

(Conversion)

(67)

DOCUMENT No. 3

DIS.ALN.SR.(S)298/92-93

Office of the Deputy Commissioner,
Bangalore District,
Bangalore, dated 2nd April 93.

OFFICIAL MEMORANDUM

Sub: Sanction of Conversion of 3.12 acres of land out of Sy.No.26/2 in Pattanagere village, Kengeri Hobli, Bangalore South taluk for Non-agricultural Residential purposes in favour Sri.Nagaiah and Gali Maraiiah Pattanagere village, Kengeri Hobli, Bangalore South Taluk.

Correspondance ending with report No.ALN.SR.377/91-92 Dated 11.06.92 and of the Tahsildar, Bangalore South TK. Being the conversion fine and hadbath fee Rs.71,874-00 + Rs.35-00 Total:71,909.00 remitted by the applicant vide challan No.SLR.292 and 293 dated:30-01-93

SANCTION is accorded to the alienation of 3.12 acres (Three and Twelve guntas) of land out of Sy.Nos.26/2 of Pattanagere village, Kengeri Hobli, Bangalore South Taluk for non-agricultural Residential purpose in favour of Sri.Nagaiah and Galimaraiah, subject to the following conditions in addition to usual conditions of conversion under sects 95(2), 95(4), 95(7) of the K.L.R.Act, 1964. Conversion fine is levied Rs.21,780-00 per acre. Rupees Twenty one thousand seven hundred eight only) rule 107 (i) of the Karnataka Land Revenue (Amendment) Rules, 1984

2.The land should be used for the specific nonagricultural Residential purpose for setting up of dwelling houses only.

3.The phut kharaab 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 25mtrs. from District Road from the centre of the road 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.7556-645-B-B-8-54-5 and 12-2-1953 and letter No.P1.7(II) 57, dated 1.1.1965 of Ministry of Transport, Government of India.

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

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

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

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

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

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

11. Necessary licences etc., should be obtained from competent authority before the commencement of the work of construction on the land. The purposes of sanction should be affected within the time limit of this order.

12. This conversion order is issued from this office on payment of the required conversion fine and agreement dated 06-03-73 produced by the applicant agreeing to abide by the above conditions and the formalities of the BDA/TPA/ULC concerned also completed before appropriating of the land into non-agricultural purposes.

13. Non-compliance with any of the conditions, specified above result in cancellation of these orders or 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 applicant as arrears of land revenue. The proportionate assessment on the land is written off the accounts.

14. Schedule : for 3.00 Acre 12 guntas of land in Sy.No.26/2 of Pattanagere village.

EAST : BHEL Lay-out,
WEST : M.V.Gopinath land,
NORTH : Hanumanthappa Archana land,
SOUTH : Panatappa, Gowramma, Siddalingappa and Hanumanthappa's land.

Sd/-
(K.KARUNAKAR RAI)
SPECIAL DEPUTY COMMISSIONER,
BANGALORE DISTRICT.

FORWARDED TO THE FOLLOWING FOR INFORMATION & FURTHER NECESSARY ACTION:

- 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-Div. Bangalore.
- 4) The Assistant Commissioner, P.D.C., Bangalore.
- 5) The Addl. Special Deputy Commissioner, U.L.C., Bangalore.
- 6) The Applicant by C.P.
- 7) The Sub-Registrar, Kengeri Bangalore South Taluk Bangalore.
- 8) The Administrator, Pattanagere V. Kengeri Hobli, R.S.T.
- 9) The Assistant Commissioner, Bangalore Sub-Division, Bangalore.

Applied on 03.05.73
Forwarded by 2
Examined by 2
Copy sent on 08.05.73
Copy Delivered on 20.05.73
Sd/-
(K.KARUNAKAR RAI)
Special Deputy Commissioner,
Bangalore District.

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