

STATUS OF APPROVAL OF BUILDING PLANS FOR BENGALURU PROJECT

A plot of about 20 Acre of Land was purchased by IRWO in the years 2009 and 2010 after it was duly converted from Agricultural land to "Residential Use". As the land was notified for acquisition by the Bengaluru Development Authority (BDA), an application for denotification of IRWO's plot of land from the acquisition was submitted in Sept.2010. Finally exemption orders were received from BDA in May 2015. The layout plan for construction of 298 individual units (Type-II-68, Type-III-92, and Type-IV-138) was submitted to BDA in Jan, 2012. This layout was however, not approved by the BDA for various reasons and they raised a number of objections one after another from May, 2015 to May, 2016 and finally modified plan for construction of 312 dwelling units with stilt+3 storied configuration was submitted to BDA in Sept., 2016. However, approval of these plans is held up due to:

- a) Even though two court cases in respect of this land were decided in favour of IRWO in 2012, the same are yet to be deleted from RTC by the Revenue Dept.
- b) Even though land was converted to residential in 2008, the village map still shows existence of a water tank. This needs correction in revenue records. Even otherwise, there is no water tank available at site physically at present.
- c) One water stream is shown in this land, even though the land is already converted to residential use. This also needs correction in revenue records.

It can be seen that all issues can get resolved if decisions which are already taken by competent authority in State Govt., are correctly documented by the local revenue authorities. Matter is being actively pursued with Govt. of Karnataka. Dir Tech and Dir Fin of IRWO have also met BDA officials. A letter has been written again by Member Staff, Railway Board to the Chief Secretary, Government of Karnataka to help IRWO in getting the plans approved from BDA.

Note: As mentioned in para (a) above, two court cases on this land were decided in favour of IRWO in 2012, but the entry in the RTC was not deleted by the Revenue authorities. Now one case has been deleted.