

# **EVALUATION OF RESIDENTIAL HIGHRISE PROJECT CONSTRUCTED AT JAKKARE HONDA, BELAGAVI BY KARNATAKA HOUSING BOARD**

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KARNATAKA HOUSING BOARD



ಕರ್ನಾಟಕ ಮೌಲ್ಯಮಾಪನ ಪ್ರಾಧಿಕಾರ  
Karnataka Evaluation Authority

**KARNATAKA EVALUATION AUTHORITY**  
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# **CONSTITUTION OF INDIA**

## **PREAMBLE**

**WE, THE PEOPLE OF INDIA,**

having solemnly resolved to constitute India into a

**SOVEREIGN SOCIALIST**

**SECULAR DEMOCRATIC REPUBLIC**

and to secure to all its citizens:

**JUSTICE**, social, economic and political;

**LIBERTY** of thought , expression,

belief, faith and worship;

**EQUALITY** of status and of opportunity;

and to promote among them all

**FRATERNITY** assuring the dignity of the

individual and the unity and

integrity of the Nation;

**IN OUR CONSTITUENT ASSEMBLY**

this twenty-sixth day of November, 1949, do

**HEREBY ADOPT, ENACT AND GIVE TO**

**OURSELVES THIS CONSTITUTION.**




## Foreword

The Government of Karnataka has given high priority to housing considering it as a basic requirement of human life. Karnataka Housing Board (KHB) is contributing significantly to housing needs of various sections of people through affordable housing. The evaluation of Residential High Rise Project constructed at Jakkare Honda Belgavi by Karnataka Housing Board was initiated by KHB in co-ordination with Karnataka Evaluation Authority (KEA). The study is outsourced by KEA to the Evaluation Consultant Organization- Centre for Symbiosis of Technology, Environment and Management (STEM).

The post occupancy evaluation studies in housing sector are very few and still in the initial stage in India. The findings of the study indicate that the complex is beneficial to the residents as the price is affordable and the location is convenient, but the infrastructure facilities are inadequate. Some major recommendations are -improvement of facilities, completion of remaining legal formalities, promotion of apartment culture, co-ordination between different Government Agencies for provision of public housing etc.

I expect that the findings and recommendations of the study will be useful to Karnataka Housing Board to promote quality and provide more comfortable apartments to the people in future housing projects.

The study received constant support from Additional Chief Secretary and Secretary Planning, Programme Monitoring and Statistics Department, Government of Karnataka. The study was actively supported by the officers of KHB by providing useful data and information. The report was approved in 37<sup>th</sup> Technical Committee meeting. The review of the report by KEA, Technical Committee and an Independent Assessor has provided useful insights and suggestions to improve the draft report. I duly acknowledge the assistance rendered by all in successful completion of the study.

  
22/1/18  
Chief Evaluation Officer  
Karnataka Evaluation Authority

11<sup>th</sup> January 2018



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On behalf of the Management Council of STEM and the Project Team, I would like to thank the Chief Executive Officer (CEO), Karnataka Evaluation Authority (KEA), Bengaluru; for awarding the Study on “Evaluation of Residential High Rise Project constructed at Jakkare Honda, Belagavi District by Karnataka Housing Board (KHB)” to STEM. This Study was an enriching experience for the Project Team.

I would also like to express my sincere gratitude to the Commissioner, Karnataka Housing Board (KHB), Bengaluru, and other senior officers of the KHB Head Office at Bengaluru, and all concerned officials in KHB Divisional Office at Belagavi for their continuous co-operation and support in providing secondary data and interactions. The consultation meetings organized in the KHB, Revenue Department, Belagavi Urban Development Authority (BUDA) and Belagavi City Corporation (BCC) has enriched in getting valuable inputs for this Evaluation Study.

I am equally indebted for the support and information we have received from all the agencies associated with this Evaluation Study, viz., District Revenue Department, Belagavi Urban Development Authority (BUDA), and Belagavi City Corporation (BCC); its officials and management to provide quality time for the focused group discussions, interviews and other meetings.

I would also like to express my sincere thanks to all the beneficiaries of this apartment complex and its Society members for devoting their valuable time for the conduct of the interviews, focus group discussions and other meetings.

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**ACRONYMS AND ABBREVIATIONS**

|   |        |
|---|--------|
| Architectural Engineering Firm  | AEF    |
| Belagavi City Corporation   | BCC    |
| Building Research Establishment Environmental Assessment Method       | BEERAM |
| Bharat Sanchar Nigam Limited  | BSNL   |
| Building Materials Technology Promotion Council                       | BMTPC  |
| Below Poverty Line  | BPL    |
| Building Performance Research Unit                                    | BPRU   |
| Belagavi Urban Development Authority                                  | BUDA   |
| Civic Amenities   | CA     |
| Comprehensive Assessment System for Building Environmental Efficiency | CASBEE |
| Cast Iron   | CI     |
| Commencement Certificate  | CC     |
| Closed-Circuit Television   | CCTV   |
| Consent For Establishment   | CFE    |
| Consent for Operation   | CFO    |
| Co-Operation Platform for Research and Standards                      | COPRAS |
| Census and Survey Processing System                                   | CS Pro |
| Diesel Generating Set   | DG Set |
| Detailed Project Report   | DPR    |

Evaluation of Residential Highrise Project constructed at Jakkare Honda, Belagavi by Karnataka Housing Board

|   |           |
|---|-----------|
| Decision Support System                         | DSS       |
| Economically Weaker Section                     | EWS       |
| Floor Area Ratio                                | FAR       |
| Fire Force Department                           | FFD       |
| Focus Group Discussion                          | FGD       |
| Green Building Tool                             | GB tool   |
| Ground Floor                                    | GF        |
| High Quality Environment Standard               | HQE       |
| Hubli electricity supply company Ltd.           | HESCOM    |
| High Income Group                               | HIG       |
| Indian Standard Code                            | IS code   |
| Jawaharlal Nehru National Urban Renewal Mission | JNNURM    |
| Karnataka Urban Water Supply and Drainage Board | KUWS & DB |
| Kilometre                                       | Km        |
| Karnataka Evaluation Authority                  | KEA       |
| Kilolitres per Day                              | KLD       |
| Karnataka Town And Country Planning             | KT & CP   |
| Karnataka Housing Board                         | KHB       |
| Karnataka State Pollution Control Board         | KSPCB     |
| Karnataka State Fire And Emergency Services     | KSF & ESD |
| Kilo Volt                                       | KV        |

## ACRONYMS AND ABBREVIATIONS

|   |         |
|---|---------|
| Land Acquisition                              | LA      |
| Leadership in Energy and Environmental Design | LEED    |
| Low Income Group                              | LIG     |
| Lump sum                                      | LS      |
| Local Planning Authority                      | LPA     |
| Meters  | M       |
| Master Plan                                   | MP      |
| Middle Income Group                           | MIG     |
| Ministry Of Housing                           | MoH     |
| No Objection Certificate                      | NOC     |
| National Housing and Habitat Policy           | NHHP    |
| Occupancy Certificate                         | OC      |
| Over Head Tank                                | OHT     |
| Parks/Playground/Open Spaces                  | P/PG/OS |
| Public Interest litigation                    | PIL     |
| Project Management Consultants                | PMC     |
| Post Occupancy Evaluation                     | POE     |
| Polyvinyl Chloride                            | PVC     |
| Public Works Department                       | PWD     |
| Reinforced Cement Concrete                    | RCC     |
| Revenue department                            | RD      |

Evaluation of Residential Highrise Project constructed at Jakkare Honda, Belagavi by Karnataka Housing Board

|  |        |
|--|--------|
| Reverse Osmosis                              | RO     |
| Revised Master Plan                          | RMP    |
| Results Framework Document                   | RFD    |
| Rajeev Gandhi Rural Housing Corporation Ltd  | RGHCL  |
| Royal Institution Of British Architects      | RIBA   |
| Reverse Osmosis                              | RO     |
| Rupees                                       | Rs.    |
| Sewage Treatment Plant                       | STP    |
| Storm Water Drainage                         | SWD    |
| Strength Weakness Opportunity And Challenges | SWOC   |
| Statistical Package for the Social Sciences  | SPSS   |
| Square Foot                                  | Sq. Ft |
| Television                                   | TV     |
| Urban Development Authority                  | UDA    |
| Urban Development Department                 | UDD    |
| Urban Local Bodies                           | ULB    |
| Urban Poverty Alleviation                    | UPA    |
| Vishweswaraiah Technological University      | VTU    |
| Zoning Regulations                           | ZR     |

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## EXECUTIVE SUMMARY

The main objective of the Karnataka Housing Board (KHB) is to take up measures to meet the needs of housing in the state. The objective of the present evaluation is to determine the success, gaps and reservations in the scheme envisaged by KHB.

KHB does contribute a lot towards affordable housing but no study on evaluating the success, failures, weak points and strong points has been done. If the weaknesses in the schemes executed are known, precaution can be taken to avoid such weaknesses in the succeeding schemes.

A study on findings from previous studies has revealed that human attributes on housing performance are more often than not neglected. Post Occupancy Evaluation (POE) as a process for evaluating building performance was sighted by Shen, Shen and Sur (2012). The term POE seems to have originated from occupancy permission given to certify that a property is fit for occupation by Riley, Kakkarinen and Pitt in 2010.

The evaluation of building's post occupation is still in the nascent stage in India. Both pre-construction evaluation and post-construction evaluation is needed. The former to assess the best quality construction and latter to a comfortable quality of apartment life.

### **The scope and objectives of the study is to assess:**

- 1) Achievement of objectives of KHB with the implementation of this housing project;
- 2) Process of allotment, perception and satisfaction of occupants on the services provided and;
- 3) Violations of the agreements signed with KHB by the occupants of houses.

The data required for evaluation was collected through secondary and primary sources. Secondary data was collected from official stake holders like KHB, BUDA and BCC. Primary data was collected through actual inspection of building, resident stake holders and through discussion and questionnaire with the stake holders.

The Evaluation Methodology addresses all the aspects pertaining to the study as outlined in the TOR. The study sample includes inspection of all apartments occupied, Interviews with all allottees living in the apartment and 50% of tenants living in the apartment complex.

A reconnaissance survey was undertaken to assess reality situation. Discussions were held with KHB, BCC and BUDA. The required data was later collected *in situ* through personal interaction and interviews with all stake holders as per Schedule. The data collected through interview schedules, allottees, questionnaires, inspection checklist and FGD schedules were collated and collected.

