

OFFICIAL MEMORANDUM.

Sub:- Sanction of Conversion of 2-28 acres (Two acres twenty eight guntas) of land out of Sy.No.14/2 in Raghuvanahalli Village, Uttarahalli Hobli, Bangalore South Taluk for non-agricultural/Industrial purposes in favour of Sri.K.K.Chandrappa C/o. M/S.Avasarala Automation Pvt.Ltd., 11th K.M. K.K.Pura Road.

Ref:- Correspondance ending with report No.ALN. SR.260/88 dated:7.2.89 of the Tahsildar, Bangalore South Taluk.

2.Opinion furnished by the Chairman,BDA. Bangalore in his letter No.BDA.Commr.TPM. 1449/88-89 dated:24.2.1989.

3.Being the conversion fine and hadbāsth fee of Rs.2,70,542=50 +Rs.35/- remitted by the applicant vide challan No.SLR.132 &133 dated:25.3.1989.

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Sanction is accorded to the alienation of 2-28 acres (Two acres twenty eight guntas) of land out of Sy.No.14/2 of Raghuvanahalli Village, Uttarahalli Hobli, Bangalore South Taluk for non-agricultural/Industrial purposes in favour of Sri.K.K.Chandrappa subject to the following conditions in addition to usual conditions of Conversion under Section 95(2), 95(4), 95(7) of the K.L.R.Act, 1964, conversion fine is levied at Rs.1,00,188/- per acre (Rupees One lakh one hundred and eighty eight only) under rule 107(1) of the Karnataka Land Revenue (Amendment) Rules, 1984.

2. The land should be used for the specific non-agricultural/Industrial purposes only for setting up of PCB Assembly conveyance and Picture Tube Engine System.

3. The phut kharab if any should be reserved to Government under section 67 of K.L.R.Act, 1964.

4. A road margin of 40mtrs. from National Highway and State Highway and 25mtrs. from ~~Maximum~~ District Road from the centre of the road to extreme edge of the construction should be maintained and no construction should be put up within this road margin as per G.O.No.PWD.7556-665-R and B-8-54-5 and 12-2-1955 and letter No.PL.7(II)57, dated:1.1.1966 of the Ministry of Transport, Government of India.

5. Other required road margins and open spaces etc., should also be reserved in the areas as per rules and the specifications of the BDA/VP concerned as fixed by them.

6. Smoke or any other effluent that may emanate out of the Industry should be effectively treated the premises of the Industry rendering it harmless to the health of the General public.

7. The layout and buildings plans etc., should be duly got approved by the BDA/VP authority concerned and the constructions etc., should be put up in strict conformity with the plans approved by the BDA/VP concerned.

8. All road portions approaches, civic amenity areas should be handed over to the BDA/VP concerned free of cost.

9. The layout buildings and plans should be duly modified suitably to adjust with the layout schemes that may be taken up in the area in future.

10. The applicant should enter into an agreement with the BDA/TPA/VP concerned agreeing to abide by their conditions.

11. Necessary licence etc., should be obtained from the Competent Authority before the commencement of the work of construction on the land. The purposes of sanction should be effectuated within two years from the date of the order.

12. This conversion order is issued from this office on payment of the required conversion fine and agreement dated: 25.3.81 produced by the applicant agreeing to abide by the above conditions and the formalities of the BDA/TPA concerned also completed before appropriating of the land into non-agricultural purposes.

13. Non-compliance with any of the conditions, specified above will result in cancellation of these orders of sanction as well as initiation of proceedings and penalties provided under section 96 of the Karnataka Land Revenue Act, 1964. Constructions if any put up in such a case are also liable to be demolished without compensation and the cost incurred to Government, thereof will be recovered from the kathedar as arrears of land revenue. The proportionate assessment on the land is written off the accounts.

Sd/- M. KRISHNAPPA,
SPECIAL DEPUTY COMMISSIONER,
BANGALORE DISTRICT.

Copy is forwarded to the following for information and further necessary action to:

1. the Tahsildar, Bangalore South Taluk. Records are enclosed with copy of challan and agreement.
2. the Chairman, Bangalore Development Authority, Bangalore.
3. the Deputy Director of Land Records, Bangalore Sub Dh.,
4. the Assistant Director of Industries, & Commerce, Bangalore.
5. the Assistant Commissioner, PUC. Bangalore.
6. the Special Deputy Commissioner, ULC. Bangalore.
7. the applicant by C.P. Sri.K.K.Chandrappa, C/o. M/S.Avasaralu Automation Pvt.Ltd., 11th K.M. K.K,Pura Road, Bangalore-62.



[Signature]
Spl. Deputy Commissioner,
Bangalore District.