



To,

Members & Associate Members,
KTDECS Bangalore

Respected all,

I write this letter to provide an update on our project Bramhanandasagara - I which is located in Ilavala village of Ilavala Hobli, off Hunsur Road. This update has been split into 3 parts according to the way the project is being managed. The details are as follows:

Part 1 - 18 Acres, final release and balance sites registration

- The pending works in the first 18 acres of BRS - I were construction of a 6.5 lakh litre OHT, construction of a 3 lakh litre Sewage treatment plant, receiving pollution control board NOC, KUWSD NOC and MUDA NOC. These pending tasks were taken up for completion in the beginning of 2020. However, due to the onset of COVID-19 and the continuous lockdowns faced across the country, all labourers went back to their respective hometowns and proper work was able to resume only towards the end of 2021.
- After a year of non stop effort and activity, these tasks were completed in the end November of 2022. A proposal was put forward by the Superintendent Engineer Section in front of the working committee for passing a resolution of the final approval and releasing all sites (Acknowledgement attached).

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- Fortunately, despite having no Chairman of the MUDA working committee for almost a year, in January of 2023, a new chairman was appointed. He called for a meeting on 7th January and during this meeting, a favourable resolution was passed on our site release proposal and the final approval was received. However, the official proceedings of the meeting were made available only during May 2023, almost 4 months later.
- After receiving the proceedings, the final release order was issued by the SE section of MUDA, following which we applied for the individual site Khathas and despite multiple challenges due to Karnataka state elections, we began registering the pending sites. Over 40 sites were registered to the allotted site members and the 1st Phase of Bramhanandasagara - I was successfully completed.

Part 2 - 5 Acres and 31 Guntas, plan approval, project completion and site release

- This file was compiled with all the documents required for conversion in early 2020. After successfully receiving the conversion order, the file was presented to the Town Planning Section seeking Layout Plan Approval in Feb 2020. The Town Planning section put forward the proposal in front of the working committee in MUDA, which was then subsequently passed a favourable resolution before the 2nd set of COVID lockdowns which began in 2021.
- Towards the end of 2021, when normal work resumed, this file was put up in the Town Planning Section of MUDA for technical plan approval. A draft plan was made after survey, site inspection and existing layout connectivity mapping. This was finalised towards mid of 2022 and the draft plan was issued. On the basis of this draft plan, we started carrying out the layout work execution. The water lines, underground drain lines and the storm water drains were constructed according to the draft plan. Subsequently, in January 2023, the final blueprint was issued. The remaining 50% of the civil works which included road formation, metalling and asphaltting, electrification, park formation and landscaping were all completed in an expedited manner by doubling the available manpower and working hours. All work was completed by end of Feb 2023.

- In the first week of March 2023, we applied for all NOCs, including KUWSD, CESCO and MUDA (NOCs attached). We successfully received them within 2 weeks due to the existence of a working committee in MUDA and this allowed us to put forward a proposal for site release in front of the working committee.
- Fortunately with a meeting being held in the 3rd week of March, we were able to get the resolution passed. However, yet again it took until end of June 2023 for us to receive the formal proceedings (Release order and Plan attached).
- We managed to successfully start receiving the site Khathas beginning July 2023 and completed the activity by September 2023. (Khathas Attached)

Part 3 - **Next stage of development - Land under Change of Land Use**

- In 2016, while we were prepping to start working on the next stage of the project, MUDA released a CDP. It was shocking to see that all the lands associated with the project had been shown as purple zone/industrial zone in the CDP. Meaning, they could only be used for industrial activity (Document attached).
- Our shock was quite severe as the land had already gone through the pocket emptying exercise of being notified and de-notified by KIADB, not once but twice by 2 subsequent governments. It was heart wrenching and painful to go through this occurrence of 'government restrictions' once again, which had to be cleared off before the project could go any further.
- In response to this, we filed a writ petition with a plea to change the zone of land from Industrial to Residential, by quoting the events that had occurred from the time land procurement had begun. After 4 long years of legal battle, this ended fruitfully, with the Karnataka High court providing a direction to MUDA to accept our CLU applications and process them in an expedited manner. The High Court bench took special note of the bullying which was being done by the government and during the proceedings, used strong words to highlight the injustice and trouble we had gone through. They also pointed out the apparent lack of coordination between MUDA and KIADB which had led to MUDA showing the denotified lands as purple despite the existence of a

Government Order stating that these lands were going to be utilised for the formation of residential layout for KTDECS.

