recommendation of the SEAC have in its meeting held on 5th August 2013 and accorded revised environmental clearance as per the provisions of Environmental Impact Assessment Notification-2006 and its subsequent amendments, subject to strict compliance of the terms and conditions as follows: -

Part A- SPECIFIC CONDITIONS

I. Construction Phase

1. Set up an environment management cell and ensure that the cell manages / maintains all the environmental aspects such as sewage treatment, solid waste disposal, maintenance of green belt areas, etc., and in case the commercial space is sold / leased, then enter into an agreement with the prospective buyers to ensure

- that they maintain the cell and take care of all environment concerns during the operation phase of the project. In addition, sufficient fees should be levied so as to raise a corpus fund to maintain the Environment cell
2. Appoint an Environment and safety engineer during the construction phase to take care of environment and safety aspects
 3. The project proponent should ensure that during the construction phase utmost care is taken to ensure that there is no noise nuisance, no air and water pollution and no disturbance to the nearby inhabitants. In case of violation, the project construction activity may have to be directed to be stopped.
 4. The project proponent should cover the project site from all sides by raising sufficiently tall barricades with sheets to ensure that pollutants do not spill to the surroundings.
 5. Provide at the main entrances ball gates, which are located at least 12' inside the boundary of the project to enable smooth flow of traffic on the main road leading to the entrance.
 6. All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase. Sufficient number of toilets/bathrooms shall be provided with required mobile toilets, mobile STP for construction work force.
 7. A First Aid Room should be provided in the Project both during construction and operation of the project.
 8. Adequate drinking water and sanitary facilities should be provided for construction workers at the site. The safe disposal of wastewater and solid wastes generated during the construction phase should be ensured.
 9. Provision shall be made for the housing of construction labourers within the site with all necessary infrastructures. The housing may be in the form of temporary structures to be removed after the completion of the project. The facilities shall include the crèche.
 10. Provision should be made for the supply of fuel (kerosene or cooking gas); utensils such as pressure cookers etc. to the labourers during construction phase.
 11. All the labourers to be engaged for construction should be screened for health and adequately treated before engaging them to work at the site and detailed report submitted to SEIAA. Safety standards as per National Building Code (NBC) should be ensured.
 12. For dis-infection of wastewater which is not meant for recycling for toilet flushing, use ultra violet radiation and not chlorination. For treated wastewater meant for reuse for toilet flushing, disinfect by using chlorination.
 13. All the topsoil excavated during construction activities should be stored for use in horticulture / landscape development within the project site.
 14. Disposal of muck, construction debris during construction phase should not create any adverse effect on the neighbouring communities and be disposed taking the necessary precautions for general safety and health aspects of people, only in approved sites with the approval of competent authority.

15. Soil and ground water samples should be tested at the project site during the construction phase to ascertain that there is no threat to ground water quality by leaching of heavy metals and/or other toxic contaminants and report submitted to SEAAA.
16. Construction spoils, including bituminous material and other hazardous materials, must not be allowed to contaminate watercourses and the dumpsites for such material must be secured so that they should not leach into the ground water.
17. The diesel generator sets to be used during construction phase should be of low sulphur diesel type and should conform to E (P) Rules prescribed for air and noise emission standards.
18. Vehicles hired for bringing construction material to the site should be in good condition and should conform to the applicable air and noise emission standards and should be operated only during non-peak hours.
19. Ambient noise levels should conform to the residential standards both during day and night. Incremental pollution loads on the ambient air and noise quality should be closely monitored during construction phase. Adequate measures to reduce air and noise pollution during construction keeping in mind CPCB norms on noise limits.
20. Fly ash should be used as building material in the construction as per the provisions of Fly Ash Notification of September 1999 and amended as on August 2003.
21. Ready mixed concrete must be used in building construction.
22. Storm water control and its re-use as per CGWB and BIS standards for various applications.
23. Water demand during construction should be reduced by use of pre-mixed concrete, curing agents and other best practices and only tertiary treated water shall be used for construction as per G.O. No. 1433 188 ENV 2003 dated 14.08.2003.
24. No ground water is to be drawn without permission from the Central Ground Water Authority.
25. Separation of grey and black water should be done by the use of dual plumbing line for separation of grey and black water.
26. Treatment of 100% grey water by decentralized treatment should be done.
27. Fixtures for showers, toilet flushing and drinking should be of low flow either by use of aerators or pressure reducing devices or sensor based control.
28. Use of glass shall not exceed 40% of exposed area to reduce the electricity consumption and load on air conditioning. If necessary, use high quality double glass with special reflective coating in windows.
29. The provision of Energy Conservation Building code, 2007 shall be fully complied with.
30. Roof should meet prescriptive requirement as per Energy Conservation Building Code, 2007 by using appropriate thermal insulation material.
31. Opaque wall should meet prescriptive requirement as per Energy Conservation Building Code, 2007 which is proposed to be mandatory for all air conditioned

- spaces while it is optional for non-air conditioned spaces by use of appropriate thermal insulation material to fulfil requirement.
32. Facilities such as ramps and separate parking shall be provided for the benefit of physically challenged.
33. The project shall be made operational only after necessary infrastructure/connection for water supply and sewerage line is provided and commissioned by the Competent Authorities.
34. The project authority shall maintain and operate the common infrastructure facilities created including STP and solid waste management facility for a period of at least 5 years after commissioning the project.
35. The project authority shall incorporate a suitable condition in the Sale Agreement/Deed to be made with the buyers that the occupier/buyer holds the responsibilities jointly with other users to maintain common infrastructure facilities created including STP and solid waste management facility.
36. The Proponent shall obtain the construction material such as stones and jelly etc. only from the approved quarries and other construction material shall also be procured from the authorized agencies/traders.
37. The proponent shall obtain approval from the competent authorities for structural safety of the building due to earthquake, adequacy of fire fighting equipment etc. as per the National Building Code (NBC) including protection measures for lightening etc.
38. The project authorities shall ensure that no water bodies are polluted due to project activities.
39. Safety standards as per National Building Code (NBC), 2005 should be followed and ensured.
40. The project Authorities shall ensure that the National Building Code, 2005 is fully complied with and adhered to.
41. The project authorities shall not use Kharab land if any for any purpose and keep available to the general public duly displaying a board as public property. No structure of any kind be put up in the Kharab land and shall be afforested and maintained as green belt only.
42. The proponent shall ensure that maximum height of the building does not exceed 108 meters and minimum width of the road abutting the project site is 31 meters as committed vide letter dated 02.04.2013 and the construction shall be in conformity with the O.M. No.21-270/2208-1A.III dated 07.02.2012 issued by the Ministry of Environment and Forests, Government of India.
43. The project authority shall obtain NOC before commencement of the construction activity and clearance after the completion of the construction from the Fire and Emergency Services Department.
44. The project Authorities shall ensure the time specification prescribed by the Honourable High Court of Karnataka in WP. No. 1958/2011 (LB - RES - PIL) on 04.12.2012 for different activities involved in construction work.
45. The Authority noted that the proponent has already donated Rs. 50.0 Lakhs to Shree Lakshmi Institute for Women and Rural Development, "Srinivas",

Koppalake, Dharwad - 580 006 towards the corporate social commitment made vide letter dated 08.08.2013 as committed and report is submitted to the Authority.

II. Operation Phase.

1. The installation of the Sewage Treatment Plant (STP) of total capacity 700 KLD (180 KLD + 140 KLD + 120 KLD + 260 KLD) should be carried out before the construction of the second floor of the main structure is commenced and the plant shall be got certified by an independent expert and a report in this regard should be submitted to the SEIAA immediately. Discharge of treated sewage shall conform to the norms & standards of the Karnataka State Pollution Control Board. Treated sewage should be used for flushing, gardening, etc. as proposed.
2. Rainwater harvesting for roof run-off with 40 cum capacity tank at ground level for rainwater collection and also surface run-off harvesting as per the plan submitted should be implemented with 25 recharge pits and pre-treatment must be done to remove suspended matter, oil and grease before recharging the surface run off.
3. Ensure that the excess runoff rainwater from the greenbelt area, which is irrigated by treated water, does not get into recharge pits and contaminate the ground water. Such excess flow should be safely let in to the storm water drains.
4. The solid waste generated should be properly collected and segregated in situ. The Biodegradable organic waste be composted by installing bio-converter in site and used. The non-biodegradable waste be disposed to the authorized recyclers.
5. Any hazardous waste including biomedical waste should be disposed-off as per the applicable Rules and norms with necessary approvals of the Karnataka State Pollution Control Board.
6. As agreed to by the project proponent, develop a minimum of 33 % of the project area i.e., minimum 21,444 Sqm area for green belt and plant with heavy foliage indigenous tree species such as Mahagoni, Honge, Neem, Akashi Mallige, Kadamba, Jicus and Ashoka, etc at an espacement of 3 mts x 3 mts i.e. 1111 plants/hectare.

The green belt design along the periphery of the plot shall achieve attenuation factor conforming to the day and night noise standards prescribed for residential land use. The open spaces inside the plot should be suitably landscaped and covered with vegetation of indigenous variety.

7. Incremental pollution loads on the ambient air quality; noise and water quality should be periodically monitored after commissioning of the project.
8. Application of solar energy should be incorporated for illumination of common areas, lighting for gardens and street lighting in addition to provision for solar water heating. A hybrid system or fully solar system for the complex should be provided. Details in this regard should be submitted to the SEIAA.

9. Traffic congestion near the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
10. A Report on the energy conservation measures conforming to energy conservation norms finalized by the Bureau of Energy Efficiency should be prepared incorporating details about building materials & technology, R & U Factors etc and submit to the SEIAA in three months time
11. All toilets should have dual plumbing line and no wastewater is discharged from the unit.
12. The Environment Management Plan including the human health and Safety management plan and Fire Safety and Protection plan proposed by the proponent shall be strictly implemented
13. The proponent shall have D.G Set of 5 X 1010 KVA, 3 X 1250 KVA, 4 X 750 KVA and 1 X 500 KVA as an alternate power supply source as proposed.

