



KARNATAKA INDUSTRIAL AREAS DEVELOPMENT BOARD

(A Government of Karnataka Undertaking)

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

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No. KIADB/DO-3&EE/ 464 /2019-20

Date: 23-08-2019

To,
M/s. Apex Realty Ventures,
No. 2011, Embassy Habitat,
Palace Cross Road,
Vasanthnagar,
Bengaluru - 560 052.

Sir,

Sub: Approval of Construction of Proposed Building Plan in Plot No. **R-6-Part-1 of Hi-Tech, Defence & Aerospace Park (Hardware Sector) near KIAL - Reg.**

Ref: Your Letter No. **NIL** Dated: **23-07-2019** (Online Application No. **KIADB2019BP0990**)

I return herewith One Set of drawings pertaining to the Proposed 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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M/s. Apex Realty Ventures, Plot No. R-6-Part-1 of Hardware Sector

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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 22.886% 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 stand cancelled automatically.
- 17 You should establish Primary Effluent Treatment Plant.
- 18 You should complete the project by commencing production and the License valid upto 13-06-2025.
- 19 The building plan is approved subject to condition that the NOC from KSPCB, Fire Force Department, BESCO, BSNL, Airport Authority of India and structural stability certificate should be submitted to this Office before commencement of the work.
- 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 ಪಡೆದು ಕಟ್ಟಡ ಕಾಮಗಾರಿಯನ್ನು ಕೈಗೊಳ್ಳುವ ಮುನ್ನ ಈ ಕಛೇರಿಗೆ ಸಲ್ಲಿಸತಕ್ಕದ್ದು.
2. ಪ್ರಸ್ತಾಪಿತ ಜಮೀನಿನಲ್ಲಿ ಹಾಗೂ ಜಮೀನಿನ ಪರಿಸರದಲ್ಲಿ ಸ್ವಾಭಾವಿಕ ಗುಡ್ಡ, ಕಣಿವೆ ಪ್ರದೇಶ, ನಾಲಾ, ಕೆರೆ, ಕುಂಟೆ, ಹಳ್ಳ, ಟ್ಯಾಂಕ್, ಬಂಡಿ ರಸ್ತೆ / ಕಾಲುದಾರಿ / ಸಾರ್ವಜನಿಕ ರಸ್ತೆ / ಮಹಾ ಯೋಜನೆ ರಸ್ತೆ, ಮಳೆ ನೀರು ಚರಂಡಿ ಚರಂಡಿ / ಹೆಚ್.ಟಿ. ಲೈನ್ ಇತ್ಯಾದಿ ಇದ್ದಲ್ಲಿ ಅವುಗಳನ್ನು ಮುಚ್ಚದೇ ಹಾಗೂ ಬದಲಾವಣೆ / ಸ್ಥಳಾಂತರ ಮಾಡದೇ ಯಥಾವತ್ತಾಗಿ ಅಳವಡಿಸಿ ವಲಯ ನಿಯಮಾನುಸಾರ ಅಗತ್ಯ ಬಫರ್ ಕಾಯ್ದಿರಿಸತಕ್ಕದ್ದು ಹಾಗೂ ಮಹಾಯೋಜನೆ ರಸ್ತೆಗೆ ಅಗತ್ಯವಿರುವ / ವಿಸ್ತರಣೆಗಾಗಿ ಅಗತ್ಯವಿರುವ ಜಾಗ ಅಳವಡಿಸತಕ್ಕದ್ದು.
3. ಹಂಚಿಕೆದಾರರಿಂದ KSPCB ಅವರಿಂದ ಪಡೆದ CFE, ಮಂಡಳಿಯ Empanelled Structural Engineer ಅವರಿಂದ SSC ಮತ್ತು ಜಂಟಿ ನಿರ್ದೇಶಕರು, ಜಿಲ್ಲಾ ಕೈಗಾರಿಕಾ ಕೇಂದ್ರ ಅವರಿಂದ ಜಂಟಿ ಸ್ಥಳ ಪರಿಶೀಲನಾ ವರದಿ ಪಡೆದು ಕಟ್ಟಡ ಕಾಮಗಾರಿಯನ್ನು ಕೈಗೊಳ್ಳುವ ಮುನ್ನ ಈ ಕಛೇರಿಗೆ ಸಲ್ಲಿಸತಕ್ಕದ್ದು.
4. ಪ್ರಧಾನಮಂತ್ರಿ ಆವಾಸ್ ಯೋಜನೆಯ ಮಾರ್ಗಸೂಚಿಗಳಲ್ಲಿನ ಘಟಕಗಳ ಗಾತ್ರವನ್ನು ಅಳವಡಿಸಿಕೊಳ್ಳತಕ್ಕದ್ದು.

Yours faithfully,

Development Officer - 3

Executive Engineer

23/8/19