

OFFICIAL MEMORANDUM

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Subject:-Sanction of conversion of 2 acres 06 gts. of land out of Sy.Nos. 59/2 in Lingarajapuram Village, Kasaba Hobli, Bangalore North Taluk for non-agricultural residential and commercial purposes in favour of Sri.M.Subbanna and M.Narayana No.59/2 Lingarajapuram Jaibharathinager, Bangalore.

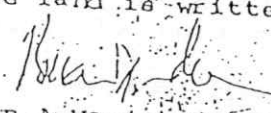
Ref:- Correspondance ending with report No.Aln.SR.113/89-90 dated 2.9.89, of the Tahsildar, Bangalore North Taluk, Bangalore.

2. Opinion furnished by the Chairman, B.D.A. B'lore in his letter No.BDA.TPM.725/89-90 dated 21.8.89 .
3. Being the conversion fine and hadbath fee of Rs.72782.00 remitted by the applicant vide Challan No.NLR.19, Dated 14.12.89.

Sanction is accorded to the Diversion of 2-06 (Two acres and six gts.) of land out of Sy.No.59/2 of Lingarajapura village, Kasaba Hobli, Bangalore North Taluk for non-agricultural residential and Commercial purposes (i.e., 120'x120'=14400 Sq.Ft. for commercial for petrol Bunk and 79254 Sq. for residential, (Total 2-06 acres only). in favour of Sri.M.Subbanna and M.Narayana subject to the following conditons in addition to usual conditions of conversion under section 95(2), 95(4) 95(7) of the K.L.R.Act, 1964, conversion fine islevied at Rs.21,780/- and 100180/- per acre (Rupees twenty one thousand seven hundred eighty and one lakh one hundred eighty only) under rule 107(1) of the Karnataka Land Revenue (Amendment) rules, 1984.

2. The land should be used for the specific non-agricultural/ residential /and Commerdal purposes only for setting up of petrol bunk and residential houses only.
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 Highway and State Highway 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 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, and G.O.No.PWD.46.CNH.88 Dt. 9.5.88 of P.W.D.Department of Government of Karnataka.
5. Other required road margins and open spaces etc., should also be reserved in the areas as per rules and the specifications of the BPA/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 kept 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 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 effected within 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 20.12.89, 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 Govt. thereon will be recovered from the kachadar as arrears of land revenue. The proportionate assessment on the land is written off the accounts.


B.A. Harish Gowda,
Special Deputy Commissioner,
Bangalore District.

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

1. The Tahsildar, Bangalore North Taluk. Records are enclosed with copy of challan and agreement.
2. The Chairman, B.D.A., Bangalore.
3. The Deputy Director of Land Records, Bangalore Sub Dn.
4. The Asst. Director of Industries and Commerce, Bangalore (Rural) Bangalore.
5. The Asst. Commissioner, PUC, Bangalore.
6. The Special Deputy Commissioner, ULC, Bangalore.
7. The applicant by C.P.


Special Deputy Commissioner,
Bangalore District.