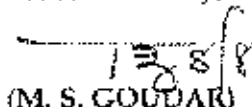
PART - B. GENERAL CONDITIONS:

1. The Environmental safeguards contained in the application should be implemented in letter and spirit.
2. All commitments made by the proponents in their application, and subsequent letters addressed to the SEAC/SEIAA should be accomplished before the construction work of the project is completed.
3. Half yearly monitoring reports should be submitted to the SEIAA and the Regional Office, MoEF, Bangalore.
4. Officials from the Department of Environment and Ecology, Bangalore / Regional Office of MoEF, Bangalore who would be monitoring the implementation of Environmental safeguards should be given full cooperation, facilities and documents / data by the project proponents during their inspection. A complete set of all the documents submitted to MoEF / SEIAA should be forwarded to the CCF, Regional Office of MoEF, Bangalore / Department of Environment and Ecology, Bangalore.
5. In the case of any change(s) in the scope of the project, the project would require a fresh appraisal by this Authority.
6. Concealing factual data or submission of false/fabricated data and failure to comply with any of the conditions mentioned above may result in withdrawal of this clearance and attract action under the provisions of Environmental (Protection) Act, 1986.
7. The Authority reserves the right to add additional safeguard measures subsequently, if found necessary, and to take action including revoking of the environmental clearance under the provisions of the Environment (Protection) Act, 1986, to ensure effective implementation of the suggested safeguard measures in a time bound and satisfactory manner.
8. All other statutory clearances such as the approvals for storage of diesel from Chief Controller of Explosives, Fire Department, Civil Aviation Department,

Forest Conservation Act, 1980 and Wildlife (Protection) Act, 1972 etc. shall be obtained, as applicable by project proponents from the competent authorities.

9. The project proponent should advertise in at least two local Newspapers widely circulated in the region, one of which shall be in the vernacular language informing that the project has been accorded Environmental Clearance and copies of clearance letters are available with the Karnataka State Pollution Control Board and may also be seen on the website of the Environment and Ecology Department at <http://www.seiaa.kar.nic.in>. The advertisement should be made within 7 days from the day of issue of the clearance letter and a copy of the same should be forwarded to the Regional Office of the MoEF at Bangalore/ Department of Environment and Ecology, Bangalore.
10. The project proponent should display the conditions prominently at the entrance of the project on a suitable size board for the information of the public.
11. Any appeal against this environmental clearance shall lie with the National Green Tribunal, if preferred, within a period of 30 days as prescribed under Section 16 of the National Green Tribunal Act, 2010.
12. These stipulations would be enforced among others under the provisions of Water (Prevention and Control of Pollution) Act, 1974, the Air (Prevention and Control of Pollution) act 1981, the Environment (Protection) Act, 1986, the Public Liability (Insurance) Act, 1991 and EIA Notification, 2006.
13. Under the provisions of Environment (Protection) Act, 1986, legal action shall be initiated against the project proponent if it is found that construction of the project has been started without obtaining environmental clearance.
14. The issuance of Environment Clearance doesn't confer any right to the project proponent to operate/run the project without obtaining Statutory clearances/sanctions from all other concerned authorities.

Yours faithfully,


 (M. S. GOUDAR)
 Member Secretary,
 SEHAA.

Copy to:

1. The Secretary, Ministry of Environment & Forests, Government of India, Paryavaran Bhavan, CGO Complex, Lodi Road, New Delhi - 110 003.
2. The Commissioner, Bruhat Bengaluru Mahanagara Palike (BBMP), Narsimharaj Circle, Bengaluru - 560 002.
3. The Member Secretary, Karnataka State Pollution Control Board, Bangalore.
4. The CCF, Regional Office, Ministry of Environment & Forests (SZ), Kendriya Sadan, IV Floor, E & F wings, 17th Main Road, Koramangala II Block, Bangalore - 560 034.
5. Guard File.



ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ
Bangalore Development Authority

000030

ಸಂಖ್ಯೆ:ಬೆಂ.ಪ್ರಾ./ನಯೋಸ/ಡಿ.ಪಿ-22/2011-12/ 67488 /2013-14.
No. :

ದಿನಾಂಕ :
Date : 11-3-14

ಪುನರ್ ಮಾರ್ಪಡಿತ ಕಾರ್ಯಾದೇಶ

ವಿಷಯ:- ಬೆಂಗಳೂರು ಇಂಟರ್ನ್ಯಾಲ್ ಸೆಬರ್ಬ್ ಪಾಲಿಷರ್ ವಾರ್ಡ್ ನಂ. 14, ಅಸ್ತಿ ಸಂಖ್ಯೆ:01 ಬಲ್ಲಿನ 16ಎ-27.06(ಉಂಟೆ (67488 07 ಚ.ಮೀ.) ಫಿನ್ಯಾನ್ಸದ ಪ್ರದೇಶದಲ್ಲಿ ಪುನರ್ ಮಾರ್ಪಡಿತ ವಸತಿ ಅಭಿವೃದ್ಧಿ ಯೋಜನಾ ನಕ್ಷೆಯನ್ನು ಮೆ ಪಲ್ಲಾಡಿಯಂ ಕನ್ ಸ್ಟ್ರಕ್ಷನ್ಸ್ ಪ್ರೈ. ಲಿ. ಮತ್ತು ಪ್ರಾಚೀನ ಸ್ಕೇಪ್ಸ್ ಪ್ರೈ. ಲಿ. ರವರು ಅನುಮೋದಿಸಿಕೊಡುವಂತೆ ಕೋರಿರುವ ಬಗ್ಗೆ. (Formerly known as ಮೆ. ಪಲ್ಲಾಡಿಯಂ ಕನ್ಸ್ಟ್ರಕ್ಷನ್ಸ್ ಪ್ರೈ. ಲಿ., ಮತ್ತು ಪ್ರಾಚೀನ ಹಾಸ್ಪಿಟಾಲಿಟಿ ಸರ್ವಿಸಸ್ ಪ್ರೈ. ಲಿ.)

ಉಲ್ಲೇಖ

1. ತಮ್ಮ ಅರ್ಜಿ ದಿನಾಂಕ 20.06.2011.
2. ಪ್ರಾಧಿಕಾರದ ಸಮಿತಿ ಸಭೆಯ ವಿಷಯ ಸಂಖ್ಯೆ 190/2011, ದಿನಾಂಕ 08.09.2011.
ಪ್ರಾಧಿಕಾರದ ಸಮಿತಿ ಸಭೆಯ ವಿಷಯ ಸಂಖ್ಯೆ 217/2011, ದಿನಾಂಕ 04.10.2011.
ಪ್ರಾಧಿಕಾರದ ಸಮಿತಿ ಸಭೆಯ ವಿಷಯ ಸಂಖ್ಯೆ 232/2011, ದಿನಾಂಕ 13.12.2011
3. ಈ ಕಛೇರಿ ಪತ್ರ ಸಂಖ್ಯೆ ಬೆಂ.ಪ್ರಾ./ನಯೋಸ/ಡಿ.ಪಿ-22/6890/ 2011-12, ದಿನಾಂಕ 30.03.2012 ರಂದು ಕಾರ್ಯಾದೇಶ ನೀಡಿರುವುದು.
4. ತಮ್ಮ ಅರ್ಜಿ ದಿನಾಂಕ 16.01.2013.
5. ಪ್ರಾಧಿಕಾರದ ಸನ್ನಿವೇಶ ಉಪಸಮಿತಿ ಸಭೆಯ ಲೆಠಾವು ಸಂಖ್ಯೆ 207/2014, ದಿನಾಂಕ 09.01.2014.
6. ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರದ ಸಮಿತಿ ಸಭೆಯ ಲೆಠಾವು ಸಂಖ್ಯೆ 04/2014, ದಿನಾಂಕ 31.01.2014.
7. ಈ ಕಛೇರಿಯ ಪತ್ರ ಸಂಖ್ಯೆ: ಬೆಂ.ಪ್ರಾ./ನಯೋಸ/ಡಿ.ಪಿ-22/11-12/6349/2013-14, ದಿನಾಂಕ 10.02.2014 ರಂದು ಪುನರ್ ಮಾರ್ಪಡಿತ ವಸತಿ ಅಭಿವೃದ್ಧಿ ಯೋಜನೆ ನಕ್ಷೆ ಅನುಮೋದನೆ ಸಂಬಂಧ ಪರಿಶೀಲನಾ ಶುಲ್ಕಗಳಾದ ₹. 17,01,450/- ಅನ್ನು ಪ್ರಾಧಿಕಾರಕ್ಕೆ ಪಾವತಿಸುವಂತೆ ತಿಳಿಸಿರುವುದು.
8. ಅರ್ಜಿದಾರರು ದಿನಾಂಕ 12.02.2014 ರಂದು ಕನರಾ ಬ್ಯಾಂಕ್ ಚಲನ್ ನಂ. 22417 ರ ಮೂಲಕ ₹. 17,01,450/- ಗಳನ್ನು ಪ್ರಾಧಿಕಾರಕ್ಕೆ ಸಂದಾಯ ಮಾಡಿದ್ದು, ಇದನ್ನು ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರದ ಅಧಿಕರ ವಿಭಾಗದವರು ದಿನಾಂಕ 14.02.2014 ರಂದು ಪಡೆ ಸಂದಾಯವಾದ ಬಗ್ಗೆ ದೃಢೀಕರಿಸಿರುವುದು.