KHB confirmed that a local demand survey was made to ensure that the housing project would be a success. The local demand survey had indicated that there was a demand. The land in Sy. No. 219 (P) admeasuring 2 Acres – 10 Guntas was handed over by the Revenue Department under the directions of the DC, Belagavi at the rate of Rs. 180/- per Sq. Ft for construction of its own residential quarters for its staff in Belagavi and elsewhere in lieu of the cost of land.

The analysis reveals that 40% are natives of the City while 27% are from other parts of the district. 19% are from different parts of the State. The analysis also reveals that 86% are happy with apartment culture. Generally, the residents prefer apartment for security, safety and social interaction.

As far as the quality of construction is concerned 86% were satisfied and about 14% were not totally satisfied due to poor finishing and poor quality furnishings. Generally, the residents are not satisfied with the sewage disposal system.

The residents are satisfied with the location as it is in proximity to civic amenities like shops, health clinics, bus stand, Railway station, community halls. The residents are not satisfied with the usage of certain materials in the construction such as CI pipes. Property tax payment is a source of worry to the residents as they have not obtained OC yet.

#### **REFLECTIONS:**

The allotment done according to norms and pricing is also fair, as the KHB is a no-profit – no – loss agency. Some of the apartments have not yet been allotted / auctioned. It would be better if allotments / auctions are done within a specified period after completion. As far as technical compliance is concerned, the physical and structural characteristics of the building shows that they are designed and constructed based on Government approved specifications and are structurally safe.

#### **CONCLUSIONS:**

The main conclusions of the study are indicated below:

### **Techno Related**

- ✓ Instead of entrusting the work on Lump Sum (LS) contract, works could be entrusted on item rate contract since there will not be any ambiguity and no party will be benefited. In case of LS projects there is even likely-hood of benefit either for the department or the contractor.
- ✓ Proper planning is needed in obtaining necessary permissions from the external Department such as BCC, BUDA, KSPCB & HESCOM, in order to not only avoid delay in completion of project and to ensure that beneficiaries are not trouble in the issue of OCs.
- ✓ All external sewage lines and cables must be provided in vertical ducts instead of providing on external walls of building which is not aesthetically pleasant.
- ✓ The make and brand of fixtures etc., shall have to be mentioned in the specification to maintain and long durability
- ✓ All working drawings have to be finalized before calling tender and based on working drawings the quantities have to be calculated in order to avoid variations/benefit.

### **Environment Sustainability**

- ✓ The site is on a tank bed with a nala flowing adjacent. Any tank bed will attract certain amount of flooding, even when care is taken, during heavy rains. The floods may last for a few hours but is harmful.
- ✓ In close proximity to the site a railway line passes. Such sites should be chosen after great examining for housing.
- ✓ The location of the site should be free from air, noise and water pollution. As there is no STP at present there is air pollution as drains clog and emanate smell. In addition the adjacent nala to which the basic treated sewage flows emanates smell. It is a breeding place for mosquitoes and there is danger of diseases like dengue, malaria and typhoid.
- ✓ As the housing complex is not supplied with treated municipal water and depends on the bore wells, the quality of water has to be checked frequently. Though there is every possibility to provide treated drinking water, the proposal has been held back due to technical and administrative reasons.

### **Socio- Economic Related**

- ✓ Socio - related issues, in the present context, mean the comfort / recreation related issues for which the residents are concerned. They aspire for proper allotted parking lots, proper play space, library, community hall etc.
- ✓ Parking lots should be equal to at least the number of apartments to avoid a crowding situation. Hence, at the planning stage itself this issue should be tackled.
- ✓ In a public housing system, the no. of apartments ought to be the criteria even if it means cutting down the number of apartment's space wise, to provide more convenience to the residents. A better planning exercise could help in making housing complexes more comfortable.

### **LIMITATIONS**

- ✓ The analysis is based on the sample approved by KEA.
- ✓ The findings of the study cannot be taken as a replication for other Highrise buildings as conditions may differ there.

### **RECOMMENDATIONS**

#### ➤ **Short Term**

1. The land use from P/PG/OS should be got changed to residential use by KHB from the UDD.
2. The Other unsettled aspects should be settled with the concerned departments to smoothen the process of their OCs.
3. The plan violates the then prevailing ZR. It has to be examined and regularized at the earliest to ease the anxiety of the residents.
4. The NOC or declaration by the Railway Authorities to the effect that there is No Objection for the existing complex has to be obtained to avoid future complications.
5. STP should be constructed and CFO should be obtained from KSPCB.
6. Steps may be initiated to sell the remaining flats by the KHB.

#### ➤ **Long Term**

1. While planning for housing, in urban areas especially where masterplans are approved by the govt. under KT&CP act, lands earmarked for residential use should be identified to avoid complications. In other areas, KHB should have details on:
  - i. Location of land
  - ii. Land use as per MP.

- iii. If not, under LPA or local authority, full details with surroundings.
- 2. Approach road with width and classification of road.
- 3. Kharab land details and surrounding land use including tanks and nalas.
- 4. ZR applicable before finally selecting the land for development.
- 5. Inspection of land jointly by the LA section, engineering section and Town planning section should be made before notifying the land for acquisition.
- 6. A constant coordination between KHB and the concerned local authorities should be there to avoid delay/refusal in obtaining the OCs.
- 7. No construction must be taken up without proper NOCs and permissions from concerned authorities.
- 8. In group housing, apartment should be planned to provide for EWS and LIG also, on the prescribed % rules and norms.

➤ **Policy Related**

- 1. Coordination between various Govt. agencies connected to public housing/ offices/ colleges/ commercial and multiplexes should be a priority by KHB before taking up the scheme.
- 2. Any lapse for any issues connected with land, accountability may be fixed.
- 3. The KHB should function as a local authority till the OC is issued to the buyers and then handed over to the concerned local body. This is provided for in the act itself. If there is any dispute for taking over the completed scheme from the concerned local body for any technical/ administration reasons, accountability may be fixed.

Evaluation of Residential Highrise Project constructed at  
Jakkare Honda, Belagavi by Karnataka Housing Board

# CHAPTER 1: INTRODUCTION

## 1.1 Background

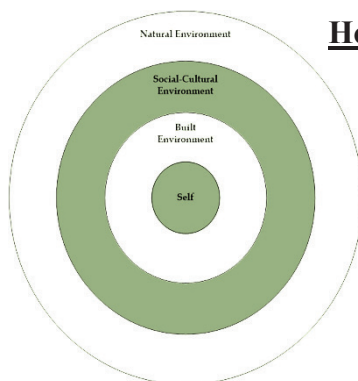
1948 United Nations Declaration of Human Rights Article 11 recognizes

*“The right of everyone to an adequate standard of living for himself and His Family, including adequate food, clothing and housing, and to the continuous Improvement of living conditions”*

Housing is one of the strongest instruments we have in breaking the cycle of poverty. From a safe and secure home come education, better health and hope. A house brings dignity. It allows families to stay together.

Housing improves household health and well-being, leading to increased time on the job and in school. In turn, this contributes to family income and educations which are both essential to helping families lift themselves out of poverty.

### Human Ecology Model



#### Housing provides:

- **Primary needs** are physical in nature & have priority
- **Secondary needs** are largely psychological or social important for quality of life.

## 1.2 Review of Previous Evaluations

The objective of this evaluation exercise is to determine the success, gaps and reservations. It is a SWOC analysis. In order to evaluate SWOC, a review of such SWOC analysis, if any that has been done on public housing taken up by a public housing agency like KHB is involved in other similar projects is to be examined. In fact, the review of such similar projects is complicated

when public housing is involved. In order to arrive at a meaningful review of literature, 4 aspects are reviewed.

- a) The Objectives of the KHB
- b) The Housing Status in Karnataka
- c) Findings from Previous Studies.
- d) Conclusion.

**a. The Objectives of The KHB**

The main objective of the KHB is to take up measures to meet the needs of Housing in the state. In fact, the KHB Act, 1962 is an Act to provide for measures to be taken to deal with and satisfy the need of Housing accommodation.

The duty of the Board, therefore, is to undertake housing schemes and land development schemes; and to provide housing to various sections of the society at affordable price.

It is also mandatory that the Board prepare and submit an annual housing programme and land development budget and establishment schedule before December 1st of every year. This Programme has to be approved by the Government.

**b. The Housing Status In Karnataka**

The National Housing and Habitat Policy (NHHP) evolved in 1988 after a thorough review was revised and NHHP 1998 was formulated. The main issues addressed were Public-Private Partnerships, sustainable development and Infrastructure Development. The NHHP was approved and placed before the parliament on July 29, 1998.

However, since then, the housing sector witnessed several changes which have necessitated review and revision of the policy. In fact, the housing shortage in the EWS / LIG sector has not been overcome. Hence, in order to streamline and augment housing stock for the urban poor, and updated housing policy document has been prepared by the Ministry of Urban Housing and poverty Alleviation.

In order to provide incentives to the cities for improving sustainable service delivery systems, for undertaking institutional, structural and fiscal reforms, the Jawaharlal Nehru National Urban Renewal Mission (JNNURM) was launched during December 2005 for an initial period of



Seven years with a financial outlay of Rs. 500 billion. In Karnataka, the beneficiary cities are Bangalore and Mysore

As a big thrust to improve the housing scenario, the MoH & UPA, Govt. of India has launched a flagship mission ‘**Housing for All – Pradhan Mantri Awas Yojana**’ during 2015; with an objective to provide houses to all families/ beneficiaries by 2022, covering all the 4041 statutory towns in India (as per Census 2011) with focus on 500 Class 1 Cities, in which Karnataka has 27 Cities including Belgaum. **This Mission enables respective State housing agencies to dovetail their schemes to be able to cater to the housing requirement of the public.**

### ➤ **Public Housing Agencies**

The main public agencies are Karnataka Housing Board (KHB) and Rajeev Gandhi Rural Housing Corporation Ltd (RGHCL) which provide urban and rural housing facilities respectively.

The other agencies which also contribute to the housing sector are the Slum Board, the ULBs and UDAs. The UDAs wherever they have provided housing is mainly in the form of sites and services and occasionally group housing. A percent of plots in layouts are earmarked for EWS.

