



भारतीय विमानपत्तन प्राधिकरण
AIRPORTS AUTHORITY OF INDIA

- d. No radio/TV Antenna, lighting arresters, staircase, Murrete, Overhead water tank and attachments of fixtures of any kind shall project above the Permissible Top Elevation of 819M, as indicated in para 2.
- e. Only use of oil fired or electric fired furnace is permissible, within 8 KM of the Aerodrome Reference Point.
- f. The certificate is valid for a period of 8 years from the date of its issue. One time revalidation without assessment may be allowed, provided construction work has commenced, subject to the condition that such request shall be made within the validity period of the NOC and the delay is due to circumstances which are beyond the control of the developer.
- g. No light or a combination of lights which by reason of its intensity, configuration or colour may cause confusion with the aeronautical ground lights of the Airport shall be installed at the site at any time, during or after the construction of the building. No activity shall be allowed which may affect the safe operations of flights
- h. The applicant will not complain/claim compensation against aircraft noise, vibrations, damages etc. caused by aircraft operations at or in the vicinity of the airport.
- i. Day markings & night lighting with secondary power supply shall be provided as per the guidelines specified in chapter 6 and appendix 6 of Civil Aviation Requirement Series 'B' Part I Section 4, available on DGCA India website: www.dgca.nic.in
- j. The applicant is responsible to obtain all other statutory clearances from the concerned authorities including the approval of building plans. This NOC for height clearances is to ensure the safe and regular aircraft operations and shall not be used as document for any other purpose/claim whatsoever, including ownership of land etc.
- k. This NOC has been issued w.r.t. the Civil Airports. Applicant needs to seek separate NOC from Defence, if the site lies within their jurisdiction.
- l. In case of any discrepancy/interpretation of NOC letter, English version shall be valid.
- m. In case of any dispute w.r.t site elevation and/or AGL height, top elevation in AMSL shall prevail.

Chairman NOC Committee

Region Name: SOUTH

Address: General Manager Airports
Authority of India, Regional
Headquarter, Southern Region,
Chennai Airport,
Chennai-600027 (Tamil Nadu)

Email ID: vomm.noc@aai.aero

Contact No: 044-22560046

K Janardanan
Jt.General Manager(ATM-NOC)

क्षेत्रीय मुख्यालय दक्षिणी क्षेत्र भा.वि.प्रा. परिचालन कार्यालय परिसर, चेन्नई हवाईअड्डा, चेन्नई - 600 027

दूरभाष संख्या : 44-2256 1234

Regional headquarter Southern Region, AAI Operational Offices Complex, Chennai Airport, Chennai 600 027

Tel. No: 44-2256 1234



भारतीय विमानपत्तन प्राधिकरण
AIRPORTS AUTHORITY OF INDIA

M/s AAKAR Properties,
No D-17/1, G.F. 12th Cross, V.V
Mohalla, Mysore- 570002.

Date: 16-10-2017

Valid Upto: 15-10-2025

No Objection Certificate for Height Clearance

1. This NOC is issued by Airports Authority of India (AAI) in pursuance of responsibility conferred by and as per the provisions of Govt. of India (Ministry of Civil Aviation) order GSR751 (E) dated 30th Sep. 2015 for Safe and Regular Aircraft Operations.

2. This office has no objection to the construction of the proposed structure as per the following details:

NOC ID :	MYSO/SOUTH/B/100517/250663
Applicant Name*	Madhu Kumar N.P
Site Address*	Sy No 143/2A2, 2B, Madagalli Village, Yelawala Hobli, Mysore Taluk, Mysuru.,MYSORE TALUK,Mysore,Karnataka
Site Coordinates*	76 34 45.00-12 18 17.55, 76 34 46.00-12 18 21.75, 76 34 47.80-12 18 17.75, 76 34 48.50-12 18 21.85,
Site Elevation in mtrs AMSL as submitted by Applicant*	789 M
Permissible Top Elevation in mtrs Above Mean Sea Level(AMSL)	819M

*As provided by applicant

3. This NOC is subject to the terms and conditions as given below:

a. Permissible Top elevation has been issued on the basis of Site coordinates and Site Elevation submitted by Applicant. AAI neither owns the responsibility nor authenticates the correctness of the site coordinates & site elevation provided by the applicant. If at any stage it is established that the actual data is different, this NOC will stand null and void and action will be taken as per law. The office in-charge of the concerned aerodrome may initiate action under the Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules, 1994"

b. The Structure height (including any superstructure) shall be calculated by subtracting the Site elevation in AMSL from the Permissible Top Elevation in AMSL i.e. Maximum Structure Height = Permissible Top Elevation minus (-) Site Elevation.

c. The issue of the 'NOC' is further subject to the provisions of Section 9-A of the Indian Aircraft Act, 1934 and any notifications issued there under from time to time including the Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules, 1994.

क्षेत्रीय मुख्यालय दक्षिणी क्षेत्र भा.वि.प्रा. परिचालन कार्यालय परिसर, चेन्नई हवाईअड्डा, चेन्नई - 600 027

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Regional headquarter Southern Region, AAI Operational Offices Complex, Chennai Airport, Chennai 600 027

Tel. No: 44-2256 1234

ಚಾಮುಂಡೇಶ್ವರಿ ವಿದ್ಯುತ್ ಸರಬರಾಜು ನಿಗಮ ನಿಯಮಿತ

CIN: U40109KA2004SGC035177
 ನೊಂದಾಯಿತ ಕಛೇರಿ ವಿಳಾಸ:
 ನಂ:29, ಬಿಜಯನಗರ 2ನೇ ಹಂತ,
 ಹೆನ್ರೇಟ್, ಮೈಸೂರು-570017
 web site : www.cescmysore.org



ಅಧೀಕ್ಷಕ ಇಂಜಿನಿಯರ್(ಬಿ), ರವರ ಕಛೇರಿ
 ಕಾ ಮತ್ತು ಪಾ ವೃತ್ತ, ಜಾಬಿನಸಿನಿ, ಷೋಡಿ
 ಬಸವೇಶ್ವರ ರಸ್ತೆ, ಕುವೆಂಪುನಗರ, ಮೈಸೂರು.
 ದೂರವಾಣಿ ಸಂಖ್ಯೆ : 0821-2462131
 ಫ್ಯಾಕ್ಸ್ ಸಂಖ್ಯೆ : 0821-2462134
 E-mail : seemvs@cescmysore.org

ಸಂಖ್ಯೆ:ಅಇಂ/ಕಾನಿಇಂ/ಬಿ-2/ಎಫ್-18/17-18/
 ಲಗತ್ತು:

4763-67

ದಿನಾಂಕ:-09.10.2017

ನಿರಾಕ್ಷೇಪಣಾ ಪತ್ರ

ವಿಷಯ: M/s Aakar Properties, ಸರ್ವೆ ನಂ. 143/2ಎ, 2ಬಿ, ಮಾದಗಲ್ಲು ಗ್ರಾಮ, ಇಲವಾಲ ಹೋಬಳಿ, ಮೈಸೂರು ರವರು ನಿರ್ಮಿಸಲು ಉದ್ದೇಶಿಸಿರುವ ಬಹುಮಹಡಿ ವಸತಿ ಸಮುಚ್ಚಯ ನಿರ್ಮಾಣಕ್ಕೆ ನಿರಾಕ್ಷೇಪಣಾ ಪತ್ರ ನೀಡುವ ಕುರಿತು.