ಟಿ. ಚೌದ್ವಾನ್ ರಸ್ತೆ, ಕುಮಾರ ಪಾರ್ಕ್ ಪಕ್ಕ, ಬೆಂಗಳೂರು - 560 020

T. Chowdiah Road, Kumarapark West, Bangalore - 560 020. Facsimile : 2334 5799, E-mail : bda@vsnl.com

9. ಈ ಕಠೋರಿಯ ಅನೌಪಚಾರಿಕ ಬಿಡ್ಡಣಿ ಸಂಖ್ಯೆ-ವಿವರವ್ಯಾ/ಸೂಚನಾ/DLP- 22/11-12/ 6458/2013-14, ದಿನಾಂಕ 18.02.2014 ರಂತೆ ಪುನರ್ ಮಾಹಾಡಿತ ವಸತಿ ಅಭಿವೃದ್ಧಿ ಯೋಜನಾ ಸಕ್ರಿಯತೆ ಉದ್ಘಾಟನಾ ಮತ್ತು ಬಯಲು ಜಾಗ ಪ್ರದೇಶಗಳನ್ನು ನೋಂದಾಯಿತ ಹರಿತ್ಕಾಜನಾ ಪತ್ರದ ಹೊರತೆ ಉದ್ಘಾಟಿಸಿಕೊಳ್ಳಲು ಕಾರ್ಯಪಾಲಕ ಅಧೀನಪಡಿಸಿದ [ಹಕ್ಕಿಮ] ವಿಭಾಗದವರಿಗೆ ತಿಳಿಸಿರುವುದು.
10. ಕಾರ್ಯಪಾಲಕ ಅಧೀನಪಡಿಸಿದ [ಹಕ್ಕಿಮ] ಬೆಂಚವ್ಯಾ ಇವರು ದಿನಾಂಕ 25.02.2014 ರಂದು ನೋಂದಾಯಿತ ಹರಿತ್ಕಾಜನಾ ಪತ್ರದ ಹೊರತೆ ಉದ್ಘಾಟನಾ ಮತ್ತು ಬಯಲು ಜಾಗ ಪ್ರದೇಶಗಳನ್ನು ಹ್ಯಾಂಡಿಕಾರಕ್ಕೆ ಹಸ್ತಾಂತರಿಸಿ ಕೊಂಡಿರುವುದು.
11. ಕಾಡೇರಿ ನೀರಿನ ಕರ, ವರ್ತುಲ ರಸ್ತೆ ಮೇಲಿನ ಕಾಗೂ MRTS ಕರಗಳನ್ನು ಪಾವತಿಸುವ ಸಂಬಂಧ ಸರ್ಕಾರದ ಅಂತಿಮ ತೀರ್ಮಾನಕ್ಕೆ ಬೃಂದಿಸುವುದಾಗಿ ಘಾಟಾ ಕಾಗಡದಲ್ಲಿ ನೋಟರಿಯವರಿಂದ ದೃಢೀಕರಿಸಿದ ಪ್ರಮಾಣ ಪತ್ರವನ್ನು ದಿನಾಂಕ 03.03.2014 ರಂದು ಸಲ್ಲಿಸಿರುವುದು.

ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರದ ಸಮಿತಿ ಸಭೆಯ ವಿಷಯ ಸಂಖ್ಯೆ 232/2011, ದಿನಾಂಕ 13.12.2011 ರಲ್ಲಿ ಮಾಹಾಡಿತ ವಸತಿ ಅಭಿವೃದ್ಧಿ ಯೋಜನಾ ಸಕ್ರಿಯತೆ ಅನುಮೋದಿಸಿ ದಿನಾಂಕ 30.03.2012 ರಂದು ಮಾಹಾಡಿತ ಕಾರ್ಯಪಾಲಕರನ್ನು ನೋಂದಾಯಿಸಿರುವುದು. ಉಲ್ಲೇಖ [4] ರಲ್ಲಿ ಪ್ರಕಾರ ಬೆಂಗಳೂರು ಇಂಡಸ್ಟ್ರಿಯಲ್ ಸೆಬರ್ಡ್ ವಾರ್ಡ್ ನಂ. 14, ಅಸ್ತಿ ಸಂಖ್ಯೆ-01 ರಲ್ಲಿನ 16ಎ-27.06ಗುಂಟೆ (67488.07 ಚ.ಮೀ.) ವಿಸ್ತೀರ್ಣದ ಪ್ರದೇಶದಲ್ಲಿ ಪುನರ್ ಮಾಹಾಡಿತ ವಸತಿ ಅಭಿವೃದ್ಧಿ ಯೋಜನಾ ಸಕ್ರಿಯತೆ ಅನುಮೋದಿಸಲು ನೋಂದಿಸಿರುತ್ತದೆ.

ಈ ಹಿಂದೆ ವಸತಿ ಅಭಿವೃದ್ಧಿ ಸಕ್ರಿಯತೆ ಅನುಮೋದಿಸಿದ ಸಮಯದಲ್ಲಿ ಪ್ರಾಧಿಕಾರದ ಭೂ ಸ್ವಾಧೀನ ವಿಭಾಗದ ಭೂ ಮಾಪಕರು ಪ್ರಸ್ತುತ ಪ್ರದೇಶದ ಸ್ಕೇಟ್ ತಯಾರಿಸಿದ್ದು, ಸಾಲುಗಳನ್ನು ಸೂಚಿಸಿದೇ ಇದ್ದುದರಿಂದ ಪ್ರಸ್ತುತ ಪ್ರದೇಶದಲ್ಲಿ ಸಾಲುಗಳಿಲ್ಲ ಎಂಬ ಬಗ್ಗೆ ಚರ್ಚಿಸಿರುವಂತೆ ಪ್ರಾಧಿಕಾರದ ಭೂ ಸ್ವಾಧೀನ ವಿಭಾಗವನ್ನು ಕೂಡಲಾಗಿತ್ತು. ಪ್ರಸ್ತುತ ಪ್ರದೇಶವು ಕೇಶವನಹಳ್ಳಿ ಗ್ರಾಮದ ಪರ್ವತ ಸಂ. 175, 176, 177, 179/1,2,3,4 ಮತ್ತು 180 ಗಳನ್ನು ಒಳಗೊಂಡಿದ್ದು, ಸದರಿ ಪ್ರದೇಶದಲ್ಲಿ ಎರಡು ಪ್ರದೇಶದಲ್ಲಿ ಎರಡು ಸಾಲುಗಳನ್ನು ಸೂಚಿಸಿ ಭೂ ಮಾಪಕರು ಸ್ಕೇಟ್ ತಯಾರಿಸಿದ್ದರು. ಈ ಹಿನ್ನೆಲೆಯಲ್ಲಿ ಪ್ರಸ್ತುತ ಪ್ರದೇಶದಲ್ಲಿನ ಎರಡು ಸಾಲುಗಳಿಗೆ ಬರ್ಡ್ ರಿಯೂರಿನ ಬಗ್ಗೆ ತೀರ್ಮಾನಕ್ಕಾಗಿ ವಿಷಯವನ್ನು ದಿನಾಂಕ 09.01.2014 ರಂದು ನಡೆದ ಸೆನ್ಸಿಟೀವ್ ವಲಯ ಉಪಸಮಿತಿ ಸಭೆಯಲ್ಲಿ ಮಂಡಿಸಲಾಗಿತ್ತು.

ವಿಷಯ ಸಂಖ್ಯೆ 207/2014 ರಲ್ಲಿ ಚರ್ಚಿಸಿ, ಈ ಕೆಳಕಂಡಂತೆ ತೀರ್ಮಾನಿಸಲಾಗಿತ್ತು. ಬೆಂಗಳೂರು ಇಂಡಸ್ಟ್ರಿಯಲ್ ಸೆಬರ್ಡ್ ವಾರ್ಡ್ ನಂ. 14, ಅಸ್ತಿ ಸಂಖ್ಯೆ 01 ರ ಹೆಚ್ಚಿನ ಪ್ರದೇಶವು ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರದ ಇಂಡಸ್ಟ್ರಿಯಲ್ ಸೆಬರ್ಡ್ ವಿಭಾಗವನ್ನು ಭಾಗವಾಗಿತ್ತು. ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ ಮತ್ತು