The percentage of housing in public agencies is limited to 15% which is 5% below the 2005 level the number of houses required for the EWS would be about 18 lakh by 2021. This actually is a vital vast requirement calling for a dynamic dual policy which will not only bring down the poverty level but also upgrade the quality of living status of this section of population.

### ➤ **EWS and Housing**

In 2001, when Karnataka’s population was 53 million, 20% of the people lived below the poverty level (BPL). It is this section that appears neglected. As per a calculation based on 2001 census the number of houseless in the state is 5 lakh. This could mostly be the BPL / EWS as other categories i.e. LIG, MIG and HIG will generally not be houseless. Allowing broadly that 25% of those sections are houseless, then EWS category under houseless would be 3.75 lakh.

As the urban population increases, predictably so, the poverty component also is bound to increase. This means that the need for housing for this section of the people is of paramount importance, in the absence of any concrete achievement in diminishing or eradication of poverty.

**c. Findings from Previous Studies**

*A study on the performance criteria for housing development in developing countries<sup>1</sup> with particular reference to Gombe Metropolis was undertaken as an on-going research study. The literature reveals that very little attention is given to safety and health of housing occupants. Human attributes on housing performance are more often than not neglected.*

*The literature by the research authors states that public housing is “a form of housing tenure in which the property is owned by the Government Authority, which may be central or local. The public housing policy tends to be dictated to favor the architects’ preferences, with overall target of low costing, while there is need for the buildings to serve the needs of the people who use them. (Watson 1996)<sup>1</sup>.”*

*Post Occupancy Evaluation (POE) was sighted by Shen, Shen and Sun<sup>3</sup> (2012) as a process of evaluation building performance in an organized and thorough way after it has been in occupation for some time. The term POE was said to have originated from occupancy permission given to certify that a property is fit for occupation (Riley, Kokkarinen and Pitt, 2010)<sup>4</sup>.*

*In simple terms, building performance has been defined in Building Standards (BS) 5240<sup>5</sup> as behavior of a product in use (Douglas, 1996)<sup>6</sup>. Collections of the occupants view of buildings was introduced by the Royal Institution of British Architects (RIBA)<sup>7</sup> and was incorporated in the RIBA First handbook in 1965 (Gray, Isaacs, Kernohan, & McIndoe, 1996)<sup>8</sup>. The Building Performance Research Unit (BPRU)<sup>9</sup> at University of Strathclyde was sponsored by RIBA, The Architects’ Journal and the Ministry of Public Buildings and Works to carry out POE researches as feedback programme in UK. Relatively better recognition and application of POE was reported in USA Federal Facilities Council (2001) in Wheeler et al. (2011). The POE was accepted as a tool for sustainable development which led to the development of building database in USA. Khan & Kotarkar (2012) pointed that POE is an accepted technique for assessment of building performance worldwide but in India such evaluations are in a nascent stage, going by the lack of publications on this issue. Scholars like Jaafar & Hasan (2008) and Shafie, Zahari, Yusoff & Pawi (2011) and Ibem, Opoko, Adeboye & Amole (2013) carried out building performance evaluation in Nigeria. The results indicated the importance of such evaluation in public houses.*

*“Mass housing in India, like elsewhere in the world, is often criticized for producing sterile environments that are insensitive to local culture and climate. An alternative to mass housing in Europe was provided by John Habraken in his theory of ‘Supports’ and its subsequent development in his later work.*

*India has predominantly been a rural economy though it is undergoing a process of rapid urbanization. The percentage of urban population has risen from 17% in 1951 to 30% in 2001. Although this growth rate does not seem spectacular, the large population of India implies that over 375 million people live in cities today. Population of larger cities like Mumbai and Calcutta are 22 million and 14 million respectively at present. It is estimated that over a thousand people are added to the population of Mumbai every day.*

*This highlights the constant need for housing in India. The chronic housing shortage leads to sporadic bursts of mass housing schemes that forever try to catch up with increasing demands. Similar trends exist, albeit at a smaller scale, in all cities throughout India.*

*There was no consensus on the vexed issue of the merits of mass housing. Bureaucrats with the support of a few engineers were intent on solving the housing crisis and believed that standardization was the answer to efficient, cheap and speedy construction. Simultaneously, influential architects like Le Corbusier were heralding the new age and viewed the house as a machine to live in. Ernst May remonstrated that ‘ millions of people in the civilized countries all demand precisely the same thing of their houses (one kitchen and two or three rooms); nevertheless, the elementary task of housing is solved and solved again, a thousand times over.’ (Bosma: 2000, p.44). Users were increasingly criticizing their housing environments as being dull, oppressive and insensitive and to their needs.*

*Two distinct problems of mass housing are apparent from this study. The first problem is the identical unit design that fails to address the diversity of user requirements. There is a mismatch between the unit design and the user needs.*

*The second problem is the scale of such developments. Due to the perceived economy in numbers, large projects evolve using one or few unit types. The resultant buildings and neighborhood space is monotonous and variously to as barracks, pigeon holes, industrial sheds etc.*

*It is in this context that N. John Habraken wrote 'Supports: an Alternative to Mass Housing' which was first published as 'De Draggers en de Mensen' in 1962. The author identifies two main objectives - to highlight the problems of mass housing and to propose an alternative method. Mass housing is a process used to construct a large number of houses as a single project. Mass housing is a means to an end, the end being the act of dwelling. Understanding this distinction is very important for Habraken.*

*Since housing for many people is seen as a single problem, it is understandable that the solution sought is also singular in nature. Mass housing as a working method attempts to search for an ideal prototype that can solve the problem of housing. Housing is seen as a product rather than a process. It is this quest for the universal solution that has the potential to be endlessly applied, that results in the alienation of the user. The problem is not building in large quantities; the problem is in applying one solution to the problem. Seen in this context, it becomes clear that industrialization and standardization are not the cause of sterile environments. Any large scale building activity with a short time frame will invariably make use of some form of standardization as a process. It is the manner in which mass housing uses the machine while removing the human that causes the problem. Wherever the human acts, there is a mark of the person which is imprinted on the object. Uniformity in mass housing is 'not due to the action of the machine, but due to the non-action of man'. (Habraken: 1962, P.21).*

*The aim of the theory is to accommodate changing user needs in housing design. The user needs cannot be predicted accurately by the designer. Hence, the theory attempts to provide for the unforeseen rather than trying to predict it. This is why, for Habraken, housing is a process and not a product. The logical next step is separating the common static requirements from the unpredictable user needs. The common requirements are named the 'support system' and the individual needs are called the 'infill'.*

*The focus of the theory is to find solutions for multi-storey housing. Traditionally, dwellings were constructed on individual plots of land. Even though multi-storey buildings existed, they were not occupied by multiple houses. The 'supports' theory proposes a solution to independently build houses on top of each other. This is achieved by changing the role of industrialization in housing. Mass housing uses mass production to create identical units; both elements and spaces are identical. 'Supports' theory advocates mass production of elements but stresses on variations in their configuration. By separating support structure from infill*

*construction and by seeing housing as a system rather than a product, Habraken is able to use industrialization to formulate a kit of standard parts to achieve varied end products.*

*A case study as reported in the paper referred for Harmaken's theory is produced below.*

### **Case Study 3**

*Project: Udayan*

*Type : Joint venture – public and private housing*

*Developer :Bengal Ambuja Housing Development Ltd*

*Client : Individual ownership*

*Architect: B.V. Doshi and Mandala Design Services*

*Location: Calcutta*

*Built up area : 1, 86,000 Sq.m*

*Unit size : 45-700 sq. M*

*Completion : 2003*

*This project has not been intentionally designed on the basis of 'Supports' theory, though there are many similarities to the theory as well as departures due to its Indian context. The supports systems in this building consist of concrete frame structure, vertical circulation cores and strategically located service ducts. The ground floor is used for parking and intermediate terraces are used as public areas. The infill structure consists of conventional plastered brick partition walls and is hence practically inflexible. All units were designed and constructed as a single project by the architects and hence one could argue that it does not follow the guidelines laid out by the theory of supports.*

*However, the design of the support system is based on a study of various possible layouts. All 26 variations of infill layouts have been constructed. They vary from small 1 bedroom studio apartments to large 5 bedroom duplex houses. Theoretically any one of these units can be demolished, altered and rebuilt without affecting the other units. Units can also be combined to form larger houses. There are various reasons for constructing the infill along with the support structure. Since prefabricated partitioning systems are costlier than conventional methods thereby reducing the flexibility of the layout.*

*Larger scale of wet construction implies greater cost benefits as compared to cost benefits of large scale prefabrication construction. It thus makes economic sense to construct all units as one project.*

*The myth that large scale repetition has cost benefits can be challenged by citing this project. The project is a commercial venture and hence maximizes the permissible built area. However, it shows that large numbers do not necessarily imply identical and monotonous building blocks of huge scales. The terracing towards the central area and use of color, break the scale of these buildings and provide an alternative to the standard cuboidal building typology of housing blocks. This addresses one of the problems of mass housing – that of monotony. By repeating the same block design for all nine blocks after creating complex variations in one block, it also emphasizes the ease of management as the primary reason for repetition of blocks in large projects.*

*The internal flexibility of the unit depends on many factors. Though changes occur largely due to user needs, some control is also exercised by the community. In this case, the cooperative housing society formed by the residents might be averse to any changes in the units. Distribution of authority eventually determines the power wielded by various players. As much as partition walls do not inhibit the user from making changes, the presence of prefabricated partitions does not imply that changes will necessarily occur.*

*The BMTPC has come out with a research paper on “Multi – Attributes Evaluation Methodology for Emerging Housing Technologies. Chapter 7 of the paper dwells on the presentation of attributes.”*

### **7. Presentation of attributes**

*Attributes are presented in three level vertical classification systems: Primary level, Secondary level and tertiary level. Attributes are further classified in each level such as Primary level into Mandatory and Preferred & Desired attributes for evaluating systems and emerging technologies. Building Systems and housing technologies are primarily evaluated for all mandatory attributes such as Strength, stability aspects etc.*

*If the adopted or emerging technology successfully adheres to all the parameters and criteria given in the mandatory attributes, then the technology shall be further evaluated with preferred and desired attributes for implementation and promotion to suit end user requirements.*

