



KARNATAKA INDUSTRIAL AREAS DEVELOPMENT BOARD

(A Government of Karnataka Undertaking)

Maharshi Aravinda Bhavan, 14/3, 1st Floor Nrupathunga Road, Bengaluru -560 001

Phone No. : 080-22223029/ 41511412

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No. KIADB/DO-3&EE/ 1042 /2019-20

Date: 20-03-2020

To,

M/s. Brigade Tetrarch Pvt. Ltd.,
29th & 30th Floor, World Trade Center ,
Brigade Gateway Campus, 26/1,
Dr. Rajkumar Road,
Malleshwaram - Rajajingar,
Bangalore – 560 055.

Sir,

Sub: Approval of Construction of Modified Building Plan at **Cluster-I (Basement Only), Cluster-J & Cluster-K (Phase-1)** in Plot No. **R-5 & R-8 of Hi-Tech, Defence & Aerospace Park (Hardware Sector) near KIAL – Reg.**

Ref: Your Letter No. NIL Dated: 18-03-2020.

I return herewith One Set of drawings pertaining to the Modified Building Plan Approved subject to the following conditions:

- 1 Before starting construction you should obtain CFE from KSPCB, NOC from KPTCL/BESCOM, NOC from Factories & Boilers (If applicable) and structural stability certificate and submit the same to this Office.
- 2 Building should be constructed in accordance with the local / bye laws of any other laws in force relating to the construction and use of premises.
- 3 You should maintain greenery as per byelaws.
- 4 All boundary stones should be properly preserved and kept in good repair during the period of construction of building.
- 5 The final working drawing may be submitted after construction of building according to the approved plan.
- 6 The plans which are corrected in red should be allowed during construction.
- 7 In respect of future construction and additions and alternations of buildings you have to take prior approval from the Board.
- 8 You should make arrangement for rain water harvesting and ground water recharging in the Plot allotted in consultation with ecology and environment department.
- 9 ETP plants should be compulsorily set up by Hotel Industries, Hospitals where intensive water usage is required besides re-cycling of used water for washing and flushing etc.
- 10 The Company shall ensure that all natural valleys, valley zone, irrigation tanks in the said land should not be disturbed in compliance of the CDP 2015 / BIAAPA-2021 and you should comply with conditions and directions of National Green Tribunal (NGT) as and when applicable.
- 11 To compulsorily re-cycle the water in industrial units which employees more than 500 persons.
- 12 IT, ITES & BT and service related industries should compulsorily provide basement / multistoried parking.

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- 13 You should obtain necessary clearances and approval as applicable from the local authority or any other authority.
- 14 You have to submit the drawings for the remaining 39.84% of area.
- 15 You should provide solar panels on top of the building as per the norms of NBC.
- 16 You should adhere to the above terms and conditions, if any violations are found the plans approved shall stands cancelled automatically.
- 17 You should establish Primary Effluent Treatment Plant.
- 18 You should complete the project by commencing production and the License valid upto 12-03-2027.
- 19 The building plan is approved subject to condition that the NOC issued from KSPCB Dated: 30-10-2018, Fire Force Department, BESCOM, Airport Authority of India Dated: 28-08-2017 and Structural Design Sufficiency Certificate issued from Sri. Vijay Kumar S B, Empanelment No. KIADB/Str. Engr/004/2016-17 Dated: 09-03-2020 of M/s. Professional Consultants, Bengaluru.
- 20 You should not establish and run any wine shop, bar and restaurant, micro brewages, beer cafe etc. in the allotted premises.
- 21 You should maintain solid waste management and provide ramp for physically disabled persons.
- 22 Before starting the foundation work you should obtain the commencement certificate from this Office.