ಕರ್ನಾಟಕ ಭೂಕೋಶವೋಗಿ ಇಲಾಖೆಯಿಂದ ತಂದಿತೆ ಮಾಡಿರುವುದರಿಂದ ಹಾಗೂ ಕೇಸರಮಾನ್ವಿತವಾಗಿ ಸರ್ವೆ ನಂ. 185 ರ ಪ್ರದೇಶವು ಪ್ರಾಥಿಕಾರ ನಿರ್ಮಿಸಿರುವ ಲಾಜಾಬಿನಗರ ಬಹುಮಾನವು ಒಳಗೊಂಡಿದ್ದು, ಸದರಿ ಪ್ರದೇಶದಲ್ಲಿ ವಸತಿ ಉದ್ದೇಶದ ಬೆಳವಣಿಗೆಗಳು ಒಂದು ಸುಗಮವಾಗಿರುತ್ತಿರುವುದರಿಂದ ಹಾಗೂ ಆಸ್ತಿ ಸಂಖ್ಯೆ 01 ರ ವಸ್ತುವು ಅಂಚಿನಲ್ಲಿ ರೆವಿನ್ಯೂ ನಕ್ಷೆಯಂತೆ ಸೂಚಿಸಲಾಗಿರುವ ಡ್ರೈನ್ ಮುಂದುವರಿಕೆ ಸಾಧ್ಯತೆ ಇರುವುದಿಲ್ಲ. ಹಾಗೂ ರೆವಿನ್ಯೂ ನಕ್ಷೆಯಂತೆ ಸೂಚಿಸಲಾಗಿರುವ ಡ್ರೈನ್ ನೆ ಪಂಕ್ತೀಕರಣದ ಪ್ರದೇಶಕ್ಕೆ ಕಟ್ಟಡವನ್ನು ಸೂಚಿಸಿ ಪ್ರಾಥಿಕಾರದ ಸಮಿತಿ ಸಭೆಯ ವಿಷಯ ಸಂಖ್ಯೆ 202/2011, ದಿನಾಂಕ 13.12.2011 ರಲ್ಲಿ ಮಾರ್ಗದರ್ಶಿ ವಸತಿ ಅಭಿವೃದ್ಧಿ ಯೋಜನಾ ನಕ್ಷೆಯನ್ನು ಅನುಮೋದಿಸಲು ತೀರ್ಮಾನಿಸಿ, ದಿನಾಂಕ 30.03.2012 ರಂದು ಮಾರ್ಗದರ್ಶಿ ಕಾರ್ಯಾಲಯ ಮತ್ತು ಅನುಮೋದಿತ ಮಾರ್ಗದರ್ಶಿ ವಸತಿ ಅಭಿವೃದ್ಧಿ ನಕ್ಷೆಯನ್ನು ಬಿಡುಗಡೆ ಮಾಡಲಾಗಿದ್ದು, ಅದರಂತೆ ಅರ್ಜಿದಾರರು ಬೃಹತ್ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆಯಿಂದ ಕಟ್ಟಡ ನಕ್ಷೆ ಅನುಮೋದನೆಯನ್ನು ಪಡೆದು ಕಟ್ಟಡವನ್ನು ನಿರ್ಮಿಸಿದ್ದು, ಸದರಿ ಕಟ್ಟಡದ ಬೇಸ್ ಮೆಂಟ್ ಪ್ರದೇಶದ ಮೇಲೆಯೇ ಸದರಿ ಡ್ರೈನ್ ಅನ್ನು ರೆವಿನ್ಯೂ ನಕ್ಷೆಯಂತೆ ಸೂಚಿಸಲಾಗಿರುವುದರಿಂದ ಸದರಿ ಪ್ರದೇಶದಲ್ಲಿಯೇ ಡ್ರೈನ್ ಅನ್ನು ಯಥಾರೀತಿ ಕಾಯ್ದಿರಲು ಸಾಧ್ಯವಾಗುವುದಿಲ್ಲದಿರುವುದನ್ನು ಸಭೆಯ ಗಮನಕ್ಕೆ ತರಲಾಯಿತು. ಹಾಗೂ ದೃಢೀಕೃತ ಸಿಬಿ ಸರ್ವೆ ನಕ್ಷೆಯಲ್ಲಿ ಯಾವುದೇ ಡ್ರೈನ್ ಅನ್ನು ಸೂಚಿಸಿಲ್ಲದೇ ಇರುವುದರಿಂದ, ಸದರಿ ಡ್ರೈನ್ ಒದರಿಯಾಗಿ ಪ್ರಸ್ತುತ ಪ್ರದೇಶದ ಪಕ್ಕಿಮದ ಅಂಚಿನಲ್ಲಿ ಅರ್ಜಿದಾರರು ಈಗಾಗಲೇ ನಿರ್ಮಿಸಿರುವ 1.5 ಮೀ. ಅಗಲದ Storm Water Drain ಅನ್ನು ಪರಿಗಣಿಸಿ, ರೆವಿನ್ಯೂ ನಕ್ಷೆಯಂತೆ ಸೂಚಿಸಿರುವ ಡ್ರೈನ್ ಅನ್ನು ಕಾಯ್ದಿರಿಸುವ ಅವಶ್ಯಕತೆ ಇಲ್ಲವೆಂದು ಹಾಗೂ ಈಗಾಗಲೇ ನಿರ್ಮಿಸಿರುವ Storm Water Drain ಗೆ RMP-2015 ರ ವಲಯ ನಿಯಮಾವಳಿಯಂತೆ ಬಫರ್ ಕಾಯ್ದಿರಿಸುವ ಅವಶ್ಯಕತೆ ಇಲ್ಲವೆಂದು ತೀರ್ಮಾನಿಸಿ, ಸದರಿ Storm Water Drain ಅನ್ನು ಒತ್ತುವರಿಯಾಗದಂತೆ ಕಾಯ್ದಿರಿಸಬೇಕೆಂದು ಪರತ್ತು ವಿಧಿಸಲು ತೀರ್ಮಾನಿಸಲಾಯಿತು. ಹಾಗೂ ಪ್ರಸ್ತುತ ಪ್ರದೇಶದ ಮಧ್ಯ ಭಾಗದಲ್ಲಿ ಮುಚ್ಚದಿಂದ ಉತ್ತರಕ್ಕೆ ಒಂದು ಡ್ರೈನ್ ಅನ್ನು ರೆವಿನ್ಯೂ ನಕ್ಷೆಯಲ್ಲಿ ಸೂಚಿಸಿದ್ದು, ಸದರಿ ಡ್ರೈನ್ ನೆ ಮುಂದುವರಿಕೆಯು ಸಾಧ್ಯತೆ ಇಲ್ಲದೇ ಇರುವುದರಿಂದ ಹಾಗೂ ದೃಢೀಕೃತ ಸಿಬಿ ಸರ್ವೆ ನಕ್ಷೆಯಲ್ಲಿ ಯಾವುದೇ ಡ್ರೈನ್ ಅನ್ನು ಸೂಚಿಸಿಲ್ಲದೇ ಇರುವುದರಿಂದ ಸದರಿ ಡ್ರೈನ್ ಒದರಿಯಾಗಿ ಅರ್ಜಿದಾರರು ಮಧ್ಯಭಾಗದಲ್ಲಿ ದಕ್ಷಿಣದಿಂದ ಉತ್ತರಕ್ಕೆ ನಿರ್ಮಿಸಿರುವ Storm Water Drain ಅನ್ನು ಪರಿಗಣಿಸಿ, ಪ್ರಸ್ತುತ ಪ್ರದೇಶದ ಪೂರ್ವ ಭಾಗದಲ್ಲಿ ಹಾರಿ ರಸ್ತೆಯ ಬದಿಯಲ್ಲಿ ಈಗಾಗಲೇ ಅಗಲವಾದ ಚರಂಡಿಯನ್ನು ನಿರ್ಮಾಣ ಮಾಡಿರುವುದರಿಂದ, ಅರ್ಜಿದಾರರ ಪ್ರಾಧೀನದಲ್ಲಿರುವ ಪ್ರದೇಶದಲ್ಲಿ " ಮಳೆ ಕೋಯ್ಲು" ವ್ಯವಸ್ಥೆಯನ್ನು ಆಳವಡಿಸಬೇಕೆಂಬ ಪರತ್ತಿನೊಂದಿಗೆ, ಸ್ಥಳಾಂತರಗೊಳ್ಳುವ ಡ್ರೈನ್ ಗಳಿಗೆ RMP-2015 ರ ವಲಯನಿಯಮಾವಳಿಯಂತೆ ಬಫರ್ ಕಾಯ್ದಿರಿಸುವ ಅವಶ್ಯಕತೆ ಇಲ್ಲವೆಂದು, ಅದರ ಡ್ರೈನ್ ಪ್ರದೇಶವನ್ನು ಒತ್ತುವರಿ ಮಾಡದೇ ಯಥಾರೀತಿ ಕಾಯ್ದಿರಿಸಬೇಕೆಂದು ಪರತ್ತು ವಿಧಿಸಿ ಅಭಿವೃದ್ಧಿಗಳನ್ನು ಅನುಮತಿಸುವ ಬಗ್ಗೆ ನಿಯಮಾನುಸಾರ ಪರಿಗಣಿಸಲು ತೀರ್ಮಾನಿಸಲಾಯಿತು.

ತದನಂತರ ಅರ್ಜಿದಾರರ ಪರವಾಗಿ ಪುನರ್ ಮಾರ್ಗದರ್ಶಿ ವಸತಿ ಅಭಿವೃದ್ಧಿ ನಕ್ಷೆ ಅನುಮೋದಿಸುವ ಸಂಬಂಧ ವಿಷಯವನ್ನು ದಿನಾಂಕ 31.01.2014 ರಂದು ನಡೆದ ಸಮಿತಿ ಸಭೆಯ ವಿಷಯ ಸಂಖ್ಯೆ 04/20214 ರಲ್ಲಿ ಮಂಡಿಸಲಾಗಿತ್ತು. ರೆವಿನ್ಯೂ ನಕ್ಷೆಯಂತೆ ಎರಡು ಡ್ರೈನ್ ಗಳನ್ನು ಪ್ರಸ್ತುತ ಪ್ರದೇಶದಲ್ಲಿ ಸೂಚಿಸಿದ್ದು, ಈ ಬಗ್ಗೆ ಸೆನ್ಸಿಟೀವ್ ಉಪ ಸಮಿತಿ ಸಭೆಯ ವಿಷಯ ಸಂಖ್ಯೆ 207/2014, ದಿನಾಂಕ 09/01/2014 ರಲ್ಲಿ ತೆಗೆದುಕೊಂಡ ನಿರ್ಣಯವನ್ನು ಸಭೆಯ ಗಮನಕ್ಕೆ ತರಲಾಯಿತು. ಅದರ ಪ್ರಾಥಿಕಾರದ ಬಹುಮಾನವು ತಯಾರಿಸಿ ದೃಢೀಕರಿಸಿರುವ ಸ್ಕೆಚ್ ನಲ್ಲಿ ಪ್ರಸ್ತುತ ಪ್ರದೇಶದ

