

Respected Sir,

As per the RERA ACT, I have filed the application for registration of my project SK NISARGA on 08/10/2019 through your web portal and have obtained acknowledgement No.ACK/KA/RERA/1251/308/PR/191008/003610. And I have received an E-Mail on 22-10-2019 to upload/submit following required information and documents and clarifications.

And I have uploaded the required documents web portal, your Questions and my clarifications are hereunder.

1. Katha obtained from local authority, EC is incomplete, EC up to till date. The said land is converted for residential purpose 35 Guntas (3541 Sqm), But plan is approved for residential purpose is 7299 Sqm. orders regarding change of land use according to plan approved. to be uploaded ?

As per local authority rules the khatha for the land property one who go for plotted development is not issuing khatha, khatha will be issued for individual site on owners name once after completion of development work and obtaining release order from planning authority, so I will upload the same once after obtaining, it may take another 90 to 120 days from today.

up to date EC has been uploaded

The said total land Measuring is 3 Acres 24 Guntas, out of that 31 Guntas has been acquired for development of Satellite Town Ring Road by BMRDA, 35 Guntas is converted for residential purpose and remaining 1 Acre 38 Guntas is converted for Commercial purpose even commercial converted land can be used for residential purpose without prior permission as per the BMRDA Zoning regulations vide Government G.O. No. UDD 151 BMR 2013 Dated 03.09.2014 as part of the Master Plan 2031. So plan is approved for residential purpose is 7299 Sqm. (for your information I am uploading along with this uses permitted in commercial zone)

2. Contractor details, development details field has been deleted and number of sites details is not forth coming in project details and Affidavit under sec 3(1) of RERA ACT to be uploaded ?

Contractor details, development details, number of site details and Affidavit under sec 3(1) of RERA ACT are up loaded

3. Details of Project Architects, Structural Engineers, Project Contractors, Applicable NOCs to be uploaded ?

Details of Project Architect, Structural Engineer, Project contractor details, Applicable NOCs are up loaded and

And I hereby requesting you to grant the registration number to my project.

With regards

M.R.SHANKARAPPA

11.2.2 COMMERCIAL ZONE:

a. Uses permitted:

All uses that are permitted in residential zone ,traffic & transportation and public/semi public zones subjected to statutory NOC 'S like FIRE,KSPCB etc, petty shops/ retail shops & hardware shops, job typing / computer training institutes, cyber café, and internet browsing, departmental stores, grocery/ HOPCOMS, vegetable shops, newspaper, stationery and milk booth, commercial and corporate offices / clinics belonging to "professional services" like advocates and doctors, architects and self-owned, shopping/ commercial complexes and service establishments like hair dressing saloons, massage centers, laundries, dry cleaning and tailoring shops, restaurants and hotels, eateries such as darshinis, tea stalls, and take aways, bakery and sweet stalls , mutton and poultry stalls, cold storages, clubs, hostels, newspaper or job printing, all types of offices, STD/FAX/internet center/ ATM centers/ banks, insurance and consulting and business offices, places of amusement or assembly, microwave towers and stations, advertising signs conforming to relevant building byelaws, photo studio, church, temple and other places of worship and assembly, educational, medical/engineering/ technical and research institutions,(on the sites having minimum 2 ha with a minimum of 12m wide approach road), financial institutions, education coaching centers, nursing homes and speciality hospitals, pathological labs, hostels, libraries, any retail business or services not specifically restricted or prohibited therein, filling stations (Fuel stations and pumps, LPG storage, gas retail outlets), neighborhood shops, nursing homes, service industries listed in Schedule – I (power up to 10HP). Uses for small repair centers (electronic, mechanical, automobile), vulcanizing shops, printing press, residential buildings including orphanages and old age homes, gyms, clinics and yoga center, warehouses, storage areas for goods and kalyana mantapas, cinema theatres, multiplexes, auditoriums, community centers, recreational /social clubs and amenities, exhibitions centers, entertainment and amusement centers, convention centers and banquet halls, hard and software computer offices and information technology related activities (Power required for air conditioners, lifts and computers are excluded from the HP specified above), flour mill up to 10 HP

b. Uses that are permitted under special circumstances by the Authority:

Automobile workshop, manufacturing establishments employing not more than ten workers and uses permitted or permissible on appeal in the residential zone other than