

OFFICE OF THE DEPUTY COMMISSIONER, HAVERI DISTRICT

Date: 16/06/2024

Subject: Final Order for Land Conversion

Reference: Application No. 649319

OFFICIAL MEMORANDUM

The application dated 10/04/2024 submitted by the **Secretary, Jnana Bharati Vidyavardhaka Sangha (R), Akkialur**, seeking conversion of agricultural land for **Non-Agricultural Public Utilities - Educational Institutions (School/College)** purposes has been considered. The land is located at Sy. No. 195/*/5 in **Akkialur Village, Akkialur Hobli, Hanagal Taluk, Haveri District**, measuring an extent of **1.0.0.00 Acre/Gunta**.

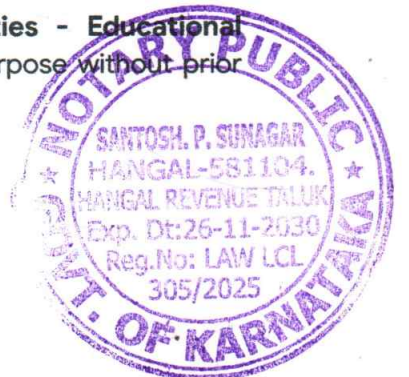
Financial Details:

- The applicant has deposited a total of Rs. 38,773 into the treasury.
- **Breakdown:** Land Conversion Fee: Rs. 32,670; Phodi Fee: Rs. 55; Penalty: Rs. 6,048.
- **Affidavit Number:** 851280 dated 10/04/2024.

Pursuant to Sections 95(2), 95(4), and 95(7) of the **Karnataka Land Revenue Act, 1964**, and Rule 107(1) of the **Karnataka Land Revenue (Amendment) Rules, 1994**, this land conversion order is issued subject to the following conditions:

CONDITIONS OF CONVERSION

1. **Approval from Competent Authorities:** This order does not grant any rights to the occupant until formal approval/sanction is obtained from the competent authority (Hanagal Development Board / CMC / TMC / Pollution Control Board / Gram Panchayat) to use the land for the specific converted purpose.
2. **Permitted Use:** The land shall be used strictly for **Public Utilities - Educational Institutions (School/College)**. It shall not be used for any other purpose without prior permission.



3. **Layout and Building Plans:** Building construction must strictly follow the layout maps and licenses approved by the Hanagal Authority/Municipality. No alienation (sale/transfer) of the land is permitted without obtaining layout plan approval.
4. **Reservation of Space:** Necessary space for roads, road margins, and open areas must be reserved as per the approved layout plan and specified regulations.
5. **Civic Amenities:** It is the applicant's responsibility to provide legal requirements for electricity, water supply, sewage systems, health sanitation, and security for the benefit of the public/site holders.
6. **Road Safety Margins:** In accordance with PWD and Central Transport Department orders, any building must maintain a distance of **40 meters** from the center of National/State Highways and **25 meters** from the center of District Highways. No construction is allowed in these buffer zones.
7. **Pollution Control:** Effective measures must be taken to prevent smoke, gas, and pollutants to protect public health and the environment. Necessary permissions from the Karnataka Pollution Control Board/Environment Department must be maintained.
8. **Consequences of Violation:** Violation of any condition will lead to the cancellation of this order without notice. Action including penalties under Section 96 of the Karnataka Land Revenue Act, 1964, and removal of unauthorized structures without compensation will be initiated.

ADDITIONAL CONDITIONS

- This order is valid permanently unless the purpose of use changes, in which case a new order under Section 97 must be obtained.
- If the information provided in the applicant's affidavit is found to be false, this order is subject to cancellation as per rules.
- The land may be sold as a single unit until the layout plan is approved. Once the layout is approved, individual plots (excluding areas reserved for public purposes) may be sold based on their specific Property IDs.



SCHEDULE OF PROPERTY

Location: Sy. No. 195/*/5, Akkialur Village, Akkialur Hobli, Hanagal Taluk, Haveri District.

Total Area: 1.0.0.00 Acre/Gunta.

Sy. No.	Extent	East	West	North	South
\$195^{\circ}5\$	1.0.0.00	Block No. 2	Road	Hi. No. 1	Block No. 2

Sd/-

Deputy Commissioner:

RAGHUNANDAN MURTHY

Haveri District

Copies forwarded for further action to:

1. **Tahsildar, Hanagal:** To update the RTC (Pahani) records and adjust the land revenue accounts.
2. **Hanagal Authority / Municipality.**
3. **Assistant Commissioner, Savanur Subdivision.**
4. **Assistant Director of Land Records (ADLR), Savanur Subdivision.**
5. **Applicant:** Secretary, Jnana Bharati Vidyavardhaka Sangha (R), Narasinga Nagar, Akkialur (via Registered Post).



EXECUTED BEFORE ME

SANTOSH. P. SUNAGAR
B.A., LL.B.

Notary Hangal.

Secretary

Jnana Bharati Vidyavardhaka Sangha (R)

AKKI-ALUR-581102.

Tq: Hangal Dist: Haveri

Translated by me

S.B. Lakmapur,
Advocate, Hangal.
KR No.660/2016

HEAD MASTER

Lakshman Keshappa Sheshagiri
English Medium Higher Primary &
High School, Akki Alur-581102.
Tq: Hangal Dist: Haveri