- With this order, we approached MUDA and asked them to carry out this process of Change of Land Use as per the High Court order. They started the work by inspecting the associated lands, and providing a checklist of documents to prepare.
 - We started work of preparing all the requested documents in 2020 and due to the COVID pandemic causing havoc all throughout 2020 and 21, we were able to officially submit all the required documents and received an acknowledgement only in June 2021. (Acknowledgements attached)
 - The concerned officers took over 18 months to just carry out scrutiny and put up a proposal in front of the MUDA working committee. This was despite multiple follow ups. The reason which was given for the delay was the non occurrence of meeting as a result of the lack of cooperation between the then Commissioner and Chairman.
 - The proposals were made ready by Oct and Nov 2022 by us paying the required fees and then sending the associated files for 14 day paper notification, all of which was completed by end of December 2022.
 - Finally, in January 2023, when a new Chairman took charge, the submitted proposals were approved and the resolutions were signed. However, it took another 5 months for us to get these proceedings in our hands.
 - After receiving the proceedings officially, we immediately requested the concerned case worker, TPM and the Commissioner to forward the files to the Urban Development Ministry for their final approval. However, this process which started in May, ended in August due to the election, new government formation and the associated instability it caused with transfers.
 - Finally, in August 2023, after continuous follow ups, our files reached the Director Town Planning office in Bangalore. Yet again, the associated case worker there, took over 3 weeks to carry out scrutiny and provided another list of missing documents for us to produce, which supposedly went missing while the documents were sent from MUDA to DTCP HQ Bangalore (Acknowledgements attached)
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- So far, we have submitted all but 1 of the required documents. The required document is an NOC from the Special Land Acquisition Officer, MUDA. It has been close to 45 days since we requested him for this NOC. It has been challenging to get this yet as he is not regularly available in his office and despite continuous following up, he has requested for another weeks time. Hopefully, we will be able to submit it soon and complete this process.
- Once these documents are submitted to the DTCP office in Bangalore, the files will go to the Urban Development Minister for the issuing of the final order. After receiving the final order, we will have to submit the order in MUDA and begin the process of land conversion, following which the files will be presented in front of the MUDA working committee for plan approval. We expect these activities to take another 3-6 months at max (with a working committee). However, since the new government has taken charge, there is not working committee and there is no clarity on when a new Chairman will be appointed. So the timelines are still uncertain and beyond our control.
- However, without waiting for anything or anyone, with an attempt to accelerate those things in our control, we started the basic earth work activities in May 2023. This involves boundary survey, demarcation, earth cutting, slope formation, valley filling etc. There are approx 2 Chain Excavators, 2 Earth Movers and 2 Tippers which are carrying out this work with a weekly running cost of 2.5 lakhs (Photos attached).
- To summarise, we currently have approx 40 acres that have been approved for CLU by MUDA and are in the process of receiving the final order from the UD Ministry.

To summarise :

- It has been a tiring, frustrating, absolutely pocket draining and a never ending journey. The rate at which the project is being executed today is the basic CPWD rate for forming a layout. The official SR value of the land is twice the rate at which the sites are being given and the market value is anywhere between 500-700%. As a vendor, a developer and contractor, this equation puts us under a major disadvantage and makes it impossible to execute this contract. However, we are doing it. We are withstanding all

the hurdles that are to be faced on a daily, weekly and monthly basis with a strong will to finish this project at the earliest possible time.

- Our estimate is complete all layout formation work in this land parcel within 12 months of receiving technical plan approval.
- Together with KTDECS, we sincerely and humbly request your complete understanding of the circumstances, the political system and the complexity of the issues that must be dealt with. Government bodies themselves like MUDA and BDA are unable to deliver sites as per the promised timeline due to these challenges associated with forming layouts in high demand and developed areas today.

Thank you,

BS Nagendra Rao
Proprietor

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