- ಉಲ್ಲೇಖ: 1.ಕಾರ್ಯನಿರ್ವಾಹಕ ಇಂಜಿನಿಯರ್(ಬಿ), ಬಿ.ಬಿ.ಮೊಹಲ್ಲಾ ವಿಭಾಗರವರ ಪತ್ರ ಸಂಖ್ಯೆ: ಕಾನಿಇಂ/ಸಕಾನಿಇಂ(ಕ)/ಬಿ.ಬಿ.ಮೊ.ಬಿ/17-18/2376 ದಿನಾಂಕ 06.10.2017
 2. ನಿರಾಕ್ಷೇಪಣಾ ಪತ್ರ ಶುಲ್ಕ ರೂ. 5,000/- ರಸೀದಿ ಸಂಖ್ಯೆ: 0030794 ರಲ್ಲಿ ದಿನಾಂಕ : 14.09.2017

★★★★★★★★★★

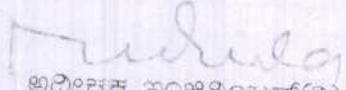
ವಿಷಯ ಪ್ರಸ್ತಾಪಿತ M/s Aakar Properties, ಸರ್ವೆ ನಂ. 143/2ಎ, 2ಬಿ, ಮಾದಗಲ್ಲು ಗ್ರಾಮ, ಇಲವಾಲ ಹೋಬಳಿ, ಮೈಸೂರು ರವರು ನಿರ್ಮಿಸಲು ಉದ್ದೇಶಿಸಿರುವ ಬಹುಮಹಡಿ ವಸತಿ ಸಮುಚ್ಚಯ ನಿರ್ಮಾಣಕ್ಕಾಗಿ ನಿರಾಕ್ಷೇಪಣಾ ಪತ್ರವನ್ನು ಕೋರಿರುತ್ತಾರೆ. ಉಲ್ಲೇಖ ಪತ್ರ (2) ರಲ್ಲಿ ಕಾರ್ಯನಿರ್ವಾಹಕ ಇಂಜಿನಿಯರ್(ಬಿ), ಬಿ.ಬಿ.ಮೊಹಲ್ಲಾ ವಿಭಾಗ ಇವರು ಪ್ರಸ್ತಾವನೆಯನ್ನು ಶಿಫಾರಸ್ಸು ಮಾಡಿರುವ ಹಿನ್ನೆಲೆಯಲ್ಲಿ, ಸದರಿ ಕಟ್ಟಡಕ್ಕೆ ವಿದ್ಯುತ್ ಸಂಪರ್ಕ ನೀಡುವ ಬಗ್ಗೆ ನಿರಾಕ್ಷೇಪಣಾ ಪತ್ರ ನೀಡಲು ಶುಲ್ಕ ರೂ. 5000.- ರಸೀದಿ ಸಂಖ್ಯೆ: 0030794 ರಲ್ಲಿ ದಿನಾಂಕ 14.09.2017 ರಂದು ಪಾವತಿಸಿರುತ್ತಾರೆ. ಕಾರ್ಯನಿರ್ವಾಹಕ ಇಂಜಿನಿಯರ್ ರವರ ಶಿಫಾರಸ್ಸಿನಂತೆ ಸದರಿ ಸರ್ವೆ ನಂಬರ್‌ನಲ್ಲಿ ಇರುವ ಎಲ್.ಟಿ. ಮಾರ್ಗವನ್ನು ಸ್ವಯಂ ನಿರ್ವಹಣಾ ಯೋಜನೆಯಡಿಯಲ್ಲಿ ಸ್ಥಳಾಂತರಿಸಿಕೊಳ್ಳುವಂತೆ ತಿಳಿಸಿ, ಸದರಿಯವರು ನಿರ್ಮಿಸಲು ಇಚ್ಛಿಸಿರುವ ಕಟ್ಟಡಕ್ಕೆ ಇಲಾಖೆಯಿಂದ ಯಾವುದೇ ಆಕ್ಷೇಪಣೆ ಇಲ್ಲವೇ ಇರುವುದರಿಂದ ಸದರಿಯವರ ಕೋರಿಕೆ ಮೇರೆಗೆ ಈ ಕೆಳಗೆ ತಿಳಿಸಿರುವ ಕೆ.ಇ.ಆರ್.ಸಿ. ನಿಯಮ 3.1.5 ನಿಬಂಧನೆಗಳಿಗೆ ಒಳಪಟ್ಟು "ನಿರಾಕ್ಷೇಪಣಾ ಪತ್ರ" ನೀಡಲಾಗಿದೆ.

Built up area in the premises of the applicant exceeds 800 sq. or where the requition load is 35 KW and above. The applicant shall provide the required space in his premises and also provide at his own cost electric line. distribution transformer and associated equipments. the tranformers so provided by the applicant shall be dedicated to the premises of such applicant. The details of space to be provided by the applicant are as follows:

- (a). "An electrical room with RCC roof having clear floor area of 5mtrs. x 4mtrs. with a vertical clearance of 2.75mtrs. with locking facility, exhaust fans and adequate size of cable duct, shall be provided at the ground floor within the Applicant's premises nearer to the main entrance for installing floor mounted distribution transformer and associated switchgear or

(b). A clear space of 3 meters x 5 meters open to the sky shall be provided within the Applicant's premises preferably at the main entrance for installing structure mounted distribution transformer and switchgear "

ಈ ನಿರಾಕ್ಷೇಪಣಾ ಪತ್ರವು ನಗರ ಯೋಜನಾ ಪ್ರಾಧಿಕಾರ/ ನಗರಾಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ/ಬೆಂಗಳೂರು-ಮೈಸೂರು ಇನ್‌ಫ್ರಾಸ್ಟ್ರಕ್ಚರ್ ಕಾಲಿಡಾರ್ ಸ್ಥಳೀಯ ಯೋಜನಾ ಪ್ರಾಧಿಕಾರ ಬೆಂಗಳೂರು/ ಮೈಸೂರು ಮಹಾನಗರ ಪಾಲಿಕೆಯ ನಕ್ಷೆ ಮಂಜೂರಾತಿಗೆ ಮಾತ್ರ ಸಂಬಂಧಿಸಿರುತ್ತದೆಯೆ ದಿನಃ ಬಿದ್ಯುತ್ ಮಂಜೂರಾತಿ / ಸಂಪರ್ಕಕ್ಕೆ ಸಂಬಂಧಿಸಿರುವುದಿಲ್ಲ.


ಅಧೀಕ್ಷಕ ಇಂಜಿನಿಯರ್(ಬಿ)
ಕಾ ಮತ್ತು ಪಾ ವೃತ್ತ, ಮೈಸೂರು

M/s Aakar Properties

ಸರ್ವೆ ನಂ. 143/2ಎ, 2ಬಿ,

ಮಾದಗಟ್ಟಿ ಗ್ರಾಮ, ಇಲವಾಲ ಹೋಬಳಿ,

ಮೈಸೂರು.

1. ಪ್ರತಿಯನ್ನು ಆಯುಕ್ತರು/ನಗರಾಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ/ಬೆಂಗಳೂರು-ಮೈಸೂರು ಇನ್‌ಫ್ರಾಸ್ಟ್ರಕ್ಚರ್ ಕಾಲಿಡಾರ್ ಸ್ಥಳೀಯ ಯೋಜನಾ ಪ್ರಾಧಿಕಾರ ಬೆಂಗಳೂರು/ ಮೈಸೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ ರವರ ದಯಾಪರ ಅವಗಾಹನೆಗಾಗಿ.
2. ಜಂಟಿ ನಿರ್ದೇಶಕರು ನಗರ ಯೋಜನಾ ಪ್ರಾಧಿಕಾರ, ಮೈಸೂರು ರವರ ಮಾಹಿತಿಗಾಗಿ.
3. ಪ್ರತಿಯನ್ನು ಕಾರ್ಯನಿರ್ವಾಹಕ ಇಂಜಿನಿಯರ್(ಬಿ), ಬಿ.ಬಿ.ಮೊಹಲ್ಲಾ ವಿಭಾಗ, ಜಾ.ಬಿ.ಸ.ನಿ.ನಿ., ರವರ ಮಾಹಿತಿಗಾಗಿ.
4. ಪ್ರತಿಯನ್ನು ಸಹಾಯಕ ಕಾರ್ಯನಿರ್ವಾಹಕ ಇಂಜಿನಿಯರ್(ಬಿ), ಹೂಟಗಟ್ಟಿ ಉಪವಿಭಾಗ, ಜಾ.ಬಿ.ಸ.ನಿ.ನಿ., ಮೈಸೂರು ರವರ ಮಾಹಿತಿಗಾಗಿ.

ಮೈಸೂರು ನಗರಾಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ, ಮೈಸೂರು
 ಕರ್ನಾಟಕ ನಗರ ಮತ್ತು ಗ್ರಾಮ ಯೋಜನಾ ಕಾಯ್ದೆ 1961ರ ಪ್ರಕರಣ 15 ಮತ್ತು
 ಕರ್ನಾಟಕ ನಗರಾಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರಗಳ ಕಾಯ್ದೆ 1987

ಪ್ರಾರಂಭಿಕ ಪ್ರಮಾಣ ಪತ್ರ

ಸಂಖ್ಯೆ:ಮೈನಪ್ರಾ:ನಯೋ:ಪ್ರಾಪ್ರಪ:

363/2018-19

ದಿನಾಂಕ:

ಕರ್ನಾಟಕ ನಗರ ಮತ್ತು ಗ್ರಾಮ ಯೋಜನಾ ಕಾಯ್ದೆ 1961ರ ಪ್ರಕರಣ 15 ಉಪಪ್ರಕರಣ(1)ರಡಿಯಲ್ಲಿ

ಶ್ರೀಮತಿ/ಶ್ರೀ ಶ್ರೀಮತಿ ಸ್ವೀತಿಬಿ.ಎಸ್. ಶ್ರೀಮತಿ ಶ್ರೀಮತಿ

ಶ್ರೀಮತಿ, S.A. ಶ್ರೀಮತಿ, ಶ್ರೀ K. K. ಕೆ.ಎಸ್.

