



Date: November 28, 2017

To  
The Commissioner,  
Bangalore Development Authority  
T. Chowdaiah Road, Kumarapark West  
Bengaluru - 560020

Subject: Redevelopment of the BDA Complex, Indira Nagar, Bengaluru in violation of the buffer zone prescribed by Hon'ble National Green Tribunal vide Judgment dated 04.05.2016.

Dear Sir,

We have come to know that BDA has planned to redevelop the BDA Complex, Indira Nagar (hereinafter referred as 'Complex') located in Sarvagna Nagar, BBMP - Ward No. 79, Opp. Kadirena Palya (Binnamangala) lake (hereinafter referred as 'Lake'). As per our information, BDA has circulated a tender for redevelopment of the Complex and the same is under process. We would like to draw your attention to the directions passed by the Hon'ble National Green Tribunal, Principal Bench, New Delhi (hereinafter referred as 'Tribunal') vide Judgment dated 04.05.2016 (hereinafter referred as 'Judgment') in Forward Foundation & Ors Vs. State of Karnataka & Ors. (O.A. No. 222 of 2014) regarding buffer zone to be maintained around lakes and water bodies. The Tribunal vide Judgment had specified the limits of the buffer zone to be maintained as green belt around the lakes and water bodies in the Bengaluru City. The Tribunal had further directed that the buffer zone specified in the judgment will be a 'no construction zone' for all intents and purposes.

The limits of the buffer zone specified by the Tribunal are:

- I. 75 meters from the periphery of lakes;
- II. 50 meters from the edge of the Primary Rajakaluve;
- III. 35 meters from the edge of the Secondary Rajakaluve; and
- IV. 25 meters from the edge of the Tertiary Rajakaluve.



As per the general directions contained in the Judgment, the distances in respect of buffer zones specified therein are applicable to all the lakes and water bodies in the Bengaluru city. Also, all projects which are granted sanctions, approvals, clearances, licenses or consents by whatever name called (hereinafter referred as 'Permissions') pursuant to the date of the Judgment i.e. 04.05.2016 are not only required to follow the buffer zones specified by the Tribunal but are also mandated to include these conditions in the permissions.

Having said that, the Complex proposed to be redeveloped falls within 75 meters buffer zone from the periphery of the Lake, which is located towards the North direction of the Complex. In addition to this, there are two Rajakaluves around the Complex, one between the Old Madras Road and the service Road towards the North direction of the Complex and another towards the East direction of the Complex before the Indira Nagar Double Road, therefore, the Complex falls in the buffer zones

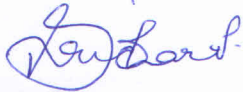
of the Rajkaluves as well. Copy of the map of the Complex depicting the buffer zones from the Lake and Rajkaluves is attached herewith for ready reference. Also, a copy of the satellite image taken from the Google Earth depicting the buffer zone from the Lake is also attached for your perusal.

The general directions contained in the Judgment are applicable to the Complex as well. As such, in case the Complex is to be redeveloped, the limits of buffer zone specified by the Tribunal will have to be observed as no construction zone and maintained as green zone. Thus, with abundant caution and all sense of responsibility, we have to say that any Permissions granted for redevelopment of the Complex in violation of the buffer zones specified by the Tribunal will amount to contempt of the Tribunal and any development in pursuance of a Permission not following the specified buffer zone will be per se illegal.

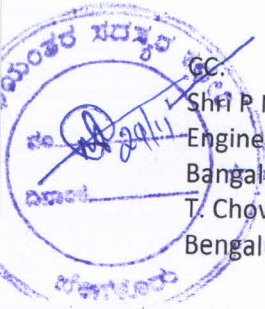
In the above background, we request you to please provide us the details of the Redevelopment Plan in respect of the Complex and copies of the Permissions, if any issued or granted in respect of the redevelopment of the Complex.

Your early response will be much appreciated.

Yours truly,



Sridhar Pabbisetty  
CEO,  
Namma Bengaluru Foundation



CC:  
Shri P. N. Nayak  
Engineer Member  
Bangalore Development Authority  
T. Chowdaiah Road, Kumarapark West  
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