ಹಕ್ಕಿಮಠ ಅಂಚೆಸಲ್ಲಿ ನೂಟಿಸಿದ್ದು, ವಿಸ್ತೀರ್ಣ 16 ಎಕರೆ 29 ಗುಂಟೆ ಆಗಿದ್ದು, ಹಾರಿ ಸ್ಥಳದಲ್ಲಿ ಹಕ್ಕಿಮಠದಲ್ಲಿ ವಿಸ್ತೀರ್ಣವು ಕಡಿಮೆ: ಅಭ್ಯರ್ಥಿಗಳು, ಒಟ್ಟಾರೆ ವಿಸ್ತೀರ್ಣ 36 ಎಕರೆ 27.06 ಗುಂಟೆ ಮಾತ್ರ, ಅಭ್ಯರ್ಥಿರುತ್ತದ್ದರಿಂದ ಪ್ರಸ್ತುತ ಪ್ರದೇಶದ ಹಕ್ಕಿಮಠದಲ್ಲಿ ಉತ್ತರ-ದಕ್ಷಿಣವಾಗಿ ರವಿಪೂರ್ವ ಸ್ವಯಂಚಾಲಿತ ಸೂಚಿಸಿರುವ ಬ್ಯಾನ್ ಹಕ್ಕಿಮಠ ಕೊನೆಯ ಅಂಚೆಸಲ್ಲಿ ಇರುವುದನ್ನು ಗಮನಿಸಿ, ಸದರಿ ಬ್ಯಾನ್ ನಿಂದ ಈಗಾಗಲೇ ಅನುಮೋದನೆಯಾಗಿ ನಿರ್ಮಾಣವಾಗುತ್ತಿರುವ ಕಟ್ಟಡದ ಪ್ರದೇಶದಲ್ಲಿ ಬಾಂವು ಹೋಗುತ್ತಿಲ್ಲದಾದ್ದರಿಂದ, ಸೆನ್ಸಿಟೀವ್ ಸಮಿತಿ ಸಭೆಯು ತೀರ್ಮಾನದಂತೆ ಸದರಿ ಬ್ಯಾನ್ ಅನ್ನು ರದ್ದಿಸಿ ಸ್ವಯಂಚಾಲಿತ ಸೂಚಿಸಿರುವಂತೆ ಯುನಿಟಿ ಕಾರ್ಯದರ್ಶಿಗಳೇ ತೀರ್ಮಾನಿಸಲಾಯಿತು. ಈ ಹಿಂದೆ ಅನುಮೋದಿಸಿದ್ದ ಮಾರ್ಚ್‌ಡಿತ ವಸತಿ ಅಭಿವೃದ್ಧಿ ಯೋಜನೆಗೆ ಪೂರ್ವದಲ್ಲಿ ಹೊಂದಿಕೊಂಡಿರುವ ಡಾ: ರಾಜ್ ಕುಮಾರ್ ರಸ್ತೆಯನ್ನು Signal Free Corridor ಮಾಡುವ ಉದ್ದೇಶದಿಂದ ರಸ್ತೆ ವಿಸ್ತರಣೆಗಾಗಿ ಅರ್ಜಿದಾರರ ಪ್ರದೇಶದಲ್ಲಿ 1249.25 ಚ.ಮೀ. ಪ್ರದೇಶವನ್ನು ಅರ್ಜಿದಾರರು ಬೃಹತ್ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆಗೆ ಹಸ್ತಾಂತರಿಸುತ್ತಿರುವುದರಿಂದ ಅನುಮೋದಿತ ಅಭಿವೃದ್ಧಿ ಸಕ್ರಿಯದಲ್ಲಿ ಡಾ: ರಾಜ್ ಕುಮಾರ್ ರಸ್ತೆಗೆ ಅಭಿಮುಖವಾಗಿದ್ದ ವಸತಿ ಬ್ಲಾಕ್-1 ನ ಪ್ರದೇಶವು ಸ್ಥಳಾಂತರಗೊಳ್ಳುವುದರಿಂದ ಉದ್ಘಾಟನವನ ಪ್ರದೇಶವು ಸ್ಥಳಾಂತರಗೊಳ್ಳುತ್ತಿದ್ದು, ಹಾಗೂ ಈ ಹಿಂದೆ ಅನುಮೋದಿತ ಅಭಿವೃದ್ಧಿ ಯೋಜನೆಯ ಮಧ್ಯಭಾಗದಲ್ಲಿ ವಿಲ್ಲಾಸ್ ಗಾಗಿ ಕಾರ್ಯಿಸಿದ್ದ ಪ್ರದೇಶದಲ್ಲಿ ಕ್ಲಬ್ ಹೌಸ್ ಕಟ್ಟಡವನ್ನು ಉದ್ಘಾಟಿಸಿರುವುದರಿಂದ ಈಗಾಗಲೇ ಸಂದಾಯಿತಿ ಪರಿಶ್ಕಟನಾ ಪತ್ರದ ಮೂಲಕ ಪ್ರಾಧಿಕಾರಕ್ಕೆ ಹಸ್ತಾಂತರಿಸಿರುವ ಉದ್ಘಾಟನ / ಬಯಲುಜಾಗ ಮೂಲ ಸ್ವರೂಪದಲ್ಲಿ ಧೃತ್ಯಾಸವಾಗುವುದರಿಂದ ಹಾಗೂ ಈ ಹಿಂದೆ ಉದ್ಘಾಟನ / ಬಯಲುಜಾಗದ ಪ್ರದೇಶವು ಡಾ: ರಾಜ್ ಕುಮಾರ್ ರಸ್ತೆಗೆ ನೇರ ಸಂಪರ್ಕವಿರುವ ಹಾಗೂ ಕಾರ್ಯಿಸಿದೇ ಇದ್ದುದರಿಂದ ಪ್ರಸ್ತುತ ಡಾ: ರಾಜ್ ಕುಮಾರ್ ರಸ್ತೆಗೆ ಸಂಪರ್ಕ ನೀಡಿ ಅತ್ಯಲ್ಪ ಸ್ಥಳಾಂತರಗೊಳಿಸಿ ಉದ್ಘಾಟನ / ಬಯಲುಜಾಗವನ್ನು ಕಾರ್ಯಿಸಿರುವುದನ್ನು ಸಭೆಯು ಗಮನಿಸಿತು. ಈಗಾಗಲೇ ಅನುಮೋದಿತವಾಗಿದ್ದ ಮಾರ್ಚ್‌ಡಿತ ವಸತಿ ಅಭಿವೃದ್ಧಿ ಸಕ್ರಿಯದಲ್ಲಿ ಕಾರ್ಯಿಸಿದ್ದ ಉದ್ಘಾಟನ / ಬಯಲುಜಾಗವನ್ನು ಸೂಚಿಸಿರುವ ಪರಿಶ್ಕಟನಾ ಪತ್ರದ ಮೂಲಕ ಅರ್ಜಿದಾರರು ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರಕ್ಕೆ ಹಸ್ತಾಂತರಿಸಿರುವುದರಿಂದ ಈ ಬಗ್ಗೆ ತಿದ್ದುಪಡಿ ಪರಿಶ್ಕಟನಾ ಪತ್ರ ಪಡೆಯಲು ತೀರ್ಮಾನಿಸಿ. ಕೆಲವು ಪರಾಂಶಗಳಿಗೂ, ಬೆಂಗಳೂರು ಇಂಡಸ್ಟ್ರಿಯಲ್ ಸಬರ್ಬ್ ನಾಗಪುರ ಮಾರ್ಡ್ ನಂ. 14, ಅಸ್ತಿ ಸಂಖ್ಯೆ:01 ರಲ್ಲಿನ 16-27.06ಗುಂಟೆ (67488.07 ಚ.ಮೀ.) ವಿಸ್ತೀರ್ಣದ ಪ್ರದೇಶಕ್ಕೆ ಪುನರ್ ಮಾರ್ಚ್‌ಡಿತ ವಸತಿ ಅಭಿವೃದ್ಧಿ ಯೋಜನಾ ಸಕ್ರಿಯವನ್ನು ಅನುಮೋದಿಸಲು ತೀರ್ಮಾನಿಸಲಾಯಿತು.

ಪ್ರಾಧಿಕಾರದ ಸಮಿತಿ ಸಭೆಯು ತೀರ್ಮಾನದಂತೆ, ವಸತಿ ಅಭಿವೃದ್ಧಿ ಯೋಜನೆ ಸಕ್ರಿಯ ಅನುಮೋದನೆ ಸಂಬಂಧ ಅರ್ಜಿದಾರರಿಗೆ ಉಲ್ಲೇಖ (7) ರ ಪತ್ರದಂತೆ ಪರಿಶೀಲನಾ ಶುಲ್ಕ ಬಾಬು ₹. 17,01,450/- [₹. ಹದಿನೇಳು ಲಕ್ಷದ ಒಂದು ಸಾವಿರದ ನಾಲ್ಕು ಸಾವಿರದ ಮಾತ್ರ] ಗಳನ್ನು ಪ್ರಾಧಿಕಾರಕ್ಕೆ ಪಾವತಿಸಲು ತಿಳಿಸಲಾಗಿತ್ತು.

ಅದರಂತೆ ಉಲ್ಲೇಖ (8) ರ ಪ್ರಕಾರ ಅರ್ಜಿದಾರರು ದಿನಾಂಕ 12.02.2014 ರಂದು ₹. 17,01,450/- [₹. ಹದಿನೇಳು ಲಕ್ಷದ ಒಂದು ಸಾವಿರದ ನಾಲ್ಕು ಸಾವಿರದ ಮಾತ್ರ] ಗಳನ್ನು ಕನರಾ ಬ್ಯಾಂಕ್ ನ ಚಲನ್ ನಂ. 22417 ರ ಮೂಲಕ ಪಾವತಿಸಿರುತ್ತಾರೆ. ಸದರಿ ಮೊತ್ತವು ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರಕ್ಕೆ ಸಂದಾಯವಾಗಿರುವ ಬಗ್ಗೆ ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರದ ಅಧಿಕಾರಿಗಳಿಂದ ಲೆಕ್ಕಾಧಿಕಾರಿಗಳು ದಿನಾಂಕ 14.02.2014 ರಂದು ದೃಢೀಕರಿಸಿರುತ್ತಾರೆ.