ನಂ.17/1, ನೆಲ.ನಂ.12, 12ನೇ ತರಗತಿ,

N.V. ಕೋಟೆ, ಕೊಕ್ಕೂರಿ.

ಮೀ.ನಂ.1030

ಮೈಸೂರು ನಗರ, ಬಿ.ಎಲ್. ಕೋಟೆ, 2ನೇ ತರಗತಿ, ನಾ.ನಂ. 17/1 ಬಡಾವಣೆಯಲ್ಲಿನ
 ನಿರ್ಮಾಣ ಸಂಖ್ಯೆ 143/2018-19 ಅಳತೆ/ವಿಸ್ತೀರ್ಣ 8066 ಚ.ಮೀ. ವಸತಿ/ವಾಣಿಜ್ಯ/ಕೈಗಾರಿಕೆ/ಸಾರ್ವಜನಿಕ
 ಅರಸಾರ್ವಜನಿಕ ಉಪಯೋಗಕ್ಕೆ ಹೊಸದಾಗಿ ಕಟ್ಟಡ ಕಟ್ಟಲು/ ಹಾಲಿ ಇರುವ ಕಟ್ಟಡವನ್ನು ಕೆಡವಿ ಪುನಃ
 ಕಟ್ಟಲು/ಭಾವಣಿಯಲ್ಲಿ ಬದಲಾವಣೆಗಳನ್ನು ಮಾಡಲು ಈ ಕೆಳಗೆ ನಮೂದಿಸಿರುವ ಷರತ್ತುಗಳಿಗೆ ಒಳಪಟ್ಟು ಕಟ್ಟಡ
 ನಕ್ಷೆಗೆ ಪ್ರಾರಂಭಿಕ ಪ್ರಮಾಣ ಪತ್ರ ನೀಡಲಾಗಿದೆ.

ಪ್ರಾರಂಭಿಕ ಪ್ರಮಾಣ ಪತ್ರದ ಶುಲ್ಕ: ತ್ರಿಭವನ ಸ್ಕೋಪ್ ಎಕ್ಸಾಮಿನೇಷನ್ || ರೂ. 13,03,218

ಮೊಬಲಗು: ರೂ: 13,93,900 ಅಕ್ಷರಗಳಲ್ಲಿ: ಐದನೂರುಲಕ್ಷದ ಮೂವತ್ತು ಸಾವಿರ ರೂಪಾಯಿ ಮಾತ್ರ

ಕೆಲಸ ಸಂಖ್ಯೆ: 33068 ದಿನಾಂಕ: 29.05.2018.

ಮಂತ್ರಿ ಕುಮಾರ್ ಸ್ವಾಮಿ

- ಅನುಮೋದಿತ ನಕ್ಷೆಯಂತೆ ಕಟ್ಟಡ ನಿರ್ಮಿಸಬೇಕು. ಉಲ್ಲಂಘನೆಯನ್ನು ಸಕ್ರಮಗೊಳಿಸಲು ನಿಯಮಾವಳಿಯಲ್ಲಿ ಅವಕಾಶವಿರುವುದಿಲ್ಲ. ಆದಾಗ್ಯೂ ಅನುಮೋದಿತ ನಕ್ಷೆಯನ್ನು ಉಲ್ಲಂಘಿಸಿ ಕಟ್ಟಡ ಕಟ್ಟಿದಲ್ಲಿ ಅದನ್ನು ಅಕ್ರಮ ಎಂದು ಪರಿಗಣಿಸಿ ಕಟ್ಟಡ ಪೂರ್ಣಗೊಂಡ (Completion Report) ಅರ್ಹತಾ ಪತ್ರವನ್ನು ನೀಡಲಾಗುವುದಿಲ್ಲ.
- ಅಲ್ಲದೇ, ಪ್ರಾರಂಭಿಕ ಪ್ರಮಾಣ ಪತ್ರದ ಷರತ್ತುಗಳನ್ನು ಹಾಗೂ ಅನುಮೋದಿತ ನಕ್ಷೆಯನ್ನು ಪ್ರಾಧಿಕಾರದ ಅನುಮತಿ ಇಲ್ಲದೇ ಉಲ್ಲಂಘಿಸಿದಲ್ಲಿ ಕರ್ನಾಟಕ ನಗರ ಮತ್ತು ಗ್ರಾಮ ಯೋಜನಾ ಕಾಯ್ದೆ 1961ರ ಪ್ರಕರಣ 73 ಮತ್ತು ಕರ್ನಾಟಕ ಯೋಜನಾ ಪ್ರಾಧಿಕಾರಗಳ ನಿಯಮಗಳು, 1969ರ ನಿಯಮ 37ಎ ರಡಿಯಲ್ಲಿ ಮುಂದಿನ ಕ್ರಮ ಜರುಗಿಸಲಾಗುವುದು.

1. ರಹದಾರಿದಾರರು ಈ ಪ್ರಾಧಿಕಾರದ ಹಾಗೂ ಇತರೇ ಸ್ಥಳೀಯ ಸಂಸ್ಥೆಗಳ ಜಾಗವನ್ನು ಆಕ್ರಮಿಸಬಾರದು.
2. ಪಕ್ಕದವರ ಆಸ್ತಿಗಳಿಗೆ ಅಪಾಯವಾಗದಂತೆ ಕೆಲಸ ಮಾಡಬೇಕು.
3. ತಪ್ಪುಮಾಹಿತಿ/ದಾಖಲೆಗಳನ್ನು ಒದಗಿಸಿ ಪ್ರಾರಂಭಿಕ ಪ್ರಮಾಣ ಪತ್ರ ಪಡೆದರೆ ಸದರಿ ಪತ್ರ ಸ್ವಯಂ ರದ್ದಾಗುವುದು. ಮತ್ತು ಕಾನೂನು ಪ್ರಕಾರ ಕ್ರಮ ಕೈಗೊಳ್ಳಲಾಗುವುದು.