*The research paper identifies the gaps in research. Adaption of emerging housing technologies in the Indian Housing System remains low. To meet the huge demand of affordable and sustainable housing the sector must use the evaluation technologies. Though there is no dearth of technologies, adoption is low due to a number of factors. The first and foremost barrier is the availability of a scientific, holistic and transparent evaluation framework for emerging housing technologies. The key outcome of the BMTPC research is an efficient and yet “Early- To – Implement” set of attributes which will also serve as a DSS. There are several Building performance evaluation methods. They are listed in the table below.*

### Building Performance Evaluation Methods

| Method             | Authors/Year                | Focus   |
|--------------------|-----------------------------|---|
| The BREEAM         | Sinou & Kyvelou, 2006       | Buildings and environment   |
| The GB Tool Method | Sinou & Kyvelou, 2006       | Building, Environment and sustainability  |
| The LEED method    | Fernandez-Solis et al. 2011 | National standard for developing sustainable buildings (LEED-H for homes)           |
|                    | Sinou & Kyvelou, 2006       | Framework for selecting performance Assessment Tools for Achieving LEED 3.0 Credits |
| The CASABEE method | Sinou & Kyvelou, 2006       | Environmental labeling method for buildings, based on environmental performance     |
| The HQE method     | Sinou & Kyvelou, 2006       | Integrates parameters with management of the building life operations               |
| The VERDE method   | Sinou & Kyvelou, 2006       | Environmental performance of buildings  |
| COPRAS             | Vieikiene & Zavadskas, 2007 | Evaluating the Sustainability Residential Areas                                     |

#### d. Conclusion:

The evaluation of buildings post occupation is still in the Nascent Stage in India. The urban population is increasing but land is limited. It is not plausible to think of a situation where land could be exploited for housing on plots. It would be necessary to think of housing the multitude populace in multi storied complexes of quality and convenience. Both pre-construction evaluation and post-construction evaluation would be necessary, the former to assess the best quality construction and the later to a comfortable quality of apartment life.

#### 1.3 Need for this Evaluation

Karnataka Housing Board is implementing the housing schemes under its act at various places throughout the state to provide housing to various sections of the society at affordable price. The board is also implementing the construction of building works to the various



departments/agencies of the government on deposit contribution basis. The objective of these projects is to provide affordable housing facility to various sections of the society.



**Image 1: View of the High rise apartment- KHB Heritage**

With a view to assess the planning and implementation of its housing interventions, the Karnataka Housing Board (KHB), requested the Karnataka Evaluation Authority (KEA) to undertake the “Evaluation of Residential High rise project constructed at Jakkare Honda, Belagavi” and this Evaluation Study has been awarded to STEM (Centre for Symbiosis of Technology Environment and Management), Bangalore.

The evaluation study intends to assess the achievement of objectives of KHB with the implementation of this housing project. Further, the process of allotment, perception and satisfaction of the occupants and services provided and violations of agreements signed with KHB by the occupants of houses to be evaluated. With Karnataka Housing Board providing various schemes, all of which provide affordable housing, periodic assessments of such projects ensure quality and purpose is maintained.

Evaluation of Residential Highrise Project constructed at Jakkare  
Honda, Belagavi by Karnataka Housing Board

## CHAPTER 2: BASIS FOR GOVERNMENT INTERVENTION

### 2.1 Mandate of Karnataka Housing Board

The 12<sup>th</sup> five year plan outlay of the state is Rs.9102.57 crores, of which Rs.8574.05 crores is the anticipated expenditure in the first four year of the 12<sup>th</sup> five year plan. Karnataka Housing Board was established under Karnataka housing board act 1962 as a successor to Mysore housing board, which was constituted in the year 1956. The primary objective of KHB is “**to make such schemes and to carry out such works as are necessary for the purpose of dealing with and satisfying the need of housing accommodation**”. With this directive, KHB is endeavoring to meet the rise in housing demand by undertaking layout formation, construction of houses, land development scheme and housing projects under joint venture.

KHB is providing affordable housing to various sections of the society. There is no budgetary support of the government to the housing schemes of the board and the projects are implemented on its own financial arrangements/ with the assistance of financial institutions.

### 2.2 Need for the Project

As per the Census 2011, Belgaum stands 5<sup>th</sup> with the total population of about 6.10 lakhs. It is one of the prominent cities in Karnataka having a rich cultural and heritage importance and also houses several premier institutions including the Vishweswaraiiah Technological University (VTU). This has led to a rapid growth of the city during the last 2 decades with large inflow into the city from the adjoining districts and states. Belgaum is also been announced as the 2<sup>nd</sup> administrative capital of Karnataka during October 2011 and the winter state assembly session are also being organized at Belgaum.

To cater to the growing demand for the housing, especially the public sector, the District Revenue Department approached the KHB to construct quarters for their staff at different locations in the districts and in lieu of that the Revenue Department handed over a land of 2.10 acres to the KHB. Looking at the growing demand for the housing in Belgaum, the KHB then has taken up the construction of the apartment complex to cater to the needs of the following cadres:

- General public

- Officials of Revenue Department &
- Government officials present in Belagavi during winter assembly sessions.

### 2.3 Preparatory Steps for the Intervention by KHB

- ✓ The land in RS No 219 (part) in an extent of 2A-10G at Jakkare Honda of Belagavi in possession of PWD was proposed to be handed over to the KHB for construction of residential quarters for the Government employees of Belgaum taluka.
- ✓ After a series of meetings and discussions, during a meeting held under the chairmanship of the Deputy Commissioner, Belagavi on 23.11.2002, a formal decision was taken regarding to handover the land to the KHB for the construction of Quarters for allotment to Government employees in general pool in lieu of the government land given by PWD in Belgaum city.
- ✓ The PWD had valued the land at Rs. 305.55/- per sq.ft. during the meeting and discussion, the commissioner of KHB expressed that PWD had valued the land was being utilized for housing to the general public by KHB, the land need not be valued on a commercial basis. Moreover, the land was in a low lying area and a nala adjacent to it. Further, there was no direct approach and a railway line was in proximity. It was then resolved to fix the rate at Rs. 180-00 per sq.ft for the land. Summarizing, it was resolved that the PWD will give their land for the value worked out by the Deputy Commissioner and the Karnataka Housing Board will construct equal number of houses/ flats for the use of Government employees/PWD.
- ✓ Further, in the order of the Deputy Commissioner, Belagavi dated 28.11.2005, it was conveyed that the said land handed over to the PWD for construction of Mini Vidhan Soudha stands cancelled and may be reserved for construction of Staff quarters.
- ✓ Subsequently, the Principal Secretary to Government, Revenue Department, Bengaluru in the Letter dated 17.10.2006 ordered that the Karnataka Housing Board shall construct only high rise buildings for housing and will allot a separate block for Revenue staff for facilitating maintenance and apportioning of built up area in the form of flats to Revenue Department at the Board's selling rate.
- ✓ The KHB shall carry out repairs works to the Divisional Commissioner's Office at Belagavi and shall build Assistant Commissioner's Quarters and 3 Group "C"

quarters at Chikkodi. The land was transferred to the KHB by the order dated 12.12.2006, subject to the conditions mentioned as above.

- ✓ The Karnataka Housing Board then took up the work of planning and designing through the Architectural and Engineering firm, M/s. Mahesh Chandra Associates, Bengaluru. A single site layout plan as a development plan was approved by Belgaum Urban Development Authority (BUDA) and the sanction of building plans was accorded by the Belgaum City Corporation (BCC).
- ✓ The work of "Lump sum Fixed price NO variation" Contract for the Construction and commissioning of all the works with 2 years defect liability period and 1 year maintenance for civic services, which will run concurrently from the last date of virtual completion for the proposed construction of Residential Apartments and quarters for Revenue Department at Jakkere Honda of Belagavi" was entrusted to M/s Krishna Construction, Bengaluru vide agreement No.KHB:CE: Jakkere Honda-Bgm:Agmt No: 23:08-09;dated 24.11.2008 for the amount of Rs.24,96,35,581/-.
- ✓ M/s Kembhavi Architectural Foundation, Hubballi was appointed as the PMC for the housing project. The construction work commenced on 22.12.2008 with the due date of completion as 21.6.2010 in accordance to the terms and conditions of agreement.
- ✓ The work was in progress as scheduled when the Hon'ble High Court at Bengaluru granted interim order of stay on 23.11.2009 in view of the PIL filed by Shri Ganesh S/o Jotiba Oulkar. After a series of deliberations, the High Court finally lifted the stay on 2.11.2010.
- ✓ The work recommenced on 18.12.2010 after recasting the balance works. Hence, the entrustment amount was revised to 31, 10, 66, 189-00 vide supplementary agreement No KHB: CE: Jakkere Honda-Bgm: Agmt No:23B:11-12;dated :6.7.2011.
- ✓ The work was completed in all respects on 21.12.2011 and the virtual completion report was issued.

Evaluation of Residential Highrise Project constructed at Jakkare  
Honda, Belagavi by Karnataka Housing Board

## CHAPTER 3: PROGRESS REVIEW

### 3.1 Scope of the Project

The Karnataka Housing Board has constructed a residential Highrise complex in an extent of 2 acres 10 Gunta of land at Jakkare Honda, Belagavi. The land was allotted by the Revenue Department of the government with a memorandum of understanding for allotment of apartments constructed as quarters to the employees of the revenue department in lieu of the cost of land. The details of the project are:

- ✓ Original Cost of the Project – Rs.33 Crores
- ✓ Original entrustment amount to the Contractor – Rs.24.96 Crores
- ✓ Final entrustment amount to the Contractor – Rs.31.10 Crores
- ✓ Final Cost of the Project – Rs.42.34 Crores
- ✓ Date of commencement of the Project – 22<sup>nd</sup> December 2008
- ✓ Due date of completion as per Original Contract – 21<sup>st</sup> June 2010
- ✓ Actual date of completion of the Project – 21<sup>st</sup> December 2011
- ✓ Statutory Approvals were approved from – Belagavi Urban Development Authority (BUDA) for layout plan, Belagavi City Corporation for building plan, Karnataka State Pollution Control Board (KSPCB) for NOC and NOC from Karnataka State Fire & Emergency Services Department (KSF&ESD).
- ✓ No. of apartments sanctioned for construction – 204 (6 for Revenue Department and 198 for General Public)
- ✓ Number of apartments actually constructed – 210 (6 for Revenue Department, 198 for General Public and 6 reserved from KHB)

### 3.2 Review of Project Milestones

The project milestones approved by KHB is for the contract period from 22.12.2008 to 21.06.2010 (18 months). Due to the stay order of work from 23.11.2009 to 02.11.2010 as per the Karnataka High court order, the mile stone as approved could not be implemented. However, the work was recommenced on 18.12.2010. The revised Date completion was fixed as 15.11.2010 as per supplementary agreement and the work was completed on 21.12.2011.

