

OFFICIAL MEMORANDUM

SUB:- Sanction of conversion of 9-35 (Nine acres thirty five gts) of land out of Sy.Nos. 60/2,45/9,57/1,57/2 and 57/3 in Gottigere village, Begur hobli, Bangalore South Taluk for non-agricultural/residential purposes in favour of Sri.B.N.Srinivas S/O G.R. Nanjundiah, Shoba Garden, Kalena Agrahara, Begur hobli, Bangalore South Taluk. (2)

REF:- 1.Opinion furnished by the Chairman,BDA Bangalore in his letter No.BDA.TPM.71/89-90, dt: 13-4-1989.

2.Being the conversion fine and hadbath fee of Rs.2,15,077-00 + 175/- remitted by the applicant vide challan No.SLR.415 & 416 dated: 29-4-89.



Sanction is accorded to the alienation of 9-35 (Nine thirty five gts) of land out of Sy.Nos.

Sy.No.	Ext.	
60/2	6-01	of Gottigere village, Begur hobli, Bangalore South Taluk for non-agricultural/residential purposes in favour of Sri.B.N.Srinivas 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 is Rs.21,780/- per acre (Rupees Twenty one thousand seven hundred eighty only) under rule 107(1) of the Karnataka Land Revenue (Amendment) Rules, 1984.
45/9	1-00	
57/1	0-09	
57/2	1-01	
57/3	1-24	
<u>9-35</u>		

2. The land should be used for the specific non-agricultural/residential purposes only for setting up of dwelling houses.

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 40 mtrs. from National high way and state high way and 25 mtrs. from 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 8-8-54-5 and 12-2-1955 and letter No.PI.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 building 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 areas in future.

10. The applicant should enter into an agreement with the B.A./I.A./V.P. 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 ascertained with two years from the date of this order.

12. This conversion order is issued from this office on payment of the required conversion fine and agreement dated: 29-4-1969 entered by the applicant agreeing to abide by the above conditions. The formalities of the said order concerning the conversion 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 kothadar as arrears of land revenue. The proportionate assessment on the land is written off the account.

32/-
Special Deputy Commissioner,
Bangalore District.

COPY 1. FORWARDED TO THE FOLLOWING FOR INFORMATION AND 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-Dn.
- 4) The Asst. Commissioner, P.U.C., Bangalore
- 5) The Spl. Deputy Commissioner, U.L.C., Bangalore
- 6) The applicant by C.P. - Sri. G. V. Srinivas, Shoba Gardens, Lalena Agrahara, Begur Hobli, Bangalore South Taluk.


Special Deputy Commissioner,
Bangalore District. 2/