4. ಈ ಪ್ರಾರಂಭಿಕ ಪ್ರಮಾಣ ಪತ್ರಕ್ಕೆ 2 ವರ್ಷ ಕಾಲಾವಕಾಶ ನೀಡಲಾಗಿದೆ. ಈ ಅವಧಿಯಲ್ಲಿ ಕಟ್ಟಡ ಕಟ್ಟಿದಲ್ಲಿ ಪುನಃ ಪ್ರಾರಂಭಿಕ ಪ್ರಮಾಣ ಪತ್ರಕ್ಕೆ ಅರ್ಜಿಯನ್ನು ಸಲ್ಲಿಸಬೇಕು. ಅರ್ಜಿಯನ್ನು ಅಂದಿನ ನಿಯಮಾನುಸಾರದಂತೆ ಪರಿಶೀಲಿಸಲಾಗುವುದು.
5. ಆಜುಬಾಜು ಮನೆಯವರಿಗೆ ಮತ್ತು ಸಾರ್ವಜನಿಕರಿಗೂ ಸಹ ತೊಂದರೆ ಇಲ್ಲದಂತೆ ಮತ್ತು ಹಕ್ಕಿಗೆ ಬಾಧಕವಾಗದಂತೆ ನಿಮ್ಮ ಮನೆ ಕಟ್ಟಲು ಬಳಸಿದ ನೀರು ಪ್ರಾಧಿಕಾರದ ಒಳಚರಂಡಿಗೆ ಬೀಳುವಂತೆ ಮಾಡಬೇಕು.
6. ದೋಣಿ ನೀರು ಪ್ರಾಧಿಕಾರದ ಜಮೀನು ಅಥವಾ ರಸ್ತೆಯ ಮೇಲೆ ಸುರಿಯದಂತೆ ಕೆಳಗಿನವರೆಗೂ ಗೋಡೆಗೆ ಲಗತ್ತಾಗಿ ಗಟ್ಟಿದಿಂದಿಂದ/ಯಾ' ಟಿನ್ನಿನಿಂದ ಮಾಡಿದ ಸಂದಾಯ ದೋಣಿಗಳನ್ನು ಮೋರಿಗೆ ಬಿಡತಕ್ಕದ್ದು.
7. ಬಾಗಿಲು/ ಯಾ ಬೇಸ್‌ಮೆಂಟ್ ಲೆವೆಲ್ ಬೀದಿಮಟ್ಟಕ್ಕಿಂತ ಎತ್ತರವಾಗಿರತಕ್ಕದ್ದು.
8. ನಿಮ್ಮ ಮನೆಯ ಸೂರಿನ ನೀರು ಅಕ್ಕಪಕ್ಕದವರ ಮನೆಯ ಪ್ರವೇಶದಲ್ಲಿ ಬೀಳಕೂಡದು ಮತ್ತು ಬಚ್ಚಲು ಮನೆ ನೀರನ್ನು ಪ್ರಾಧಿಕಾರದ ಒಳಚರಂಡಿಗೆ ಬೀಳುವಂತೆ ಮಾಡಬೇಕು.
9. ನಿವೇಶನದ ತುದಿ(ಅಂಚು)ವರೆಗೆ ಚೆಜ್ಜಾ ಮತ್ತು ಬಾ ಲ್ಕನಿಯಗಳನ್ನು ವಿಸ್ತರಿಸಬಾರದು ಹಾಗೂ ಪ್ರೊಜೆಕ್ಟ್‌ಗಳು ನಿಯಮಾನುಸಾರವೇ ಇರಬೇಕು. ಯಾವುದೇ ಸಂದರ್ಭದಲ್ಲಿ ಮನೆಯ ನೀರು ಅಕ್ಕಪಕ್ಕದ ನಿವೇಶನಗಳಿಗೆ ಬೀಳಬಾರದು.
10. ಛಾವಣಿಗಳನ್ನು ಬೆಂಕಿಯ ಅನಾಹುತಗಳಿಗೆ ಒಳಪಡುವ ಸಾಮಗ್ರಿಗಳಿಂದ ಕಟ್ಟಿಸಕೂಡದು.
11. ಕಟ್ಟಡ ಕೆಲಸ ಮಾಡಿಸುವ ಮುನ್ನ ಕಟ್ಟಡದ ಹದ್ದುಬಸ್ತನ್ನು ಸಂಬಂಧಪಟ್ಟ ಪ್ರಾಧಿಕಾರದಿಂದ ಅಜಮಾಯಿಸಿ ಗುರ್ತು ಮಾಡಿಸಿಕೊಂಡು ಕೆಲಸ ಪ್ರಾರಂಭಿಸಬೇಕು.
12. ಈ ಪ್ರಾರಂಭಿಕ ಪ್ರಮಾಣ ಪತ್ರ ಮಂಜೂರಾತಿಯಿಂದ ಕಟ್ಟಡದ ನಿವೇಶನಕ್ಕೆ ನಿಮಗೆ (ಲೈಸೆನ್ಸ್‌ದಾರರಿಗೆ) ಇದಕ್ಕೆ ಮೊದಲು ಇಲ್ಲದ ಹಕ್ಕುದಾರಿ ಈಗ ಹೊಸದಾಗಿ ಉಂಟಾಗಿರುವುದಿಲ್ಲ ಮತ್ತು ಇತರರಿಗೆ ಇರಬಹುದಾದ ಹಕ್ಕಿಗೆ ಯಾವ ಕುಂದು ಉಂಟಾಗುವುದಿಲ್ಲ.
13. ಹೊಗೆ ಹೋಗಲು ಇರತಕ್ಕ ಚಿಮಣಿಗಳು ಮಾಳಿಗೆ ಮಟ್ಟಕ್ಕಿಂತ ನಾಲ್ಕು ಅಡಿ ಕಡಿಮೆ ಇಲ್ಲದಂತೆ ಎತ್ತರಿಸಿ ಕಟ್ಟಬೇಕು.
14. ಪ್ರಾಧಿಕಾರದ ಅಧಿಕಾರಿಗಳು ಬಂದು ಕೇಳಿದಲ್ಲಿ ತೋರಿಸಲು ಪ್ರಾರಂಭಿಕ ಪ್ರಮಾಣ ಪತ್ರದ ಪ್ರತಿ ಮತ್ತು ಅನುಮೋದಿತ ನಕ್ಷೆ ಸಹ ಕಟ್ಟಡ ಕಟ್ಟುವ ವೇಳೆಯಲ್ಲಿ ನಿಮ್ಮ ಬಳಿ ಸದಾ ಸಿದ್ಧವಿರಬೇಕು.
15. ಕಟ್ಟಡದ ನಿವೇಶನದಲ್ಲಿ ಪಾಯಕ್ಕೆ ಹೊರತುಪಡಿಸಿ ಬೇರೆ ಹಳ್ಳ ತೆಗೆಯಕೂಡದು.
16. ಕೆಲಸ ಪೂರೈಸಿದ ಒಂದು ತಿಂಗಳ ಒಳಗಾಗಿ ಲಿಖಿತ ಮೂಲಕ ಪ್ರಾಧಿಕಾರದ ಕಛೇರಿಗೆ ತಿಳುಹಿಸಿ ಕಟ್ಟಡ ಪೂರ್ಣಗೊಂಡ ಅರ್ಹತಾ ಪತ್ರವನ್ನು ಪಡೆದುಕೊಳ್ಳತಕ್ಕದ್ದು.
17. ಈ ಪ್ರಾರಂಭಿಕ ಪ್ರಮಾಣ ಪತ್ರದ ಬಗ್ಗೆ ಯಾವುದೇ ಸಂಶಯವಿದ್ದಲ್ಲಿ ಕಟ್ಟಡ ಪ್ರಾರಂಭಿಸುವ ಮುನ್ನ ಪ್ರಾಧಿಕಾರದಿಂದ ಸೃಷ್ಟಿಕರಣ ಪಡೆಯಬೇಕು.
18. ಇತರೆ-ಷರತ್ತುಗಳು.

1. ಅಸ್ತಿತ್ವದ ಪ್ರಮಾಣ ಪತ್ರದ ದಿನಾಂಕ 07.1.2018,
 Air Poll Authority ಬೀದಿ ಸಂಖ್ಯೆ 16.10.2017
 ಮುಖ್ಯ ನಿಯಂತ್ರಣ ಮಂಡಳಿಯ ದಿನಾಂಕ
 ದಿ. 1.12.2017

B.N. [Signature]
 ನಗರ ಯೋಜನಾ ಸಚಿವರು

ನಗರ ಯೋಜನಾ ಸಚಿವರು ನಿರ್ದೇಶಕರು
 ನಗರ ಯೋಜನಾ ಸಚಿವರು, ಮೈಸೂರು

ದಿನಾಂಕ _____ ರಂದು ಮೇಲ್ಕಂಡ ನಿಬಂಧನೆಗಳನ್ನು ಒಪ್ಪಿ ರಹದಾರಿಯನ್ನು ಪಡೆದಿರುತ್ತೇನೆ.
 For [Signature] Properties

Office of the Director General
of Police & Director General
Karnataka State Fire & Emergency
Services and State Disaster
Response Force
No. 1, Annaswamy Mudaliar Road
Bengaluru-560 042



Phone : 25570733
22971501
Fax : 22971512

No.GBC(1) 309/2017
Docket No. KSFES/NOC/ 748 /2017

08-01-2018

To,
The Commissioner,
Bruhat Bengaluru MahanagaraPalike,
N.R. Square,
Bengaluru – 560 002.

Sir,

Sub: Issue of No Objection Certificate for the construction of High Rise Residential Building by at Sy. No. 143/2A & 2B, Madagalli Village, Yelwala Hobli, Mysuru Taluk.

Ref: Letter dated 27-09-2017 of the Managing Partner, M/s. Akar Properties. Sy. No. 143/2A & 2B, Madagalli Village, Yelwala Hobli, Mysuru Taluk.

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With reference to the letter of the Managing Partner, M/s. Akar Properties cited above the Regional Fire Officer, Mysuru Range, Mysuru of this department has inspected the site of proposed High Rise Residential Building by "M/s. Akar Properties" at Sy. No. 143/2A & 2B, Madagalli Village, Yelwala Hobli, Mysuru Taluku on 02-11-2017 with reference to the drawings, submitted by the applicant and has furnished the details as follows :-

Part-A: General Building requirements.			
Sl. no.	Details	:	General Requirements
1.	Address of the Premises.	:	"Akar Properties" Sy. No. 143/2A & 2B, Madagalli Village, Yelwala Hobli, Mysuru Taluku
2.	Number of Buildings.	:	One Building.
3.	Number of floors.	:	Ground & 7 upper floors.