:: ನಿಬಂಧನೆಗಳು / ಷರತ್ತುಗಳು ::

(As approved by CEO & EM, KIADB)

1. ಪ್ರಸ್ತಾಪಿತ ಜಮೀನನ್ನು ಉದ್ದೇಶಿತ ಚಟುವಟಿಕೆಗಾಗಿ ಅಭಿವೃದ್ಧಿ ಪಡಿಸುವ ಸಂಬಂಧ, ಪ್ರಸ್ತುತ ಅನುಮೋದನೆ ಕೋರಿ ಸಲ್ಲಿಸಿರುವ ಅಭಿವೃದ್ಧಿ ನಕ್ಷೆ ಹಾಗೂ ಕಟ್ಟಡ ನಕ್ಷೆ ಅನುಮೋದನೆ ಸಂಬಂಧ ಸಂಬಂಧಿಸಿದ ಎಲ್ಲಾ ಸಕ್ಷಮ/ ಕೇಂದ್ರ / ರಾಜ್ಯ ಸರ್ಕಾರದ ಇಲಾಖೆ / ಮಂಡಳಿ / ಸ್ಥಳೀಯ ಸಂಸ್ಥೆಗಳಿಂದ ಅಗತ್ಯ ನಿರಾಕ್ಷೇಪಣಾ ಪತ್ರ / ಅನುಮತಿ ಪತ್ರಗಳನ್ನು ಪಡೆಯತಕ್ಕದ್ದು ಹಾಗೂ ಸದರಿ ಸಂಸ್ಥೆಗಳಿಂದ ನೀಡಿರುವ ನಿರಾಕ್ಷೇಪಣಾ ಪತ್ರ / ಪರವಾನಿಗೆ / ಮಂಜೂರಾತಿಗಳ ನಿರ್ದೇಶನಗಳನ್ನು ಚಾಚೂತಪ್ಪದೆ ಪಾಲಿಸತಕ್ಕದ್ದು ಹಾಗೂ ಶಾಸನ ಬದ್ಧ ಸಂಸ್ಥೆಗಳು ವಿಧಿಸುವ ನಿಬಂಧನೆಗಳಿಗೆ ಬದ್ಧರಾಗಿರುವುದು.
2. ಸದರಿ ನಿವೇಶನದಲ್ಲಿ ಯಾವುದೇ ನಾಲಾ / ಹಳ್ಳ / ಹೆಚ್.ಟಿ. ಲೈನ್ / ಕೆರೆ / ಕುಂಟೆ / ಕಾಲುದಾರಿ / ಬಂಡಿ ದಾರಿ / ಇತ್ಯಾದಿ ಇದ್ದಲ್ಲಿ NGT ನಿಯಮಾನುಸಾರ ಅಗತ್ಯ ಬಫರ್ ಕಾಯ್ದಿರಿಸತಕ್ಕದ್ದು ಹಾಗೂ ಮಹಾ ಯೋಜನೆ ರಸ್ತೆಗೆ ಅಗತ್ಯವಿರುವ / ವಿಸ್ತರಣೆಗಾಗಿ ಅಗತ್ಯವಿರುವ ಜಾಗ ಅಳವಡಿಸಿರುವ ಬಗ್ಗೆ ಪರಿಶೀಲಿಸಿಕೊಳ್ಳುವುದು.
3. ಕಟ್ಟಡ ಕಾಮಗಾರಿ ಪ್ರಾರಂಭಿಸುವ ಮುನ್ನ ಪ್ರಸ್ತಾಪಿತ ಕಟ್ಟಡಗಳಿಗೆ ಜಂಟಿ ಸ್ಥಳ ಪರಿಶೀಲನಾ ವರದಿಯನ್ನು ಜಂಟಿ ನಿರ್ದೇಶಕರು, ಜಿಲ್ಲಾ ಕೈಗಾರಿಕಾ ಕೇಂದ್ರ, ಬೆಂಗಳೂರು ನಗರ ಜಿಲ್ಲೆ ರವರಿಂದ ಪಡೆದು ಸಲ್ಲಿಸುವುದು.
4. ಈ ಕಛೇರಿಯಿಂದ ದಿನಾಂಕ: 22-08-2019 ರಂದು ಅನುಮೋದನೆ ನೀಡಿದ ಪತ್ರದಲ್ಲಿ ತಿಳಿಸಿರುವಂತೆ ಷರತ್ತು ಮತ್ತು ನಿಬಂಧನೆಗಳೊಂದಿಗೆ ಒಳಪಟ್ಟಿರುತ್ತದೆ.

Yours faithfully,


Development Officer – 3 &
Executive Engineer


21/3/2020