ಉಲ್ಲೇಖ [9] ರಂತೆ ಅಭಿವೃದ್ಧಿ ಯೋಜನಾ ನಕ್ಷೆಯಲ್ಲಿ ಕಾಯ್ದಿರಿಸಿರುವ ಉದ್ಯಾನವನ ಮತ್ತು ಬಯಲು ಜಾಗ ಪ್ರದೇಶಗಳನ್ನು ನೋಂದಾಯಿತ ಪರಿಶ್ಕೃತನಾ ಪ್ರತ್ಯಕ್ಷ ಮೂಲಕ ಪ್ರಾಧಿಕಾರಕ್ಕೆ ಹಸ್ತಾಂತರಿಸಿಕೊಳ್ಳುವಂತೆ ಕಾರ್ಯಪಾಲಕ ಅಭಿಯಂತರರು [ಹಕ್ಕಿಮ] ವಿಭಾಗಕ್ಕೆ ತಿಳಿಸಲಾಗಿತ್ತು.

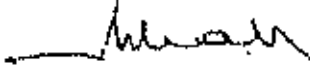
ಉಲ್ಲೇಖ [10] ರಂತೆ ದಿನಾಂಕ 09.02.2012 ಹಾಗೂ 25.02.2014 ರಂದು ನೋಂದಾಯಿತ ಪರಿಶ್ಕೃತನಾ ಪ್ರತ್ಯಕ್ಷ ಮೂಲಕ ಅಭಿವೃದ್ಧಿ ಯೋಜನಾ ನಕ್ಷೆಯಲ್ಲಿ ಕಾಯ್ದಿರಿಸಿರುವ ಉದ್ಯಾನವನ ಮತ್ತು ಬಯಲುಜಾಗ ಪ್ರದೇಶಗಳನ್ನು ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರಕ್ಕೆ ಹಸ್ತಾಂತರಿಸಿಕೊಂಡಿರುವುದಾಗಿ ಪ್ರಾಧಿಕಾರದ ಕಾರ್ಯಪಾಲಕ ಅಭಿಯಂತರರು [ಹಕ್ಕಿಮ] ರವರು ವರದಿ ಮಾಡಿರುತ್ತಾರೆ.

ಉಲ್ಲೇಖ (11) ರಂತೆ ಸರ್ಕಾರದ ತೀರ್ಮಾನಕ್ಕೆ ಅನುಗುಣವಾಗಿ ಕಾವೇರಿ ನೀರಿನ ಕಡೆ, ವರ್ತುಲ ರಸ್ತೆ, ಮೇಲುಕರ ಮತ್ತು ಎಂ.ಆರ್.ಬಿ.ಎಸ್ ಕರಗಳನ್ನು ಹಾದೆತಿಸುವ ಸಂಬಂಧ ನೋಟರೈಸ್ ಪ್ರಮಾಣ ಪತ್ರವನ್ನು ದಿನಾಂಕ 03.03.2014 ರಂದು ಅರ್ಜಿದಾರರು ಸಲ್ಲಿಸಿರುತ್ತಾರೆ.

ಮೇಲ್ಕಂಡ ವಿಧಿವಿಧಾನಗಳ ಹಿನ್ನೆಲೆಯಲ್ಲಿ ಈ ಕೆಳಕಂಡ ಪರಶ್ಚುಗಳಿಗೊಳಪಡಿಸಿ ಬೆಂಗಳೂರು ಅಂಡರ್ಸ್ಪ್ರಿಂಟ್ ಸೆಬರ್ಜ್ ನಾಗಪುರ ವಾರ್ಡ್ ನಂ. 14, ಆಸ್ತಿ ಸಂಖ್ಯೆ-01 ರಲ್ಲಿನ 16ಎ-27.06ಗುಂಟೆ (67488.01 ಚ.ಮೀ.) ವಿಸ್ತೀರ್ಣದ ಪ್ರದೇಶದಲ್ಲಿ ಫುನರ್ ಮಾರ್ಪಡಿತ ಜನತೆ ಅಭಿವೃದ್ಧಿ ಯೋಜನಾ ನಕ್ಷೆಯನ್ನು ಅನುಮೋದಿಸಲಾಗಿದೆ.

1.	ಕುಡಿಯುವ ನೀರು ಹಾಗೂ ತ್ಯಾಜ್ಯ ನೀರು ವಿತರಣಾ ಮತ್ತು ಒಳಚರಂಡಿ ವ್ಯವಸ್ಥೆಯನ್ನು ಅರ್ಜಿದಾರರೇ ಕಲ್ಪಿಸತಕ್ಕದ್ದು.
2.	ದಿನಾಂಕ:30.03.2012 ರಂದು ಜನತೆ ಅಭಿವೃದ್ಧಿ ನಕ್ಷೆ ಮತ್ತು ಮಾರ್ಪಡಿತ ಕಾರ್ಯಾದೇಶ ರದ್ದುಗೊಳಿಸಲಾಗಿದೆ.
3.	ಅಭಿವೃದ್ಧಿ ಯೋಜನೆಯಲ್ಲಿ ಅರ್ಜಿದಾರರು ಕಡ್ಡಾಯವಾಗಿ ಮಳೆ ನೀರು ಕೊಯ್ಲುಗೆ ಸಂಬಂಧಿಸಿದಂತೆ ಪೂರ್ಣ ವಿವರಗಳನ್ನು ನಕ್ಷೆಯಲ್ಲಿ ಗುರುತಿಸಿ ಉದ್ದೇಶಿತ ಒಟ್ಟು ಕ್ಷೇತ್ರದಲ್ಲಿ ಯಾವುದೇ ರೀತಿಯ ಮಳೆ ನೀರು ವ್ಯರ್ಥವಾಗಿ ಹೊರಗೆ ಹೋಗದಂತೆ ಉದ್ದೇಶಿತ ಜಮೀನಿನಲ್ಲಿಯೇ ಭೂಮಿಯ ಒಳಗಡೆ ಹಿಂಗುರುವಂತೆ ಮೂಡಲು ವಿಸ್ತಾನವನ್ನು ಸಿದ್ಧಪಡಿಸಿ ಪೂರ್ಣ ವಿವರಗಳನ್ನು ನಕ್ಷೆಯಲ್ಲಿ ಗುರುತಿಸಿ ತೋರಿಸತಕ್ಕದ್ದು.
4.	ಪ್ರಾಧಿಕಾರವು ಅನುಮೋದಿಸಿರುವ ಮರು ಮಾರ್ಪಡಿತ ಜನತೆ ಅಭಿವೃದ್ಧಿ ಯೋಜನಾ ನಕ್ಷೆಯಂತೆಯೇ ಅಭಿವೃದ್ಧಿ ಕಾರ್ಯಗಳನ್ನು ಕಾರ್ಯಗತ ಮಾಡುವುದು. ಪ್ರಾಧಿಕಾರದ ಪೂರ್ವಾನುಮತಿ ಇಲ್ಲದೇ ಯಾವುದೇ ಬದಲಾವಣೆ ಮಾಡುವಂತಿಲ್ಲ.
5.	ನದರಿ ಪ್ರದೇಶದ ಒಳಗೆ ಹೋಗಲು ಮತ್ತು ಹೊರಗೆ ಬರಲು ಸಂಚಾರ ವ್ಯವಸ್ಥೆಯಲ್ಲಿ ಅಡಚಣೆಯುಂಟಾಗದಂತೆ ವ್ಯವಸ್ಥೆ ಕಲ್ಪಿಸುವುದು ದಾಹನ ಚಪಾನಣೆ ಮತ್ತು ಭವ್ಯತಾ ವ್ಯವಸ್ಥೆಯನ್ನು ಅಳವಡಿಸಿದಲ್ಲಿ ಸೃಷ್ಟಿನ ಒಳಭಾಗದಲ್ಲಿ ನಿರ್ವಹಿಸುವುದು.
6.	ಉದ್ಯಾನವನ ಮತ್ತು ಬಯಲು ಜಾಗಗಳನ್ನು ಹಾಗೂ ಸಿ.ಎ. ಜಾಗಗಳನ್ನು ಫುನರ್ ಮಾರ್ಪಡಿತ ಅನುಮೋದಿತ ನಕ್ಷೆ ಪ್ರಕಾರ ಅಳವಡಿಸುವುದು.
7.	ಅಭಿವೃದ್ಧಿದಾರರು ಉದ್ಯಾನವನಕ್ಕಾಗಿ ಕಾಯ್ದಿರಿಸಿರುವ ಪ್ರದೇಶದಲ್ಲಿ KSPCB ಯ ನಿಯಮವಂತೆ ವಿವಿಧ ಜಾತಿಯ ಮರಗಿಡಗಳನ್ನು ಬೆಳೆಸಿ ಅಭಿವೃದ್ಧಿಪಡಿಸುವುದು.