<p>4. Type of Occupancy Part 4, Fire and Life Safety of Part-IV of NBC of 2016 clause 2.46 Occupancy or Use Group:— The principal occupancy for which a building or a part of a building is used or intended to be used; for the purpose of classification of a building according to the occupancy, an occupancy shall be deemed to include subsidiary occupancies which are contingent upon it.</p> <p>Part 4, Fire and Life Safety of Part-IV of NBC of 2016 clause 3.1.2 classification of residential buildings. 3.1.2 Group A Residential Buildings These shall include any building in which sleeping accommodation is provided for normal residential purposes with or without cooking or dining or both facilities, except any building classified under Group C.</p> <p>Subdivision A-4 Apartment houses — These shall include any building or structure in which living quarters are provided for three or more families, living independently of each other and with independent cooking facilities, for example, apartment houses, mansions and Chawls.</p>	: Residential Sub Division-A -4 (Apartment).
5. Floor wise details of the occupancy :-	
	<u>Ground floor</u> For parking 36 Cars, DG Room, Electrical Room & Fire Control Room. <u>1st floor to 7th floor</u> 6 flats on each floor x 7 floors = 42 flats
	Total : 42 flats.
6. Height of the building As per Part 3 Development Control Rules and General Building Requirements clause 2.10 of NBC 2016 Building, Height of – 2.10 Building.	: 23.75 mtrs.

	<p>Height of — The vertical distance measured in the case of flat roofs, from the average level of the ground around and contiguous to the building or as decided by the Authority to the terrace of last livable floor of the building adjacent to the external walls; and in the case of pitched roofs, up to the point where the external surface of the outer wall intersects the finished surface of the sloping roof; and in the case of gables facing the road, the mid-point between the eaves level and the ridge. Architectural features serving no other function except that of decoration shall be excluded for the purpose of measuring heights.</p>	
7.	<p>Site Area.</p> <p>As per Part 3 Development Control Rules and General Building Requirements clause 2.75 of NBC Site (Plot) — A parcel (piece) of land enclosed by definite boundaries.</p>	: 8,066.03 Sq. Mtrs.
8.	<p>Built up area of each floor. (Block wise)</p>	:
	Ground floor	: 903.76 Sq. Mtrs.
	1 st floor	: 817.41 Sq. Mtrs.
	2 nd floor	: 844.38 Sq. Mtrs.
	3 rd floor to 7 th floor (855.69 Sq. mtrs. on each floor x 5 floors)	: 4,278.45 Sq. Mtrs.
	Terrace floor	: 38.01 Sq. Mtrs.
9.	Total Built-up area.	: 6,882.01 Sq.Mtrs.
10.	Surrounding Properties.	
	Front (South)	: 23.00 mtrs. wide Bogadhi-Gadhige Road through 9.00 mtrs. wide Internal Road.
	Rear (North)	: C.A Park.
	Side (East)	: Residential area for future expansion belongs to the applicant.
	Side (West)	: Private property.

B. Structural details indicating the fire prevention, fire fighting and evacuation measures to be indicated in the drawings

Sl.	Details	General Requirements
11.	<p>Width of the road to which the building abuts and whether it is hard surfaced to carry the weight of 45000 kgs.</p> <p>As per Part 3 Development Control Rules and General Building Requirements clause 2.83 of NBC 2016</p> <p>Street : Any means of access, namely, highway, street, lane, pathway, alley, stairway, passageway, carriageway, footway, square, place or bridge, whether a thoroughfare or not, over which the public have a right of passage or access or have passed and had access uninterruptedly for a specified period, whether existing or proposed in any scheme, and includes all bunds, channels, ditches, storm-water drains, culverts, footpaths, sidewalks, traffic islands, roadside trees and hedges, retaining walls, fences, barriers and railings within the street lines.</p>	<p>Name of the Road:-23.00 mtrs. wide Bogadhi-Gadhige, located on the southern side through 9.00 mtrs. wide Internal Road.</p> <p>Width of the Road:-23.00 mtrs. wide Bogadhi-Gadhige, located on the southern side through 9.00 mtrs. wide Internal Road.</p> <p>Type of Road: <u>Asphalted</u></p> <p>Is road a Dead end: <u>NO</u></p>
12.	<p>Number of entrances and width of each entrance to the premises & height clearance over the entrance.</p> <p>As per Part 3 Development Control Rules and General Building Requirements clause 4.6 (d) of NBC 2016</p> <p>1) The main entrance to the plot shall be of adequate width to allow easy access to the fire engine and in no case shall it measure less than 6 m.</p> <p>2) The entrance gate shall fold back against the compound wall of the premises, thus leaving the exterior access way within the plot free for movement of fire tender.</p> <p>3) If the main entrance at the</p>	<p>Main entrance width: One entrance of 9.00 mtrs. width with entry & exit from 23.00 mtrs. wide Bogadhi-Gadhige, located on the southern side.</p> <p>Is Entrance gate provisioned: YES, provisioned.</p> <p>Is any Pergola planned : No</p>

boundary wall is built over, the minimum clearance shall be 4.5 m.

As per Part 3 Development Control Rules and General Building Requirements clause 4.6 of NBC 2016

a) The width of the main street on which the building abuts shall not be less than 12 m and one end of this street shall join another street not less than 12 m in width.

b) The road shall not terminate in a dead end; except in the case of residential building, up to a height of 30 m.

13. Width of open space (Setbacks)
 As per Part 3 Development Control Rules and General Building Requirements of NBC 2016
Clause 2.57 Open Space: — An area, forming an integral part of the plot, left open to the sky. NOTE — The open space shall be the minimum distance measured between the front, rear and side of the building and the respective plot boundaries.
2.58 Open Space, Front — An open space across the front of a plot between the building line and front boundary of the plot.
2.59 Open Space, Rear — An open space across the rear of a plot between the rear of the building and the rear boundary of the plot.
2.60 Open Space, Side — An open space across the side of the plot between the side of the building and the side boundary of the plot.
 As per Part 3 Development Control Rules and General Building Requirements clause of NBC 2016 Table 4 Side and Rear Open spaces to be left around the Building (Clause 8.2.3.1)

Sl No.	Height of the Building	Side and rear open spaces to be left around
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Height of the building:- 23.75mtrs.
 Setback required is minimum 8.00 mtrs all around the Building.
 Front (South): 8.00 mtrs.
 Rear (North) : 8.00 mtrs.
 Side (East) : 8.00mtrs.
 Side (West) : 8.00mtrs.
 Driveway space left 6.00 mtrs. all around the Building from the Building line with a turning radius of minimum 9.00 Mtrs. for the easy movement of fire vehicles..
 Note: Any specific claims on relaxation of setback to be notified with necessary supporting documents.





ಕರ್ನಾಟಕ ರಾಜ್ಯ ಮಾಲಿನ್ಯ ನಿಯಂತ್ರಣ ಮಂಡಳಿ
Karnataka State Pollution Control Board

"ಪರಿಸರ ಭವನ", 1 ರಿಂದ 5ನೇ ಮಹಡಿಗಳು, ನಂ. 49, ಚರ್ಚ್ ಸ್ಟ್ರೀಟ್, ಬೆಂಗಳೂರು - 560 001, ಕರ್ನಾಟಕ, ಭಾರತ
"Parisara Bhavana", 1st to 5th Floor, # 49, Church Street, Bengaluru - 560 001, Karnataka, INDIA

H.D. Reg. No. 136521 dated 06.10.2017

Aakar

NO. PCB/405/CNP/171/

OB-818

DATE 1 DEC 2017

BY REGD. POST WITH ACK. DUE /

(This document contains 08 Pages)

To,
Sri. R. Ravi, Managing Partner
Aakar Properties
Sy. No. 143/2A2, 2B,
Madagalli Village,
Yelawala Hobli,
Mysore taluk and District

Sub: Consent for establishment to construct Residential Apartment with 41 flats having total built up area of 8066.3 Sqm at Sy.No. 143/A2, 2B, Madagalli Village, Yelawala hobli, Mysuru taluk & District by Aakar Properties.