Evaluation of Residential Highrise Project constructed at Jakkare Honda, Belagavi by Karnataka Housing Board

The detailed review of the project implementation milestones is presented in *Chapter 10.4.3*.



**Image 1: Bhoomi Puja of the Site at Belagavi.**



**Image 2: Site Development**



## CHAPTER 4: PROBLEM STATEMENT

The KHB commenced the construction of the Highrise Residential Project at Jakkare Honda, Belagavi during December 2008 and completed during December 2011. As per the RFD of Govt. of Karnataka for 2015-16; a mandate was set for the independent evaluation of different projects undertaken by the various departments. In view of this, the KHB selected two of its Projects and requested KEA during December 2015 to conduct evaluation of these projects to assess the compliance of all the milestones under the project in the stipulated time. KEA following the due selection process, has awarded the 'Evaluation Study of Highrise Residential Project of KHB at Belgaum' to STEM during October 2016.

Evaluation of Residential Highrise Project constructed at Jakkare Honda,  
Belagavi by Karnataka Housing Board

## CHAPTER 5: SCOPE, OBJECTIVES AND EVALUATION QUESTIONS

### 5.1 Scope & Objectives of the Evaluation

The overall scope and objectives of the study is to assess the compliance of all the milestones under the project in the stipulated time. Further, the specific objectives are:

- 1) To assess the achievement of objectives of KHB with the implementation of this housing project;
- 2) Process of allotment, perception and satisfaction of the occupants on the services provided and;
- 3) Violations of the agreements signed with KHB by the occupants of houses.

### 5.2 Evaluation Questions

Evaluation questions in each of the questionnaires aims to gather information and facts as of date which gives an understanding of complete function from the project's initiation to approval to construction to allotment to present day living scenarios.

The Evaluation Tools adopted and the expected outputs for each of the Evaluation Questions are presented in the below **Table: 1**.

**Table 1: Evaluation Questions and Expected Output**

| Sl. | Evaluation Question  | Tool  | Expected Output                  | Reference Schedule/ Questionnaire |
|-----|--|---|----------------------------------|-----------------------------------|
| a)  | Was the project being evaluated conceived on the demand of people who insisted KHB develop a housing colony in the project area? If not, what were the factors that conceived the project? | Interview with Project Officials/ Allottees | Assessing Demand for the Project | IS-1: 22.<br>IS- 2: 1, 2.         |
| b)  | Has the project been implemented as per plan in term of cost, timelines and conformity with DPR? If not, where   | Project Documents & Interview               | Review Compliance of all         | IS-1: 1, 7, 10, 11, 12.           |

| Sl. | Evaluation Question  | Tool  | Expected Output                   | Reference Schedule/ Questionnaire            |
|-----|--|---|-----------------------------------|--|
|     | have been the overrun? How can these be avoided in future?   | with Project Officials                                      | Milestones                        |  |
| c)  | Has the surrender of 2 acres 10 Gunta of land at Jakkare Honda, which is acquired for the housing project, been in accordance with the objective of mandate of KHB?  | Interviews with Project Officials                           | Meeting KHB Mandate               | <b>IS-1:</b> 9, 28, 29.<br><b>IS-2:</b> 1-5. |
| d)  | What was the land rate at the time of purchase of land from its owner? Was it below or above the guidance value prevailing at that time? Please elaborate.   | Interviews with Project Officials from Registration of Land | Assessing land value feasibility  | <b>IS-1:</b> 9.<br><b>IS-2:</b> 3-6.         |
| e)  | Has the acquisition of land done for this project been fair, transparent, and judicious and fully in accordance with the Land Acquisition Act? If not, were does the process error?  | Interviews with Project Officials                           | Adherence to Statutory Procedures | Not Applicable                               |
| f)  | Was there any law and order problem or litigation that hindered the process of land acquisition? If yes, what were its causes? How can these be minimized in future?   | Interaction with Project/ Local Authority Officials         | Measures for future Effectiveness | <b>IS-1:</b> 3,5,6<br><b>IS-2:</b> 7         |
| g)  | Are persons whose lands were acquired satisfied with process of land acquisition and compensation that they received? In cases where they are not satisfied, what is the complaint? Is the complaint justified or not in principle or law or both? | Interaction with Revenue Dept.                              | Level of Satisfaction             | Not Applicable                               |

| Sl. | Evaluation Question   | Tool   | Expected Output                                   | Reference Schedule/ Questionnaire   |
|-----|---|--|---|---|
| h)  | Have Neighbourhood Planning Principles that were followed in the project including its effectiveness and organizing spaces for residential, commercial, parks, playgrounds, civic amenities/ community centres etc. been followed in the project? What is the perception of allottees about It? | Inspection & Interaction with Local Authorities/ Allottees               | Adherence to Planning Norms And Zonal Regulations | <b>IS-1:</b> 12, 13, 18, 20-26<br><b>Q:</b> C&D.<br><b>IC:</b> A.<br><b>FGD-S:</b> B.<br><b>FGD- AL:</b> A. |
| i)  | What are the health, safety and convenience facilities of the project? What is the perception of allottees about it?  | Inspection & Interaction with Association/ Allottees                     | Level of Satisfaction                             | <b>IS-1:</b> 14, 20.<br><b>Q:</b> D.<br><b>IC:</b> B.   |
| j)  | What is the preference of the allottees with regard to getting a fully constructed house from KHB vis-à-vis getting a developed site?   | Not applicable for this Project as this is a High Rise Apartment Project |   | <b>Q:</b> B-1, D-7.   |
| k)  | How were the apartments in the project allotted? Was it fair and transparent? Was the reservation policy followed in allotment?   | Interview with Allottees/Project Officials                               | Effectiveness in Allotment Process                | <b>IS-1:</b> 16, 28-29.<br><b>IS-2:</b> 8, 9.<br><b>Q:</b> B-6, 7.<br><b>FGD-S:</b> C.                      |
| l)  | How many of the 210 houses completed have been occupied? How many of the occupied once are by the allottees and in how many the residents are relatives, lease holders or tenants of allottees?   | Interview with Association/ Allottees                                    | Assessing % Occupancy                             | <b>IS-1:</b> 29.<br><b>Q:</b> A - 6, 7, 8.  |
| m)  | Amongst the houses that have been occupied by allottees only, how many  | Inspection/ Interviews   | Assessing needs of                                | <b>Q:</b> C-3.  |

| Sl. | Evaluation Question  | Tool   | Expected Output                  | Reference Schedule/ Questionnaire                   |
|-----|--|--|----------------------------------|---|
|     | have been occupied after altering, dismantling and building or improving the structure handed over?  | with Allottees   | households % alteration          |   |
| n)  | Why did they go for alteration, re-building and improvement?   | Interviews with Allottees                                | Assessing Deficiency             | Q: C-3a.  |
| o)  | What is the opinion of the residents of the houses with regard to the quality of construction, and design of house, infrastructure services, environmental aspects considered for planning and implementation? Are the houses seepage and leakage free? If not, in how many houses the problem persists? | Inspection/ Interviews with Allottees/ Association       | Review Efficiency of the Project | Q: A .  |
| p)  | What suggestion can be given for future projects to be smooth in execution and meet the expectation of all the stake holders including those whose lands are acquired?   | Interaction with Society/ STEM's Professional Experience |                                  | IS- 2: 10.<br>Q: D- 9.<br>FGD- S: D.<br>FGD- AL: C. |

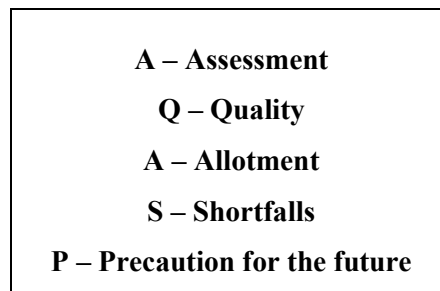
## CHAPTER 6: EVALUATION DESIGN

The most effective method for this evaluation was felt was direct approach; based on one to one interviews, group discussions and observations. Hence, a direct approach method was adopted.

Accordingly STEM proposes a **4 - Point approach** outline to assess the Efficiency of the Project:

- a) Review Effectiveness
- b) Compliance of Design & Norms
- c) User Satisfaction Levels
- d) Overall Sustainability – Technical, Economic, Social, Environmental, etc.

The main focus of the study is on the A.Q.A.S.P.



This process mainly involves the **3 “I”s** i.e.