9.	ಪ್ರಸ್ತುತ ವಸತಿ ಅಭಿವೃದ್ಧಿ ಯೋಜನಾ ನಕ್ಷೆಯಲ್ಲಿ ಅಳವಡಿಸಲಾಗಿರುವ ಮಾರ್ಗೀಕ ಸ್ಕೀಂ-2 (CA-2) Block-2 & Block-3 ರಿಂದ ಹಲವು ನಿಯಮಾವಳಿಯಂತೆ 1/2 of the height ಬರಲು ವಾಸ್ತವೀಕರಿಸಲ್ಪಟ್ಟು, ಅದುದರಿಂದ ಸದರಿ CA-2 ದಲ್ಲಿ ಯಾವುದೇ ರೀತಿ ಕಟ್ಟಡ ನಿರ್ಮಿಸಬಾರದೆಂಬ ಪರಶ್ರುಗಳೊಮ್ಮೆ.
10.	ಸಾರಿ Storm Water Drain ನ ಪ್ರವೇಶವನ್ನು ಒತ್ತುವರಿ ಮಾಡದೇ ಯಥಾವಿಧಿ ಕಾಯ್ದಿರಿಸುವ ಪರಶ್ರುಗಳೊಮ್ಮೆ.
11.	ವಿವರವಾದ ಕಟ್ಟಡ ನಕ್ಷೆಗಳನ್ನು ಅನುಮೋದಿಸುವ ಸಕ್ಷಮ ಪ್ರಾಧಿಕಾರವು Structural Stability ಬಗ್ಗೆ ಪರಿಶೀಲಿಸಿಕೊಳ್ಳತಕ್ಕದ್ದು.
12.	ಕಟ್ಟಡ ಕಾಮಗಾರಿ ಪ್ರಾರಂಭವಾದ ನಂತರ ಕಟ್ಟಡ ಸುರಕ್ಷತೆಯ ಬಗ್ಗೆ ಸಂಬಂಧಿಸಿದ ಸಕ್ಷಮ ಪ್ರಾಧಿಕಾರವು ಪರಿಶೀಲಿಸಿಕೊಳ್ಳತಕ್ಕದ್ದು.
13.	ವಿವರವಾದ ಕಟ್ಟಡ ನಕ್ಷೆಗಳನ್ನು ಸಕ್ಷಮ ಪ್ರಾಧಿಕಾರದಿಂದ ಅನುಮೋದಿಸಿಕೊಳ್ಳುವುದು.
14.	ಸದರಿ ವಸತಿ ಅಭಿವೃದ್ಧಿ ಯೋಜನಾ ನಕ್ಷೆಯಲ್ಲಿ ಸೂಚಿಸಿರುವ Signal Free Corridor ಗಾಗಿ ಕಾಯ್ದಿರಿಸಿರುವ ಪ್ರವೇಶವನ್ನು ಬೃಹತ್ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆಗೆ ಹಸ್ತಾಂತರಿಸಲು ಬದ್ಧರಾಗಿರತಕ್ಕದ್ದು.
15.	ನದರಿ ಪುನರ್ಮಾರ್ಗೀಕ ವಸತಿ ಅಭಿವೃದ್ಧಿ ಯೋಜನಾ ನಕ್ಷೆಯಲ್ಲಿ TDR ಅನ್ನು ಪ್ರಸ್ತಾಪಿಸಿದ್ದು, ಸಂಬಂಧಿತ ಸಕ್ಷಮ ಪ್ರಾಧಿಕಾರ, ಬೃಹತ್ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆಗೆ ಅನುಮೋದನೆ ಸಂದರ್ಭ ಅಗತ್ಯ DRC ಗಳನ್ನು ಸಲ್ಲಿಸತಕ್ಕದ್ದು.
16.	ಅರ್ಜಿದಾರರು ಉದ್ದೇಶಿಸಿರುವ ಜಮೀನಿನಲ್ಲಿ ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರದ ಅಥವಾ ಅನ್ಯ ಜಾಣಿಗೆ ಜಮೀನುಗಳನ್ನಾವರೂ ಸೇರಿಕೊಂಡಿರುವುದು ತಿಳಿದುಬಂದಲ್ಲಿ ಅಂತಹ ಸಂದರ್ಭದಲ್ಲಿ ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರದ ಆಯುಕ್ತರು ಅನುಮೋದಿತ ಅಭಿವೃದ್ಧಿ ನಕ್ಷೆಯನ್ನು ಮಾರ್ಪಾಡು ಮಾಡಲು ಅಥವಾ ಹಿಂತೆಗೆದುಕೊಳ್ಳಲು ಅಧಿಕಾರವುಳ್ಳವರಾಗಿರುತ್ತಾರೆ.
17.	ಅಭಿವೃದ್ಧಿ ಯೋಜನಾ ನಕ್ಷೆ ಅನುಮೋದನೆ ಸಂಬಂಧ ಜಮೀನಿನ ಮಾರ್ಗೀಕತ್ವದ ಬಗ್ಗೆ ಅರ್ಜಿದಾರರು ತಪ್ಪು ಮಾಹಿತಿ/ದಾಖಲಾತಿ ನೀಡಿದ್ದಲ್ಲಿ ಅಭಿವೃದ್ಧಿ ಯೋಜನಾ ನಕ್ಷೆಯ ಅನುಮೋದನೆಯು ತಸ್ವಿಂತಾನೇ ಸ್ವಯಂಚಾಲಿತವಾಗಿ ರದ್ದಾಗಿರುತ್ತದೆ.
18.	ಬೆಂಗಳೂರು ಅಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರವು ವಿಧಿಸಿದ ಇತರ ಷರತ್ತುಗಳಿಗೆ ಬದ್ಧರಾಗಿರುವುದು.


ಆಯುಕ್ತರು,

ಬೆಂಗಳೂರು, ಬೆಂಗಳೂರು.

೨೦೨೩.೦೬.೨೭

ಇವರಿಗೆ,

ಮೆ. ಪಲ್ಲಾಡಿಯಂ ಕನ್ಸ್ಟ್ರಕ್ಷನ್ ಪ್ರೈ. ಲಿ.,

ಮತ್ತು

ಮೆ. ಪ್ಲಾಟಿನಂ ಪ್ರಾಜೆಕ್ಟ್ ಪ್ರೈ. ಲಿ.

1, ಇಂಡಸ್ಟ್ರಿಯಲ್ ಸೆಬರ್ಜ್,

ಹಾರ್ಡ್ ಸಂ. 14, ನಾಗಪುರ ಡಾ: ರಾಜಕುಮಾರ್ ರಸ್ತೆ,

ವಿವೇಕಾನಂದ ಕಾಲೇಜು ಎದುರು,

ಬೆಂಗಳೂರು 560 010.



ADOLPH MAN/BOSS

ಬೃಹತ್ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ

BBP/Adde. Div./J.D. Bonta/LP 0060/10-12

12. $2.136 \times 10^{-1} - 2.136 + 6.55 \times 10^{-1}$

12 - 48 16.

70100-1-22166-1-20 0F No. A 22166-1-20 0F-113456-12300F

$$d\mathbf{z} = 2\mathbf{B}^T d\mathbf{y}$$

2 loc. - 1 - 2R + 6F + 14UF 902 And... 25 + 6F + 190F

44 - 2686

2 Lock - 1 - 3B + 6F + 400 902 And - 25 + 5F + 400
2 Lock - 3B - 3B + 6F + 400 902 And - 25 + 5F + 400

12-14-2017

13200K-30-2G+6P+12V100 1.11100000-22.1000000
13200K-36-4G+6P+12V100 1.11100000-59.1000000

ನಿಜ ಮಹಾರಾಜ ನಿರ್ದೇಶಕರು ಸಹಾಯಕ ನಿರ್ದೇಶಕರು

145. Palladium constructions Private

ಸಂಖ್ಯೆ: 2023/1234
 ಸಂಖ್ಯೆ: 2023/1234 / *Chartered & Platinum Hospitality Services Private Limited.*

[illegible][illegible]

ಇಂತಹ ಸಂದರ್ಭದಲ್ಲಿ ಒಂದು ವಿಧದಲ್ಲಿ ಅಂತಹವರಿಗಿರುವ ಪರಿಹಾರವನ್ನು ಗಮನಿಸಿ ಅದಕ್ಕೆ ಒಳಪಟ್ಟು
ಪ್ರಯತ್ನಿಸಬಹುದು. ಆದ್ದರಿಂದ ಯಾವುದೇ ಒಂದು ಪರಿಹಾರವನ್ನು ಉಲ್ಲಂಘಿಸುವುದರಿಂದಾಗಿ ಸಂಭವಿಸದಂತೆ.

ಬೃಹತ್ ಸಂಖ್ಯೆಯ ಮಹಾನ್ಯರ ಕಾಲಿಕ 467ನೇ ಸುಂದರವಾದ ಮೇಲೆ ಕ್ರಮ ಜರುಗಿಸಲಾಗುವುದು.

[Handwritten signatures and notes at the bottom of the page]

84-22582362/- XMY 88/1/2/88
84-25616554/- (P) 45617000

04. 45616554/- (R) 43616554/-
 04. 45616554/- (R) 43616554/-

100055702.00

કચ્છના જિલ્લાના નામો

DATE: 21/9/2020

John Edwards



भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

No. AAI/BJL/AM/NDG/DJAKK/SMITH/D/001314/63225/ 1956-60		Date: 13/10/2014
M/s Palladium Constructions Pvt. Ltd. Represented		
No.1, Dr. Rajkumar Road, Opp. Sheraton Hotel, Rajajinagar, Bangalore- 560 010		
NO Objection Certificate for Height Clearance		
This NOC is issued by Airports Authority of India (AAI) in pursuance of responsibility conferred by and in per the provisions of Govt. of India (Ministry of Civil Aviation) order SO84 (E) dated 14th Jan. 2010 for Safe and Regular Aircraft Operations.		
1. References		
ACCID	IAKKSOUTTHHNB3135403525	
Applicant Letter	13/05/2014	
AAI Reference	AM-089/2014	
2. NOC Details for Height Clearance		
Applicant Name	M/s Palladium Constructions Pvt Ltd, Represented	
Type of Structure	Building	
Site Address	PID No - 14-1-4No.1, 80 Feet Road, Dr.Rajkumar Road, Industrial B	
Site Coordinates	13 0 36N - 77 35 14E	
Site Elevation AMSL in Mtrs	016.0 Mtrs NINE ONE SIX DECIMAL ZERO METERS	
Permissible Height above Ground Level in Mtrs	140.0 Mtrs ONE FOUR ZERO DECIMAL ZERO METERS	
Permissible Top Elevation AMSL in Mtrs	1056.0 Mtrs ONE ZERO FIVE SIX DECIMAL ZERO METERS	
3. This NOC is subject to the terms and conditions as given below:		
a. The site-elevation and site coordinates provided by the applicant are taken for calculation of the permissible top elevation for the proposed structure. If however, at any stage it is established that the actual data is different from the one, provided by the applicant, this NOC will be invalid. b. The issue of the 'NOC' is further subject to the provisions of Section 9-A of the Indian Aircraft Act, 1934 and those of any notifications issued there under from time to time including the Aircraft (Demolition of Obstruction caused by buildings and trees etc.) Rules, 1994 c. No radio/TV Antenna, lighting projectors, staircase, Muntze, Overhead water tank and attachments of fixtures of any kind shall project above the Permissible Top Elevation: 1056.0 Mtrs, indicated in para 2. d. The use of oil fired or electric fired furnace is mandatory, within 5 KM of the Aerodrome Reference Point. e. The certificate is valid for a period of 5 years from the date of its issue. If the building/structure/Chimney is not constructed & completed within the period, the applicant will be required to obtain a fresh 'NOC' from the Designated Officer of Airports Authority of India. The date of completion of Building/Structure/Chimney should be intimated to this office of AAI. Request for revalidation of NOC will not be entertained after the expiry of its validity period. f. No light or a combination of lights which by reason of its intensity, configuration or colour may cause confusion with the aeronautical ground lights of the Airport shall be installed at the site at any time, during or after the construction of the building		