Ref: 1. Application for consent for establishment received at Regional Office, KSPCB, Ro-1Mysuru (Urban) on 06.10.2017.
2. Inspection of the proposed project site by Officer of the Regional Office, KSPCB, Ro-1Mysuru (Urban) on 03.10.2017
3. Hon'ble NGT Order dated 04.05.2016 in respect of OA 222/2014.
4. Proceedings of the consent committee meeting held on 18.11.2017

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With reference to the above, it is to be informed that this Board hereby accords Consent for Establishment under the Water (Prevention & Control of Pollution) Act 1974 to construct Residential Apartment with 41 flats having total built up area of 8066.3 Sqm at Sy.No. 143/A2, 2B, Madagalli Village, Yelawala hobli, Mysuru taluk & District by Aakar Properties. Subject to the following conditions. •

1. This consent for establishment shall be valid for a period of Five years from the date of issue of this Order.
2. The applicant shall not take expansion/diversification without the prior consent of the Board.
3. The applicant shall obtain necessary licence/clearance from their relevant agencies before taking up construction.

Senior Environmental Officer

SENIOR ENVIRONMENTAL OFFICER FRIENDLY

4. The applicant shall obtain Consent for operation (CFO) from the Board before handing over of the apartment complex to residents association.
5. This CFE is issued only from the point of water pollution control only and does not have any relevance over land dispute, any pending cases with any Departments/Hon'ble Courts.
6. Sewage Treatment Plant (STP) and Solid waste processing facility (for organic) shall be provided and operated satisfactorily by the project proponent himself before it is handed over to Association/Company.

I. Environmental Aspects and Management during the course of construction:

- a) The applicant should cover the project site from all sides by raising sufficiently tall barricades with sheets to ensure that pollutants should not spill to the surroundings.
- b) The applicant shall arrange services like housing facility, water supply, sewage facilities on a temporary basis at construction site and same shall be maintained without any adverse impact on the environment.
- c) The applicant shall control the movement of vehicles carrying construction materials in order to avoid noise pollution in the surrounding.
- d) The applicant shall strictly adhere to the zoning Regulation with respect to buffer zone towards any Lake, Nala, drain or any other water bodies as per the local planning authority guidelines.
- e) The applicant shall apply and obtain Environmental Clearance (E.C.) from the competent authority if the total builtup area exceeds 20,000 Sqm.
- f) The applicant shall submit final approved plan from competent authority to the Board before taking up any construction activities.
- g) The applicant shall seek extension through a letter 45 days in advance of the expiry of validly period of CFE/CFExpn order with proper reasons for seeking such extension if required.

I. WATER CONSUMPTION:

1. The water consumption shall not exceed 28 KLD. There shall not be drawal of ground water without the prior permission of CGWA.
2. The applicant shall use only tertiary treated water (treated sewage) for all non-potable purposes viz., construction of Residential Apartment, gardening, washings etc.

II. WATER POLLUTION CONTROL:

1. The quantity of sewage shall not exceed 22 KLD and shall be treated in the sewage treatment plant (STP) of capacity 23 KLD with the treatment scheme as submitted in the STP proposal to meet the standards stipulated below before utilizing for Urban Reuse viz., landscape irrigation, vehicle washing, toilet flushing, use in fire protection and commercial air conditioners. STP shall be constructed on modular basis to cater to phase-wise development and applicant shall follow STP construction and operation guidelines published by the Board and the location of the STP should be above ground level & should be easily accessible to the inspecting officer.

Applicant shall follow STP construction and operation guidelines published by the Board.

Sl. No	Parameter	Parameters Limit.
01.	pH	6.5 – 9.0
02.	BOD (mg/l)	Not more than 10
03.	COD (mg/l)	Not more than 50
04.	TSS (mg/l)	Not more than 20
05.	NH4-N (mg/l)	Not more than 5
06.	N-Total (mg/l)	Not more than 10
07.	Fecal Coliform (MPN/100 ml)	Less than 100

2. Applicant shall add appropriate disinfectant to treated sewage to ensure some residual chlorine preferably in the range of 1 mg/l. to 3 mg/l.
3. If the treatment plant do not achieve the effluent standards stipulated under conditions (1) above or if it is found to be inadequate, then the applicant shall have to modify the units so as to meet the standards with prior consent of the Board.
4. All the treatment units shall be made impervious and there shall not be any discharge of sewage outside the premises.
5. The applicant should make provisions for dual piping system to use the treated sewage water for toilet flushing, gardening and other purposes.
6. The applicant shall dispose excess treated sewage i.e. left after using for secondary purposes. The applicant shall maintain log book and vehicle details in this regard.

III. AIR POLLUTION CONTROL:

1. The applicant during construction shall ensure that the Ambient Air Quality in its premises shall conform to the National Ambient Air Quality Standards specified in Environment (Protection) Rules.
2. The applicant shall provide acoustic measures to the DG Sets as per Sl. No. 94 in Schedule-I of Environment (Protection) Rules.
3. The applicant shall provide dust suppression systems with water sprinkling system during construction period.

IV. NOISE POLLUTION CONTROL:

1. The applicant shall ensure that the ambient noise levels and ambient air quality within its premises during construction and after construction shall not exceed the limits specified in the Environment (Protection) Rules, i.e. 55 dB(A) Leq during day time and 45 dB(A) Leq during night time.

V. SOLID WASTE & HAZARDOUS WASTE DISPOSAL:

1. The applicant shall collect, treat and dispose off all solid waste generated during construction i.e. Muck, and Garbage after construction if any in such manner so as not to cause environmental pollution.

Sadiq Ahmed

SENIOR ENVIRONMENTAL OFFICER

2. The applicant shall apply and obtain authorization for management & handling of waste oil under Hazardous & other Waste (Management & Transboundary Movement) Rules, 2016.
3. The applicant shall earmark sufficient place for segregation and processing and convert the bio-degradable solid waste generated from unit into compost within their premises with scientific method.
4. The applicant shall strictly follow the Government Notification No. FEE 17 EPC 2012 Bangalore dated 11.03.2016 with regard to plastics ban.
5. The applicant shall strictly follow Construction & Demolition Waste Management Rules, 2016.

VI. HEALTH & SAFETY:

1. The applicant shall provide all necessary healthcare facilities to workers and shall carry out routine health survey among workers..
2. The applicant shall provide all safety measures including personal protective equipments to workers during construction.

VI. GENERAL :

1. The applicant shall maintain natural nallah and other such feature as in the Revenue Survey map.
2. The applicant must create structure/facility for rain water harvesting and ground water recharge.
3. The applicant should make provisions for dual piping system to use the treated sewage water for toilet flushing, gardening and other purposes.
4. The applicant shall arrange for alternate power supply in the form of D.G.Set to run and operate the essential units of sewage treatment plant, in event of brake down of regular supply from Electricity Board.
5. The applicant shall implement the Environmental Management Plan during construction and after construction as given under EMP report.
6. The applicant shall not change or alter (a) No of flats (b) building plan (c) the quality, quantity or rate of discharge/ emissions and (d) install/replace/alter the water or air pollution control measures without the prior approval of the Board.
7. The applicant shall immediately report to the Board of any accident or unforeseen act or event resulting in release of discharge of effluents or emissions or solid wastes etc., in excess of the standards stipulated, and the applicant shall immediately take appropriate corrective and preventive actions under intimation.
8. Exact date of commissioning of the sewage treatment plant shall be informed to this Board 45 days in advance so as to make necessary inspection of the plant and the pollution control measures provided by the applicant.

Sadia Ahmed

SENIOR ENVIRONMENTAL OFFICER

9. The applicant shall appoint a qualified Environmental Engineer/ Scientist for the Management of Environmental aspects and also establish Environmental Cell to oversee the operation of STP.
10. The Board reserves the right to review, impose additional condition or conditions, revoke, change or alter the terms and conditions.
11. This CFE does not give any right to the Party/Project Authority to forego any legal requirement, which is necessary for setting/operation of the project.
12. The application shall adopt Eco-sanitation system in the project.
13. The applicant is liable to reinstate or restore, damaged or destroyed elements of environment at his cost, failing which, the applicant/occupier as the case may be shall be liable to pay the entire cost of remediation or restoration and pay in advance an amount equal to the cost estimated by Competent Agency or Committee.
14. The project authorities shall dispose scientifically Bio-Medical waste and electronic waste to authorized common disposal facility and authorized recyclers respectively by entering into agreement as per new Bio Medical Waste Management Rules, 2016 and E- Waste (Management) Rules, 2016.
15. The applicant shall plant specific local species in three rows all-around the boundary of the complex.
16. The CFE is issued without prejudice to the Court case pending in any Hon'ble Court.
17. Traffic congestion nr the entry and exit points from the roads adjoining the proposed project site must be avoided. Parking should be fully internalized and no public space should be utilized.
18. All toilets should have dual plumbing line for using treated waste water.
19. The project proponent should ensure that during the construction phase utmost care is taken that there is no noise nuisance, no air and water pollution and no disturbance to the nearby inhabitants. In case of violation, the project construction activity may have to be directed to be stopped.
20. The project proponent should cover the project site from all sides by raising sufficiently tall barricades with sheets to ensure that pollutants do not spill to the surroundings.
21. All required sanitary and hygienic measures should be in place before starting construction activities and to be maintained throughout the construction phase. Sufficient number of toilets/bathrooms shall be provided with required mobile toilets, mobile STP for construction work force.
22. All the topsoil excavated during construction activities should be stored for use in horticulture/landscape development within the project site.
23. Disposal of muck, construction debris during construction phase should not create any adverse effect on the neighboring communities and be disposed taking the necessary precautions for general safety & health aspects of people, only in approved sites with the approval of competent authority.