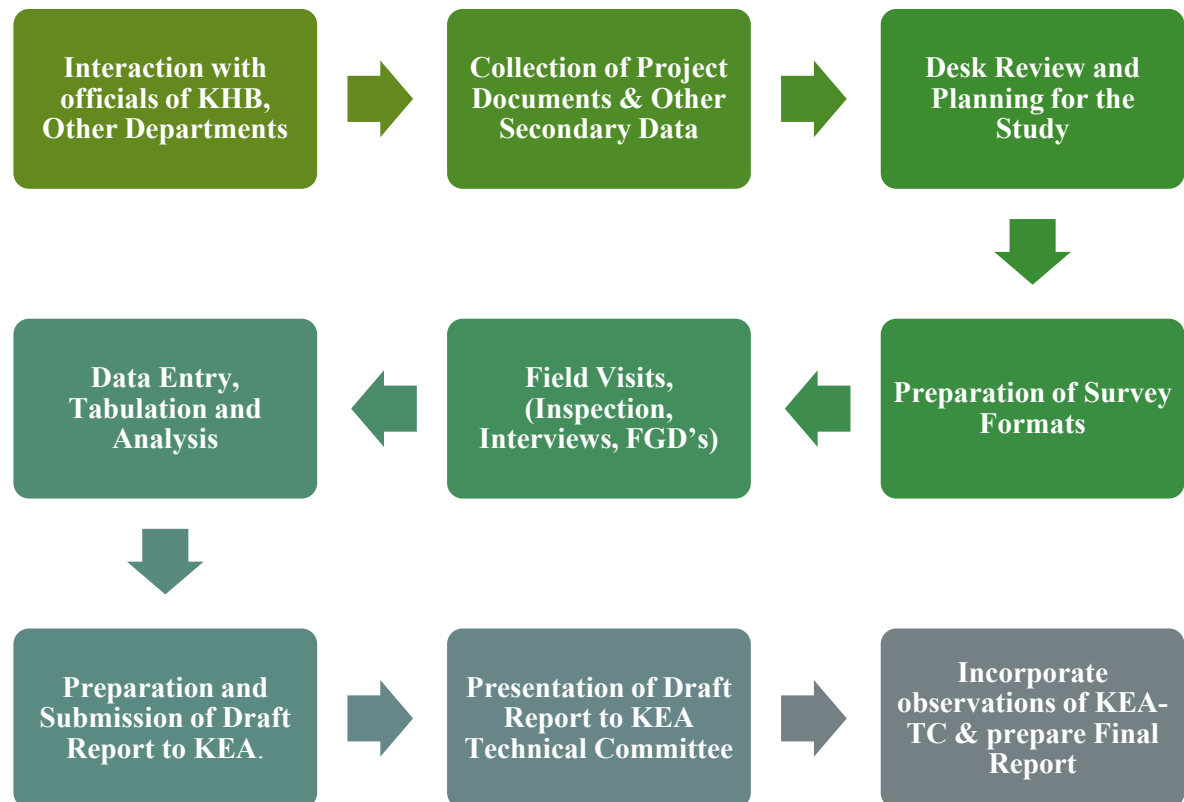
**Inspection** – of the apartments and the services/amenities provided

**Interview** – with the allottees/ occupants on their perception and satisfaction on the housing facility; and

**Interaction** – with the Project Officials, Stakeholder Agencies; Residential Association/Society, and Occupants on their views on the overall planning, implementation and maintenance of various components under the Project.

The Evaluation design addresses all the aspects pertaining to the study as outlined in the TOR. All the information/ data for the study have been obtained from the available Secondary Data and the Primary Data sources.

**Figure 1: Evaluation Design**





## CHAPTER 7: EVALUATION METHODOLOGY

### 7.1 Study Sample

The sample for the study includes Inspection of all apartments, Interviews with all allottees living in the apartment and interviews with 50% of all non- allottees living in the apartment. The details of the apartments are provided in the **Table 2** below:

**Table 2: Facts and figures of Residential Highrise Project**

| Description  | No.  |
|--|------|
| Total number of apartments/flats constructed.      | 210  |
| Apartments allotted to Revenue department          | 6    |
| Apartment reserved for KHB staff                   | 6    |
| Apartments constructed for allotment to the public | 198* |
| Apartments allotted to public **                   | 168  |
| No of apartments with allottees                    | 81   |
| No of apartments with non- allottees/ tenants      | 87   |

\* - *Of the total apartments constructed for allotment to public, 168 apartments were allotted within which 81 apartments were occupied by allottees and 87 apartments by the tenants (as per data obtained from KHB/ Society by STEM Team during Dec 2016 Inception Stage). Hence the Study Sample is provided in **Table 3** below:*

**Table 3: Study Sample**

| S.NO | ACTIVITY  | SAMPLE |          | INSTRUMENT                |
|------|---|--------|----------|---------------------------|
|      |   | TARGET | ACHIEVED |                           |
| 1.   | Interviews with Allottees staying in the Apartment                | 81     | 46*      | Questionnaire (Q)         |
| 2.   | Interviews with Tenants staying in the Apartment                  | 44     | 58       | Questionnaire (Q)         |
| 3.   | Interviews with Revenue Department Staff staying in the apartment | 3      | 3        | Questionnaire (Q)         |
| 4.   | Interviews with apartments reserved for KHB Staff                 | 3      | 0**      | Questionnaire (Q)         |
| 5.   | Inspection of apartments  | 131    | 107#     | Inspection Checklist (IC) |
| 6.   | Focus Group Discussion (FGD) with Allottees                       | 1      | 1        | FGD Checklist (FGD-AL)    |
| 7.   | FGD with Residential Society, KHB and other agencies              | 1      | 1        | FGD Checklist (FGD-S)     |
| 8.   | Interview with KHB Officials                                      | 1      | 1        | Interview Schedule (IS-1) |
| 9.   | Interview with Revenue Department Officials                       | 1      | 1        | Interview Schedule (IS-2) |

\* - 14 apartments were rented out to tenants, 13 apartments were locked and 09 apartments were vacant during the survey. Further, 1 tenant has become owner.

\*\* - All apartments reserved for KHB Staff were vacant.

# - 13 apartments were locked and 12 apartments were vacant during the survey.

## 7.2 Data Collection Instruments

The information/ data pertaining to all the Evaluation Questions was obtained through the following Structured Schedules/ Questionnaires as listed in **Table 4** below.

**Table 4: Data Collection Instruments**

|  |         |
|--|---------|
| Interview Schedule 1 – for KHB Officials   | IS – 1  |
| Interview Schedule 2 – for Revenue Department Officials                                      | IS – 2  |
| Questionnaire – for Allottees/ Non-allottees   | Q       |
| Checklist – for Inspection   | IC      |
| FGD Checklist 1 – for Allottees  | FGD- AL |
| FGD Checklist 2 – for Residential Society, Officials of Town Planning and Revenue Department | FGD- S  |

The Data Collection Instruments are enclosed as **Appendix 2**.

Evaluation of Residential Highrise Project constructed at Jakkare  
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## CHAPTER 8: DATA COLLECTION AND ANALYSIS

The data for conducting this evaluation has been obtained from both primary as well as secondary sources. The details of the data/ documents collected are outlined below:

### 8.1 Secondary Data Sources

Secondary data was collected from the various reports and documents available with different agencies associated with the project:

- Karnataka Housing Board (KHB) – Project Office at Belgaum and Head Office at Bangalore;
- Revenue Department of Belagavi District (RD);
- Belagavi Urban Development Authority (BUDA);
- Belagavi City Corporation (BCC);
- Literature on previous studies undertaken by KHB;
- Data/ publications available in Websites.

### 8.2 Primary Data Sources

Primary data was obtained through checklists/ interview schedules/ questionnaires from various stakeholders of the project:

- Inspection of apartment complex and its surroundings;
- Interviewing all the stakeholder departments;
- Interviewing the Residents (Owners & Tenants);
- FGD with stakeholders like KHB, Residential Society, etc.;
- FGD with Residents.

### 8.3 Reconnaissance Visit:

During the Inception Stage, the Team made a reconnaissance visit to Belgaum and held introductory discussions with all the concerned agencies; viz., KHB (Head Office & Project Office), Belagavi UDA, Belagavi City Corporation, etc.

Further, the Team also visited the Project Site and made a quick transect walk of the apartment complex and its surroundings and also interacted with some of the members of the Apartment Society and few allottees and non-allottees regarding the apartment and its amenities.



*Image 3 Discussion with Executive Engineer at KHB Belagavi*

## **8.4 Interviews with Stakeholder Agencies**

### **8.4.1. Karnataka Housing Board (KHB)**

An in-detail interviews were conducted with the KHB officials at the Head Office in Bangalore and the Division Office at Belagavi about the processes adopted in the housing project such as procuring of land to selecting contractors to planning and developing the apartment to issuing notice to public to allotment, etc. The data collected as part of these interviews has been analyzed and the findings are presented in **Chapter 9**.

### **8.4.2. Revenue Department**

Discussions were held with the concerned revenue department personnel regarding the land. The revenue authorities confirmed that the land was handed over to KHB for the construction of residential quarters to their own personnel in lieu of the cost of land. It was also an understanding that quarters for the RD personnel ought to be built in other urban areas of the district for the RD which could be offset for the cost of land. Finally, the land cost was compensated against 6 apartments in the KHB heritage complex and designated quarters for Tahsildars, Assistant commissioners and other personnel.

### **8.4.3. Belagavi Urban Development Authority (BUDA)**

BUDA confirmed that KHB had indeed applied for the commencement certificate of the complex. After due scrutiny of the development plan for group housing, some technical points to be attended to were conveyed to the KHB. Ultimately no building plan was approved but the layout – development plan was approved. It was also pointed out by BUDA that KHB had to obtain a change of land use from the existing P/PG/OS use to residential use from the government in UDD and also to obtain approval for the building plans.

### **8.4.4. Belagavi City Corporation (BCC)**

The BCC also confirmed that they had given permission for the building plans. They said that it appears that the plans were not sent for BUDA scrutiny which was required. As of now, though the BCC had given the license, they have not given the occupancy certificate (OC) as there has been a violation of the sanction plan. The KHB had constructed 210 apartments as against the sanctioned 204 apartments.

## **8.5 Field Survey of Apartments**

All the field surveys of the apartment (interviews with allottees and inspection of apartments) were organized by the STEM Team during the period (January 28th to February 04th 2017) with the necessary support from the KHB and Apartment Society.

### **8.5.1. Interviews with Allottees/ Tenants**

Individual interviews were conducted with a total of 107 residents (46 owners and 61 tenants). The details of the residents interviewed are enclosed as **Appendix 7**.

**These interviews captured the:**

- a) Basic details of the apartment,
- b) Socio-cultural details,
- c) Perception on construction & infrastructure provided in the apartment, and
- d) Details on civic amenities and facilities provided.

The detailed analysis and findings of these interviews are presented in Chapter 9.6. B

### **8.5.2. Inspection of Apartments**

The inspection of the apartment was done at 2 levels; i.e.