- a. The applicant will not claim any form compensation against a crash/ noise / vibrations, damages etc. caused by aircraft operations at or in the vicinity of the airport.
- b. Day markings & night lighting with secondary power supply shall be provided as per the guidelines specified in chapter 6 and appendix 6 of Civil Aviation Requirements Series 14, Part I Section 4, available on DGCA India website: www.dgca.nic.in.
- c. The applicant is responsible to obtain all other statutory clearances from the concerned authorities including the approval of building plans as the NOC for height is for the purpose of to ensure the safe and regular aircraft operations and shall not be used as document for any other purpose/claim whatsoever, including ownership of land etc.
- d. This NOC has been issued with the Civil Appointments notified in SO 64(8). Applicant needs to seek separate NOC from Defence, if the site lies within jurisdiction of Defence Airport.
- This certificate is issued for "HEIGHT CLEARANCE ONLY" with the approval of Competent Authority for Permissible Top Elevation 1050.0 Mtrs.

SUBJECT TO CLEARANCE FROM HAL
AIRPORT

(M. MURTHY)
GENERAL MANAGER(ATM)
Airports Authority Of India

Copy to

1. The Executive Director(ATM), AAI, Rajiv Gandhi Bhawan, Sardarjung Airport, New Delhi-110003
2. GM(NOC)/Airport Director(Bundle).
3. Guard file
4. Regional Executive Director(Southern Region), AAI, Chennai Airport, Chennai-600027.
5. Member Secretary, BJAAPA, Devanahalli/Commissioner, RBMP, Bangalore.
6. Director Operations, BIAL.

RECEIVED AIRPORTS AUTHORITY OF INDIA

8	Promata charges for both water supply & sanitary connection (R)	186032.76 ⁰⁰	200/-	1,75,90,543/-
9	Curb House	8168.36 ⁰⁰	300/-	24,50,490/-
10	UGD line cost			62,10,000/-
11	Water supply line cost			28,22,000/-
	Total			5,02,31,830/-

As per Section 59 & 82 of BWSSB Act, all plumbing works should be got executed by the BWSSB Licensed plumber only.

The above connection file is entered in the Central office register vide No: 279

The files are returned herewith for taking further action at your end and fix the AMR meter within 20 days with proper sim card/RR Nos. etc., and submit the compliance to for action taken.

for
CE(M)
BWSSB
7-2-16

O.C. Approved by CE(M)

Note: 1

- 1) Water will be supplied only at the time of supply hours for limited duration. Alternate arrangement should be made for water through Borewell, Private tankers, RWH System and Dual pipe System etc.,
- 2) Rain water should not be let in to sewer lines and utilized properly instead of potable water.
- 3) Water supply pressure and timings will not be guaranteed.
- 4) If any dispute arises from BBMP or others, the connection may be liable for disconnection without any intimation.
- 5) If any additional construction / or any alterations/extension of the building in further made in the premises the same should be intimated to this office for sanctioning of additional taps and additional sanitary points.
- 6) The STP should be maintained properly as per the norms of KSPCB and all effluent test reports to be submitted to this office.
- 7) Board Engineers shall be allowed for inspection of the STP plants/RWH systems after commissioned as and when required.
- 8) The work of water supply and UGD lines will be executed only after approval and deposition the amount and also awarding the works through tender process.
- 9) Of Water/UGD facilities will be made available only after the execution of the work.
- 10) If there is any excess amount for the execution of UGD and water lines the difference amount has to be deposited by your end.
- 11) If any hurdles from BBMP/Police authority/Bescom/Electronic Media/Electrical representatives may be taken care at your end for all purpose to execution of works.

Encl:1) File with paid receipt



BANGALORE WATER SUPPLY AND SEWERAGE BOARD

Cauvery Bhavan, K.G. Road, Bangalore-560009

No. BWSSB/EIC/CE(M)/ACE(M)-II/DCE(M)-II/TA(M)-II/ 2015-16 Dt: 10/2/2016

To

AEI/NW:-1

12777

Sub: Sanctioning of additional sanitary points and increase of water supply bore from 1/2" to 4" dia to the premises No. 1, Industrial suburb, Dr. Rajkumar Road, opp. to Vivekananda College, 1st block, Rajajinagar, Ward No. 67 (old -14) (Core Area) in favour of M/s. Palladium Constructions Pvt. Ltd. (One Bangalore West. | 566 Flats |

- Ref:**
1. No: BWSSB/AEI(NW)-1 /1786/ 2014-15 Dt: 17.09.2015.
 2. No: BWSSB/EE(NW) /3193/ 2015-16 Dt: 02.12.2015.
 3. No: BWSSB/EIC/CE(M)/ACE(M)-II/DCE(M)-II/TA(M)-II /12648/2015-16 Dt: 19.01.2016
 4. O.N. Approved by C on 12.01.2016.
 5. File No: 279

Under the circumstances explained in your letter cited above, approval is hereby accorded to sanction the additional sanitary points and increase of water supply bore from 1/2" to 4" dia to the above premises.

The applicant has remitted the necessary prorata and others charges of Rs. 5,02,31,830/- for both water supply and sanitary connection vide receipt No: 50252 Dt: 23.01.2016

The breakup details as below

Sl No.	Prorata & Other charges			
	Particulars	Quantity	Rate	Amount in Rs.
1	Application form charges	1	100/-	100/-
2	Attachment fees	1	100/-	100/-
3	3 Months Minimum Deposit (3 MMD)	1	2,15,000/-	2,15,000/-
4	Water Meter cost		99,800/-	99,800/-
5	Sanitary Point charges	8640points	120/-	10,36,800/-
6	Inspection charges		7,000/-	7,000/-
7	Water meter fixing charges (if any)		-	-

**Office of the Director General
of Police & Director General**
Karnataka State Fire & Emergency
Services and State Disaster
Response Force
No. 1, Annaswamy Mudaliar Road
Bangalore: 560 042



Phone: 25570733
22971303
Fax: 22971512

No.GBC(1)190/2011

13-07-2016

To
The Commissioner,
Bruhath Bangalore Mahanagara Palike,
N.R. Square,
Bangalore -560002.

Sir,

Sub: Issue of Corrigendum to the No Objection Certificate for the construction of High Rise Residential Building with 3 towers at Property No. 1D No. 14-1-1, No.1, Industrial Suburb, Ward No. 14, Nagapura, Opp. Vivekananda College, Dr. Rajkumar Road, Bangalore-reg.

Ref: 1) This office revised NOC No.GBC(1)190/2011 dated 22-06-2013 issued for Tower-1 & Tower-3 and NOC dated 17-02-2014 for Tower-2.
2) This office Clearance Certificate No.GBC(1)190/2011 dated 08-06-2016.
3) Letter dated 22-06-2016 of the Authorized Signatory, M/s.Palladium Constructions Pvt. Ltd., No.1, Industrial Suburb, Ward No.14, Nagapura, Opp.Vivekananda College, Dr.Rajkumar Road, Bangalore- 560 010.

In the reference, cited at (1) above, revised NOC was issued for the construction of High Rise Residential building with 3 wings, i.e. Tower-1 with 4 blocks i.e. Block-1 & 1A of 99.50 mtrs. in height comprising of 4 common basements, ground and 30 upper floors and Block-1B & 1C of 102.65 mtrs. in height, each comprising of 4 common basements, ground and 31 upper floor, Tower-2 of 108.00 mtrs in height, comprising of 4 basements, ground and 31 upper floors and Tower-3 with 5 blocks i.e. Block-3, 3A, 3B, 3c and 3D, each of 96.35 mtrs. in height comprising of 3 basements ground and 29 upper floors along with a club house comprising of 2 basements, ground and 2 upper floors at Property No.1D No.14-1-1, No 1, Industrial Suburb, Ward No. 14, Nagapura, Opp. Vivekananda College, Dr. Rajkumar Road, Bangalore.

Subsequently in reference cited at (2) above clearance certificate was issued for the occupation of Block-3, 3A & 3B of Tower-3.

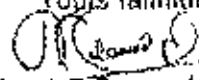
Now the builder, in his letter cited at (3) above, has requested the department to exempt him from the construction of Helipad in the 3 High Rise Residential towers i.e. Tower-1, Tower-2 & Tower-3, as per amendment in the National Building Code dated 02-09-2015 and requested to issue corrigendum to the NOC issued.

As per the amendment No.2 to SP 7:2005 Helipads must be recommended to High Rise buildings above 200 mtrs. in height.

Under the circumstance the request of the builder has been examined and accepted as the maximum height of the said residential towers in 108.00 mtrs. based on the Amendment No.2 to SP 7: 2005 made in the National Building Code dated 02-09-2015.

Except the above changes all other recommendations, that were communicated in the NOC, issued on 22-06-2013 & 17-02-2014, remains unchanged.



Yours faithfully,

15/11/16
Director General of Police
and Director General,
Karnataka Fire & Emergency Services.

Copy to:

- 1) The Authorized Signatory, M/s.Palladium Constructions Pvt. Ltd., No.1, Industrial Suburb, Ward No.14, Nagapura, Opp.Vivekananda College, Dr.Rajkumar Road, Bangalore - 560 010.
- 2) The Chief Fire Officer, Bangalore West.