Sadia Ahmed

SENIOR ENVIRONMENTAL OFFICER

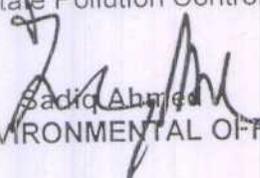
24. Ambient noise levels should conform to the residential standards both during day & night. Incremental pollution loads on the ambient air & noise quality should be closely monitored during construction phase. Adequate measures to reduce air & noise pollution during construction keeping in mind CPCB norms on noise limits.
25. The project authority shall incorporate a suitable condition in the Sale Agreement/Deed to be made with the buyers that the occupier/buyer holds the responsibilities jointly with other users to maintain common infrastructure facilities created including STP and solid waste management facility.
26. The project authorities shall ensure that no water bodies are polluted due to project activities.
27. The project authorities shall not use Kharab land if any for any purpose and keep available to the general public duly displaying a board as public property. No structure of any kind be put up in the Kharab land and shall be afforested and maintained as green belt only.
28. The existing water body, canals and rajakaluve and other drainage & water bound structures shall be retained unaltered with due buffer zone as applicable & maintained under tree cover.
29. The project authorities shall leave the appropriate buffer from the boundary of lake and on either side of the channel/nala and other water bodies as per the BDA norms/local planning authority and this shall be free from any permanent structures. The buffer so maintained shall be planted with indigenous tree species and maintain as green belt.
30. The natural sloping pattern of the project site other than the area excavated for the purpose of construction of proposed building shall remain unaltered and the natural hydrology of the area be maintained as it is to ensure natural flow of storm water.
32. Lakes and other water bodies within and/or at the vicinity of the project area shall be protected and conserved.
33. Incremental pollution loads on the ambient air quality, noise and water quality should be periodically monitored after commissioning of the project.
34. A report on the energy conservation measures confirming to energy conservation norms finalized by the Bureau of Energy Efficiency should be prepared incorporating details about building materials & technology, R&U Factors etc and submit to the Board.
35. Concealing factual data or submission of false/fabricated data & will attract action under the provisions of Water Act and Air Act.
36. Failure to comply with any of the conditions mentioned above may result in withdrawal of this consent.

Sadig Ahmed

Please note that separate consents of the Board for discharge of liquid effluent and the emissions to the air shall have to be obtained by remitting prescribed consent fee. The application for consent has to be made 45 days in advance to the completion of construction work of project. Issue of consent will be considered only after completion of Water pollution control measures, solid waste management facilities and installing air pollution control measures.

The receipt of this letter may please be acknowledged.

For and on behalf of
Karnataka State Pollution Control Board


Sadig Ahmed
SENIOR ENVIRONMENTAL OFFICER

30/11



ಕಾರ್ಯಪಾಲಕ ಅಭಿಯಂತರವರ ಕಛೇರಿ
ಕನನೀಸ ಮತ್ತು ಒಚಿ ಮಂಡಳಿ, ನಗರ ವಿಭಾಗ(ಜಿ.ಎನ್.ನರ್ಮಾ)
ಯಾದವಗಿರಿ, ಮೈಸೂರು-570 020
ದೂರವಾಣಿ-0821-2411463



ಕರ್ನಾಟಕ ನಗರ ನೀರು ಸರಬರಾಜು ಮತ್ತು ಒಳಚರಂಡಿ ಮಂಡಳಿ

ಸಂಖ್ಯೆ:ಕಜಮ:ಕಾಲ:ಮೈನವಿ:ಜಿಎನ್-ನರ್ಮಾ:ಸ.ಆ-3:ಕ.ಸಂ- : 252/2017-18, ದಿ: 19/01/2018

ಗೆ,

ಆಯುಕ್ತರು,
ಮೈಸೂರು ನಗರಾಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ,
ಮೈಸೂರು.

ಮಾನ್ಯರೇ,

ವಿಷಯ:- ಮೈಸೂರು ನಗರ, ಮಾದಗಲ್ಲಿ ಗ್ರಾಮದ ಸರ್ವೆ ನಂ.143/ 2ಎ2 ಮತ್ತು 2ಬಿ, ರಲ್ಲಿ ಬಹುಮಹಡಿ ವಸತಿ ಕಟ್ಟುವ ಸಲುವಾಗಿ ನಿರಾಪೇಕ್ಷಣಾ ಪತ್ರ ನೀಡಲು ಕೋರಿರುವ ಬಗ್ಗೆ.

- ಉಲ್ಲೇಖ :-
1. ಮೆ||ಆಕಾರ್ ಪ್ರಾಪರ್ಟೀಸ್, ರವರ ಪತ್ರದ ದಿನಾಂಕ: 02.11.2017.
 2. ಈ ಕಛೇರಿ ಪತ್ರದ ಸಂಖ್ಯೆ :230/2017-18, ದಿನಾಂಕ: 26.12.2017.
 3. ಮೆ||ಆಕಾರ್ ಪ್ರಾಪರ್ಟೀಸ್, ರವರ ಪತ್ರದ ದಿನಾಂಕ: 08.01.2018.

ಮೇಲಿನ ವಿಷಯಕ್ಕೆ ಸಂಬಂಧಿಸಿದಂತೆ, ಮೈಸೂರು ನಗರ ಮಾದಗಲ್ಲಿ ಗ್ರಾಮದ ಸರ್ವೆ ನಂ.143/ 2ಎ2 ಮತ್ತು 2ಬಿ, ರಲ್ಲಿ ಬಹುಮಹಡಿ ವಸತಿ ಕಟ್ಟಡ ನಿರ್ಮಾಣ ಕುರಿತು ನಿರಾಪೇಕ್ಷಣಾ ಪತ್ರ ನೀಡಲು ಉಲ್ಲೇಖ (2) ರ ಪತ್ರದಲ್ಲಿ ಕೋರಲಾಗಿತ್ತು. ತತ್ಸಂಬಂಧವಾಗಿ ಮೆ||ಆಕಾರ್ ಪ್ರಾಪರ್ಟೀಸ್, ಮೈಸೂರು, ಇವರು ನೀರು ಸರಬರಾಜು ಮತ್ತು ಒಳಚರಂಡಿ ಸೌಕರ್ಯ ಕಲ್ಪಿಸುವ ಬಗ್ಗೆ ವರದಿ ಪತ್ರವನ್ನು ನೀಡಲು ಅಗತ್ಯ ಷರತ್ತುಗಳಿಗೆ ಒಪ್ಪಿ ಛಾಪಾ ಕಾಗದದಲ್ಲಿ ಪ್ರಮಾಣ ಪತ್ರವನ್ನು ಉಲ್ಲೇಖ(3) ರಲ್ಲಿ ನೀಡಿರುತ್ತಾರೆ. ಆದ್ದರಿಂದ, ಸದರಿ ಸರ್ವೆ ನಂ. ನಲ್ಲಿ ವಸತಿ ಕಟ್ಟಡ ನಿರ್ಮಾಣ ಮಾಡಲು ಕೆಳಕಂಡ ಷರತ್ತುಗಳಿಗೆ ಒಳಪಟ್ಟಂತೆ ವರದಿಯನ್ನು ನಿಮ್ಮ ಅವಗಾಹನೆಗೆ ಹಾಗೂ ಮುಂದಿನ ಕ್ರಮಕ್ಕಾಗಿ ಸಲ್ಲಿಸಲಾಗಿದೆ.