- a) In the Apartment premises and its surroundings to assess the apartment exteriors, circulation, parking areas, infrastructure facilities, civic amenities, facilities, etc. and;
- b) Inside the flats to assess the quality of civil works, fixtures, fittings, finishing and overall construction quality. The detailed analysis and findings of these inspections are also presented in **Chapter 9.6. B.**

## **8.6 Focus Group Discussions (FGDs)**

### **8.6.1. Residential Society & KHB**

The stakeholder's FGD was organized with the representatives of apartment society, officials of KHB, etc. The details of the stakeholder representatives attended the FGD are enclosed in Appendix 8. It mainly captured the views on the civic amenities provided, infrastructure facilities, maintenance of apartment, allotment processes and overall benefits of the Project. The detailed analysis of the FGD is presented in **Chapter 9.10.**

### **8.6.2. Allottees**

The Allottees FGD was organized with both allottees residing in the apartment and the tenants. The details of the allottees who attended the FGD are enclosed in Appendix 8. It mainly captured the views and perceptions of the residents as regards the overall quality of infrastructure services, amenities provided environmental aspects and the role of the residents in the maintenance of the apartment. The detailed analysis of the FGD is presented in **Chapter 9.11**

## **8.7 Data Compilation Techniques and Analysis**

All the data collected through interviews schedules, allottees questionnaires, inspection checklists and FGD schedules were collated, compiled and the data entry was done using the Census and Survey Processing System (**CS Pro**). Subsequently, appropriate data screening/cleaning as done and analysis was done using **SPSS and MS Excel.**



## CHAPTER 9: FINDINGS AND DISCUSSIONS

### A. Stake Holder Department Interviews

Findings and Discussions have based on one to one discussions with Stake holder department Interviews

#### 9.1 Demand for Housing

As part of any project implementation, a prior analysis of demand is carried out. KHB mentioned that no demand survey was carried out but Market Enquiry was done locally and confirmed that there is demand.

#### 9.2 Allotment of Land

The land in RS No 219 (part) in an extent of 2A-10G at Jakkere Honda of Belagavi in possession of PWD was handed over to the KHB by the Revenue Department as per the directions of DC, Belagavi dated 23-11-2002, at a rate of Rs.180/- per sq.ft.; for construction of residential quarters for the Government employees of Belagavi taluka.

In a meeting held under the chairmanship of the Deputy Commissioner, Belagavi in the office of the Deputy Commissioner at Belagavi in 23.11.2002 regarding the construction of Quarters for allotment to Government employees in general pool in lieu of the government land given by PWD in Belgaum city, it was resolved that the PWD will give their land for the value worked out by the Deputy Commissioner and the Karnataka Housing Board will construct equal number of houses/ flats for the use of Government employees/PWD.

In lieu of the land cost and after deduction of the expenditure incurred on the construction of residential Quarters Assistant Commissioners and Tahsildar office at Chikkodi and amount given for the repairs of the Divisional Commissioner's Office at Belagavi, apportioning of built up area at the Board's selling rate, 6 Nos of 2 BHK flats, each of 840.00 sq.ft Super Built up area in Malaprabha block bearing No 413, 414, 415,416, 417, 418 have been handed over to the Revenue Department as residential quarters on 2.4.2013.

### 9.3 Development Planning Compliances

There are statutory obligations that have to be fulfilled, be it an autonomous body like the KHB or a private developer before taking up, in this case, a housing project. The obligations to be fulfilled are listed below.

- i. The housing plan prepared should be in compliance with the sections prescribed in the statutory Acts like KLR Act, K.T&C.P Act, land use provisions and ZR as prescribed in the Master Plan (MP), the Building Bye-Laws of the concerned Local Body viz. Belagavi City Corporation.
- ii. NOCs from Authorities like Fire Force Department, Karnataka Pollution Control Board, and Railway Authority etc.

To ascertain whether the required obligations have been fulfilled, an analysis of the data collected from the KHB, discussions with BUDA, the BCC, and the Revenue Department were done through questionnaires. The analysis has been dealt in the ensuing sub-chapters. In these sub-chapters only the main issues are brought out.

However, before going to the sub-chapters, in order to understand the compliance of conformity to various aspects in the ensuing sub-chapters, the elaborate process of approving the housing plan is brought out briefly.

- i. The Master Plan is prepared by the PA under Sec. 9, 10, 12 and 13 of the K.T&C.P Act.
- ii. Before the Master Plan is approved by the Govt. the existing land use of the LPA, which is the planning jurisdiction of the PA, (Here the PA is the BUDA) is prepared and notified to the public for comments, objections and suggestions. Once this is done the present land use map is finalized.
- iii. Based on this and other town planning parameters, a draft Master Plan is prepared and notified for objections and suggestions from the stakeholders, be they be Govt. bodies, Autonomous bodies or the general public.
- iv. The contents of the MP, for the immediate use in this particular exercise, are (a) Existing land use Map (b) Proposed land use map (c) Circulation map and (d) the Zonal Regulations (ZR).
- v. For any Building Plan to be approved the above factors have to be in conformity. The scrutinizing authority is BUDA.

- vi. Once the Building plan is cleared in the form of CC by BUDA, the concerned local body should scrutinize it under its own Building Bye-Laws which are almost always in conformity with the ZR. The local body at this stage should examine whether the NOCs from agencies like the FFD, KSPCB, Revenue Department, and Railway Department etc. have been obtained. After having confirmed the obtainance of the NOCs from the various agencies concerned. The Building License should be issued to the applicant.
- vii. After the completion of the building, the local authority shall be informed through a completion letter by the builder.
- viii. The local body after confirming that the sanctioned plan has not been violated ought to issue the Occupancy Certify. The OC can be denied if the violations exceed 5%. The KHB was given a questionnaire in which the compliance of the above procedure, if followed by KHB, could be confirmed for evaluation.
- ix. With the above understanding of the process, the following sub-chapters deal with the analysis.

### 9.3.1. Conformity with Master Plan

**Table 5: Land Use- Conformity with Master Plan**

|                          | <b>As per the Master Plan prevailing then i.e. in 2006</b> | <b>As per the present approved revised Master Plan</b> |
|--------------------------|--|--|
| <b>Land use</b>          | P/PG/OS  | P/PG/ OS   |
| <b>Proposed land use</b> | P/PG/OS  | P/PG/OS  |

A residential building has been constructed in P/PG/OS which is against the Master Plan as the status of land has not yet been changed to residential use as per K.T&C.P. Act.

**Land acquisition:** Revenue Department has got the land transferred to KHB in lieu of which **6 Nos** of residential flats have been earmarked in the housing complex for the Revenue Department to meet the land cost. Further, residential quarters have also been built for the revenue department in other places in the District to fully meet the cost of the land. However, *Public interest litigation (PIL)* had been filed regarding the use of the land in the Hon'ble High Court of Karnataka. Copy of the High Court Judgement is enclosed as **Appendix 3**.

The relevant text of the judgment is produced below.

8. *“From the record of the case, learned counsel for respondent No. 1 has invited our attention to the Government order dated 17.07.2006 (Annexure – R4). Relevant part of the aforesaid order is being extracted hereunder:”*

*“With reference to the subject and reference cited above, I am directed to convey the sanction of Government for transfer of 2.10 Acres of land in Sy. No. 210 in Belagavi to Karnataka Housing Board for the construction of Staff quarters subject to the following conditions.*

*Deputy Commissioner with the Executive Engineer, Karnataka Housing Board, and Belagavi shall prepare and send detailed layout plan for 98010 sq. feet area clearly demarcating.*

- a) 62,010 sq. feet reserved for Karnataka Housing Board.*
- b) 3,600 sq. feet reserved for Revenue Department quarters.*
- c) Number of each type of houses, which are proposed to be built on the area, reserved for Revenue Department.*
- d) Type designs and site plan.*
- e) Cost of each house and total cost all inclusive (including escalation, if any)*
- f) Completion period not more than 18 months from the date of land transfer (or handing over).*
- g) No payment of any kind in any manner for any item of cost shall be payable by the Revenue Department / Government of Karnataka Housing Board.”*

8. *Based on the Government order dated 17.07.2006, it is the contention of the learned counsel for the respondents, that the State Government, has, in exercise of the power vested in it, under Section 14-A of the 1961 Act, approved change in land use, from the one contemplated in the original master plan. It is submitted, that even though R.S. No. 219 was earlier earmarked as public open space, the same could be changed and altered under Section 14-A by the State Government. The aforesaid change had indeed been ordered by the State Government on 17.07.2006. The order passed by the State Government has already been extracted herein-above. It is submitted, that the petitioner having not assailed the order dated 17.07.2006, has no right to challenge the consequential orders, impugned through this petition.*

9. *We have no hesitation in accepting the contention of the learned counsel for respondent No. 1, on the basis of the Government order dated 17.07.2006, extracted herein-above. The State Government sanctioned the transfer of 2.10 Acre of land in Sy. No. 210 (R.S. No. 219) in Jakkare Honda, Belagavi, to the Karnataka Housing Board for construction of staff quarters. Out of the aforesaid land, 62010 sq. ft. have been earmarked for a housing project to be constructed by the Karnataka Housing Board, whereas, 3600 Sq. ft. has been earmarked for construction of quarters for the staff of the Revenue Department.*

10. *Thus viewed, we are satisfied, that there is no infirmity in the determination rendered by the respondents, for the use of land in R.S. No. 219 for the purpose mentioned in the order dated 17.07.2006. It is the aforesaid determination of the State Government, which was sought to be implemented through the impugned orders dated 12.12.2006 and 24.07.2008. In sum and substance, the orders dated 12.12.2006 and 24.07.2008 are merely consequential orders of the Government order dated 17.07.2006. Since we have already arrived at the conclusion, that the order dated 17.07.2006 passed by the State Government was legal, as the same was permissible under Section 14-A of the 1961 Act, it necessarily emerges, that the consequential orders based thereon are also valid and legal. Moreover, the order dated 17.07.2006 having not been assailed by the petitioner; there is really no basis to assail the consequential order.*

11. *For the reasons recorded herein-above, we find no merit in this petition and the same is accordingly dismissed.”*

It appears from the judgment that the Court has considered the *order of 2006*, as the order for the *Change of Land Use under K.T&C.P. Act*; whereas the order of 2006 mentioned in the judgment is merely an order by the Revenue Department of the Government transferring the land to KHB for the Housing Complex.

The STEM Team refrains from commenting further on the Hon'ble High Court order except to state that the Government in the Urban Development has not issued any change of land use under K.T&C.P. Act changing the land use from P/PG/OS to Residential Use till date. Copy of the **Government Order of 2006 by the Revenue Department** is enclosed as **Appendix 4**.

The original land use of the land in question appears to have been tank or Honda. But as per Master Plan it is P/PG/OS. The Honda land has been transferred to KHB for residential purpose by the Revenue Department itself and hence the question of conversion under KLR Act for N.A purposes may not arise.

