

No. 1068/95-96

The Director of Town Planning,  
P.B. No. 5257,  
Multistoried Building,  
4th Stage, Dr.B.R.Ambedkar Veedhi,  
Bangalore-1, dated 16th January, 1996.

N O T I C E

Sub: Regarding Layout Plan of 28 acres 12 Guntas in Survey Nos. 61/1, 61/2, 61/3, 61/4 situated at Byanahalli Village, Jala Hobli, Bangalore North Taluk.

- Ref: 1. Official Memorandum of District Commissioner vide No. BDA.ALN.SR(SA) 109:95-96 dated 22.3.1995.  
2. Letter No.G.R:81:95-96 dated 3.1.96 of the Secretary, Chikkajala Gram Panchayat.

As referred above reference (1), the District Commissioner has issued the Conversion Letter for 28 acres 12 Guntas to the Survey Nos. 61/1, 61/2, 61/3, 61/4.

With respect to the reference (2), the Secretary Chikkajala, Grama Panchayat has issued recommendation letter along with the proposed layout plan.

Since, the provision for Civic Amenity area and proper roads provision is required, we have made necessary changes after thorough scrutiny of the proposed layout along with recommendation sent by the Secretary Chikkajala, Grama Panchayat. In the layout plan around 68,800 sq.mtrs. earmarked for housing and for Civic Amenity (i.e. for Milk Booth and Hopcom, Post Office, Police Station) the area reserved is about 117 + 112 68.8 + 35

-----X----- Mtrs. or 5,750 Sq.Mtrs. and the same shall  
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be handed over to the local authorities at free of cost.

The area of 14,081 Sq.Mtrs. reserved for the Health Club, Transformer, security, post, septic tank, overhead tank shall be reserved for those who buy the plots as per the sanction plan, and the same shall be used for the same purpose only. About 25,927.40 Sq.Mtrs. has been reserved for roads.

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122 plots of 19 X 30 Mtrs. have been provided, to technically implement under the following terms and conditions:

1. The plan is in force for 2 years from this date. The plan shall renewed in case of non-implementation within the said period.
2. Before implementing the layout plan, permission from Grama Panchayat shall be obtained.
3. 12.2 Mtrs. road towards east has been extended to 18 Mtrs. 12.2 Mtrs. road towards south has been extended to 18 Mtrs. and for expansion the required land as shown in the plan shall be handed over to the local authorities at free of cost.
4. Development fee has to be paid in advance to Chikkajala Grama Panchayat as per the Government Notice No.(1) HUD.223.TTP. 89(11) dated 13/2/1990 and (2) HUD.107.TTP.90 dated 21/4/1990.
5. The development of houses, roads and reserved areas as per the sanction plan should be made.
6. There should not be changes in the plan without prior sanction from this department.
7. The Plantation should be saved maximum in this land and additional plantation should made in the park area.
8. Without developing the marked area, there should not be any construction.
9. After completion of the development, the Certificate of Completion (works) shall be obtained from the Village Panchayat.
10. Before constructing the building, plan should be sanctioned from the Village Panchayat.
11. The constructed area shall not be more than 0.50% of the floor area.
12. The plinth area should not be more than 35% of the plot.

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13. The construction should not be more than ground and first floor.

sd/-  
(P.R. RAJU)  
DIRECTOR, TOWN PLANNING.

Copies:

1. 3 copies of Sanction layout Plan to the Secretary and Assistant Commissioner, Rural Development, Chikkajala Grama Panchayat, Bangalore North Taluk - for future action.
2. To the Applicant Sri. Rajnikanth and Sri. Krishna Prasad, Byanahalli Village, Jala Hobli, Bangalore - for information.

.. - - DIRECTOR, TOWN PLANNING.