ಷರತ್ತುಗಳು:-

1. ಉದ್ದೇಶಿತ ವಾಣಿಜ್ಯ/ ವಸತಿ ಸಮುಚ್ಚಯದಲ್ಲಿ ಮೈಸೂರು ಮಹಾನಗರ ಪಾಲಿಕೆಯ ನೀರಿನ ಸಂಪರ್ಕ ಇರುವುದಿಲ್ಲ. ನಿವೇಶನದಲ್ಲಿ ಕೊಳವೆ ಬಾವಿ/ ತೆರೆದ ಬಾವಿ ಇರುವುದಿಲ್ಲ. ಸಮುಚ್ಚಯದ ಮಾಲೀಕರು ಪ್ರತ್ಯೇಕ ಸ್ವಂತ ನೀರಿನ ಸರಬರಾಜು ವ್ಯವಸ್ಥೆಯನ್ನು ಮಾಡಿಕೊಳ್ಳಬೇಕಾಗುತ್ತದೆ. ಕಟ್ಟಡ ನಿರ್ಮಾಣದ ನಂತರ ಕುಡಿಯುವ ನೀರಿನ ಸಲುವಾಗಿ ನಳದ ಸಂಪರ್ಕ ಬೇಕಾದಲ್ಲಿ ತಾಂತ್ರಿಕವಾಗಿ ಅವಶ್ಯಕವಿರುವ ಕೊಳವೆ ಮಾರ್ಗ ಅಳವಡಿಸಲು ಅರ್ಜಿದಾರರೇ ಹಣ ಭರಿಸಬೇಕಾಗುತ್ತದೆ.
2. ಸದರಿ ವಸತಿ ಕಟ್ಟಡಕ್ಕೆ ನೀರು ಸರಬರಾಜು ಮತ್ತು ಒಳಚರಂಡಿ ವ್ಯವಸ್ಥೆಯನ್ನು ಕಟ್ಟಡದ ಮಾಲೀಕರ ವತಿಯಿಂದಲೇ ಕಲ್ಪಿಸಿಕೊಳ್ಳಲು ಒಪ್ಪಿರುತ್ತೇವೆ. ಆದಕಾರಣ, ನೀರು ಸರಬರಾಜು (ಸಗಟು ಹಾಗೂ ವಿತರಣೆ) ಹಾಗೂ ಒಳಚರಂಡಿ ವ್ಯವಸ್ಥೆಯು (ಮಲಿನ ನೀರು ಸಂಗ್ರಹಣೆ ಹಾಗೂ ಶುದ್ಧೀಕರಣ) ಯಾವುದೇ

ಜವಾಬ್ದಾರಿಯು ಕನನೀಸ & ಒಚಿ ಮಂಡಳಿಯ ಅಧವಾ ಮೈಸೂರು ಮಹಾನಗರ ಪಾಲಿಕೆಯದಾಗಿರುವುದಿಲ್ಲ.

3. ನಿವೇಶನ/ ಕಟ್ಟಡದ ಮುಂದೆ ಕನನೀಸ ಮತ್ತು ಒಚಿ ಮಂಡಳಿ ಅಧವಾ ಮೈಸೂರು ಮಹಾನಗರ ಪಾಲಿಕೆಯ ಅಧವಾ ಮೈಸೂರು ನಗರಾಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರದ ಮುಖ್ಯ ನೀರು ಸರಬರಾಜು ಅಧವಾ ಒಳಚರಂಡಿ ಕೊಳವೆ ಮಾರ್ಗಗಳು ಅಳವಡಿಸಲು, ಕಟ್ಟಡದ ಮಾಲೀಕರ ಪತಿಯಿಂದ ಯಾವುದೇ ತಕರಾರು ಮಾಡುವುದಿಲ್ಲವೆಂದು ಒಪ್ಪಿರುತ್ತಾರೆ.
4. ಸದರಿ ವಸತಿ ಕಟ್ಟಡದಲ್ಲಿ ಮಳೆ ನೀರು ಕೋಯ್ಲು ವಿಧಾನವನ್ನು ಅಳವಡಿಸಿಕೊಳ್ಳಲು ಒಪ್ಪಿರುತ್ತಾರೆ.
5. ನೀರು ಸರಬರಾಜು ಹಾಗೂ ಒಳಚರಂಡಿ ವ್ಯವಸ್ಥೆಗಳಿಗೆ ಸಂಬಂಧಿಸಿದ ಕರ್ನಾಟಕ ಸರ್ಕಾರ/ ಮೈಸೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ/ ಕರ್ನಾಟಕ ನಗರ ನೀರು ಸರಬರಾಜು ಮತ್ತು ಒಳಚರಂಡಿ ಮಂಡಳಿಯ ನಿಯಮಗಳನ್ನು ಪಾಲಿಸಲು ಒಪ್ಪಿರುತ್ತಾರೆ.
6. ಈ ನಿರಾಕ್ಷೇಪಣಾ ಪತ್ರ ನೀಡಲು ಶುಲ್ಕ ರೂಪದಲ್ಲಿ ಕನನೀಸ ಮತ್ತು ಒಚಿ ಮಂಡಳಿ, ಮೈಸೂರು ಇವರಿಗೆ ಆರ್ಜಿದಾರರು ರೂ.10,000/-ಗಳನ್ನು ಸ್ಟೇಟ್ ಬ್ಯಾಂಕ್ ಆಫ್ ಇಂಡಿಯಾ, ಮೈಸೂರು, ಡಿ.ಡಿ.ಸಂಖ್ಯೆ: 088565 ದಿನಾಂಕ: 02.01.2018 ರ ಮುಖಾಂತರ ಪಾವತಿಸಿರುತ್ತಾರೆ.

ತಮ್ಮ ವಿಶ್ವಾಸಿ,

18/01

ಕಾರ್ಯಪಾಲಕ ಅಭಿಯಂತರು
ಕನನೀಸ ಮತ್ತು ಒಚಿ ಮಂಡಳಿ
ನಗರ ವಿಭಾಗ (ಜಿ.ಎನ್.ನರ್ಮಾ),
ಮೈಸೂರು.



Real Estate Regulatory Authority Karnataka

ರಿಯಲ್ ಎಸ್ಟೇಟ್ ನಿಯಂತ್ರಣ ಪ್ರಾಧಿಕಾರ ಕರ್ನಾಟಕ

FORM-C

[See sub-rule (1) of rule 6]

REGISTRATION CERTIFICATE OF PROJECT (COMPANY)

This registration is granted under section 5 of the Real Estate (Regulation & Development) Act, 2016 to the following project under project registration number PRM/KA/RERA/1268/378/PR/180808/001978

Project Details: AAKARACROPOLIS, #1030, SURVEY NO 143/2A2, 2B,
MADAGALLI VILLAGE, YELWALA HOBLI, MYSORE, MYSORE

1. (Name of the Firm or society or company or competent authority)

AAKAR PROPERTIES having its registered office or principal place of business at
#17/2, GOURAV RESIDENCY, 12TH CROSS
V V MOHALLA MYSORE, MYSORE, KARNATAKA - 570002

2. This registration is granted subject to the following conditions, namely:-

- (i) The promoter shall enter into an agreement for sale with the allottees as provided in Real Estate (Regulation & Development) Act, 2016 and Karnataka Real Estate (Regulation & Development) Rules, 2017;
- (ii) The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per section 17 of Real Estate (Regulation & Development) Act, 2016;
- (iii) The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub-clause (D) of clause (1) of sub-section (2) of section 4 of the the Real Estate (Regulation & Development) Act, 2016;
- (iv) The registration shall be valid from 08-08-2018 and ending with 30-09-2020 unless renewed by the Real Estate Regulatory Authority in accordance with section 6 of the Real Estate (Regulation & Development) Act, 2016 read with Rule 7 of Karnataka Real Estate (Regulation & Development) Rules, 2017. This certificate is valid till the ending date mentioned above;
- (v) The promoter shall comply with the provisions of the Real Estate (Regulation & Development) Act, 2016 and the Karnataka Real Estate (Regulation & Development) Rules, 2017 and regulations made thereunder;
- (vi) The promoter shall not contravene the provisions of any other law for the time being in force in the area where the project is being developed.

3. If the above mentioned conditions are not fulfilled by the promoter, the regulatory authority may take necessary action against the promoter including revoking the registration granted herein, as per the Real Estate (Regulation & Development) Act, 2016 and the Karnataka Real Estate (Regulation & Development) Rules, 2017 and regulations made thereunder.



*Please scan the QR code to validate the authenticity of the certificate.

Digitally Signed By
T K Anil Kumar, IAS
Interim Real Estate Regulatory Authority

Project Approval Date: 08-08-2018