### **9.3.2. Change of Land use**

The issue of change of land use is pending in the Government / Department of Town Planning since 2012. Unless this issue is solved, as per present prevailing Master Plan it is still under P/PG/OS land use. Hence, land use not in compliance with the prevailing MP. When the MP was notified for Public objections / suggestions, KHB does not appear to have represented its case to BUDA. The proposed Land Use Map as per revised Master Plan 2014 is enclosed as **Appendix 5**.

### **9.3.3. Approval of Layout Plan**

The KHB initially has applied to the BUDA for the approval of its housing plan. However, BUDA has not approved the Housing plan but the layout / Development Plan of the area for the storied complex has been approved. The copy of the approved Layout Plan is enclosed as **Appendix 6**.

The KHB, subsequently, sought the approval of the Building Plan from BCC. BCC ought to have sought the technical approval of BUDA for the Building Plan to ensure ZR is followed in consonance with the Building Bye Laws of BCC, if any. From discussions, it appears that there is no Building Bye Laws framed by BCC and only ZR is followed. There is no evidence of the seal and signature of the BUDA on the plan approved by BCC.

**In the approval of the layout plan, the following drawbacks draw attention.**

- a) The BUDA has approved the layout plan when no change of land use has been effected by the Government.
- b) BUDA, after approving the layout plan, should have incorporated the land use in its MP during revision of MP which has not been done. Instead, the application of CLU is pending in the TPD / Government since 2012.
- c) KHB, also, does not appear to have represented its case for CLU when objections / suggestions for the Revised Master Plan (RMP) were called for.
- d) BCC has not taken the clearance from BUDA as required under K.T&C.P. Act.
- e) The Development / Layout plan approved by the BUDA (Appendix 6) the following details can be observed.
  - i. The title of the Layout / Development Plan is for a multistoried housing complex but in the Layout Development Plan, no multi-storied complex plan is included.
  - ii. The roads of approach to the site are shown as roads to be widened to 15 M. However, the road whose existing width is shown as 9.90 M has not been widened but the other road has been widened. The present width is 12.59 M which is still less than the approved 15 mos.
  - iii. The relevant extract of the then prevailing ZR for group housing is produced below.

**Group Housing:**

Group Housing means a building or a group of buildings constructed with one or more floor each floor consisting of one or more dwelling units and having common service facilities like staircase, lift, balcony, verandah etc.

**Note:**

1. Group Housing shall be permitted only in the areas specifically approved by the Urban Development Authority.
2. Group Housing may be allowed, if all the requirements specified at table below are satisfied.
3. The charges required for providing and extending the facilities such as water supply, drainage, electricity etc. shall be met by the owner according to the rates prescribed by the Government.

4. A layout plan for group housing shall be submitted to the Urban Development Authority if the plot area is more than 5000 sq. M. In the layout plan, the arrangement of blocks, plot area for each block, means of access to each block areas reserved for open space, civic amenity, distance between the buildings, height and plinth area of building, land use of each floor etc. shall be indicated and got approved by the development authority. The floor areas exclusive of the areas under roads, civic amenities, open spaces and such other public purposes.
5. The horizontal distance between the two buildings shall be a minimum of half of the height of the buildings which is taller of the two buildings.

Plot Area: Minimum 1000 Sq. M.

| Plot area in Sq.m Min 1000 Sq. M | Road width in M | Max plot coverage | Max FAR | Max Floor | Max. ht. in M | Minimum M. Boundary |      | Setbacks in from the plot |       |
|----------------------------------|-----------------|-------------------|---------|-----------|---------------|---------------------|------|---------------------------|-------|
|                                  |                 |                   |         |           |               | Front               | Rear | Left                      | Right |
| 1000 to 5000                     | Over 12 m       | 40%               | 1.75    | 1+4       | 17            | 10.00               | 4.50 | 4.50                      | 6.00  |
| Over 5000                        | Over 15 m       | 40%               | 2.00    | 1+5       | 21            | 10.00               | 4.50 | 4.50                      | 6.00  |

- i. \*2. Owners desirous of constructing high rise building should restrict the coverage at the ground level below the maximum allowed in the table so that they will be eligible for the required number of stories within the prescribed FAR.
- ii. It can be seen that when the Road width is above 15 M an FAR of 2.00 and G+5 floors can be permitted. Since the road width is 15 Meters, the allowable FAR is 1.75 and only G+4 floors can be permitted. How this point has been missed by BCC while sanctioning the Building Plan is not fathomable. This also affects the height since maximum 17 M only is allowed when road width is over 12 M but not over 15 mos.
- iii. Even if the revised ZR is applied, the violation still remains. The below gives the details of coverage, FAR, setbacks and min. width of road.



| Plot Area                 | Minimum Width Road In M | Maximum Plot Coverage | Maximum FAR | Minimum Setbacks In Meter |      |      |       |
|---------------------------|-------------------------|-----------------------|-------------|---------------------------|------|------|-------|
|                           |                         |                       |             | Front                     | Rear | Left | Right |
| Between 0.40 and 0.80 ha. | 12                      | 60%                   | 2.25        | 8.0                       | 6.0  | 6.0  | 6.0   |
| Above 0.80 ha             | 15                      | 60%                   | 2.5         | 9.0                       | 8.0  | 8.0  | 8.0   |

As can be seen, the min. width is 15m while it is less than that on the spot.

- iv. Also 25% of the total area shall be reserved CA, P/OS subject to a min. of 15%. This is not the case on the site.
- v. As in the then prevailing ZR, no stipulation for civic amenities and parks has been made.
- vi. In the revised Master Plan, the road with proposed is not 15M but less. This has to be corrected in the MP and also in the spot to achieve the new FAR of 2.5.

#### **9.3.4. Clearances for Apartment Complex**

The clearances for the complex can be grouped as:

- a. **Pre-Construction clearances**
- b. **Post-Construction clearances.**

##### **a. Pre-Construction clearances**

This has been dealt in **Chapter 9.3.1, 9.3.2, 9.3.3 and 9.3.4**. In addition to these the NOCs from the following agencies have to be obtained.

- i. Consent for establishment (CFE) from the KSPCB.
- ii. Clearance from the Fire Force Department.
- iii. NOC from the Railways as the boundary of the complex is within 30 M from the Railway boundary.

The KSPCB has issued CFE with the condition that STP should be provided. However, at the moment STP has not been provided.

The Fire Force has issued an NOC stipulating conditions to be observed while providing Fire protection to the complex.

**b. Post-Construction clearances.**

- i. The KHB has to inform the BCC that the construction has been completed.
- ii. On receiving the completion letter BCC has to inspect the building to confirm that the building has been constructed as per the Sanctioned Plan. If the construction is as per Sanctioned Plan and any deviation within permissible limits, OC has to be issued.
- iii. In this case the BCC has informed KHB that OC cannot be issued as there were violations from the Sanctioned Plan.
- iv. As no STP has been provided as per CFE from the KSPCB, there is no clearance from the KSPCB.
- v. As far as the NOC from the Railways is concerned, the distance from the Railway Boundary to the compound wall of the complex is 28.55 M which is less than the stipulated 30 M and hence an NOC from the Railway Board is needed.
- vi. Fire protection equipment and supportive equipment are provided in the complex. The FFD, it appears, has not put forth any objections. Ramped stairs have not been provided to wheel out handicapped persons in case of fire emergencies. The lift arrangements are adequate.

**9.4 Project Planning and Implementation**

The Revenue Department of Government of Karnataka handed over the land to an extent of 2 acres 10 guntas at Jakkare Honda, Belagavi to the Karnataka Housing Board with an intention to Construct High rise residential complex and with a memorandum of understanding that the construction of residential quarters to the employees of the Revenue Department in lieu of the cost of land. In order to implement the project, the Karnataka Housing Board took up the work of planning and design through Architectural and Engineer firm *M/s Mahesh Chandra and Associates, Bangalore* by calling tender.

**The scope of work of M/s Mahesh Chandra and Associates, Bangalore was:**

- a) Surveying
- b) Soil testing for foundation design

- c) Conceptualization
- d) Preparation of Detailed Project Report (DPR) (inclusive of preparation of layout plans, Infrastructure developments, landscaping etc., as per Town planning and urban planning standards with estimates, Building designs and structural drawings as per National Building code and IS code specifications)
- e) Sealing approval of all the statutory authorities for the execution of the projects.
- f) Site visits, checking and certification at concept stage, pre-tender stage, post tender stage, Architectural working, drawings and estimates, structural drawings(working) Electrical drawings utility service drawing, completion drawings, preparation of models, quality certification, liaison works etc.

A contract agreement was entered into with KHB and Architect on 22nd March 2007 at 1.48% of the tendered amount of work awarded to contractor as fee for rendering the services. M/s Maheshchandra & Associates, Bangalore prepared the DPR and submitted to KHB.

**As per the DPR No of flats proposed are:**

|                          |  |
|--------------------------|--|
| Three Bed Room Apartment | = 90 no  |
| Two Bed Room Apartment   | = 84 no  |
| Two Bed Room Apartment   | = 36 no  |
| Total                    | = 210 apartments.  |
| No of Floors             | = Stilt + Ground + Five upper floors   |
| Total no of Block        | = Block 1, block 2, block 2-a.   |
| Height of Building       | = 20.01 M (Including stilt floor)<br>(stilt floor-2.75M,upper floors 2.877M) |
| Stilt floor plan         | = Car parking/scooter parking  |
| No. of car parking       | = Stilts Floor – 98 ;<br>= Outside – 102                                     |
| No. of lifts             | = 8 passengers – 7 Nos   |

**The super Build up Area in each unit is**

|            |                   |            |             |
|------------|-------------------|------------|-------------|
| Block – 1  | 2 Bed room unit – | 97.12 sqm  | (54 No...s) |
|            | 3 Bed room unit – | 118.42 sqm | (48 No...s) |
| Block – 2  | 2 Bed room unit – | 93.23 sqm  | (30 No...s) |
|            | 3 Bed room unit – | 113.72 sqm | (42 No...s) |
| Block – 2A | 2 Bed room unit – | 78.35 sqm  | (36 No...s) |

The super Built up Area including Balcony, utility, lobby, staircase & lift is as follows:

|      |              |   |                      |
|------|--------------|---|----------------------|
| I]   | Block – 1    | = | 12,100.55 sqm        |
| II]  | Block – 2    | = | 8,512.63 sqm         |
| III] | Block – 2A   | = | 3,114.09 sqm         |
|      | <b>Total</b> | = | <b>23,727.27 sqm</b> |

The super Built up area of 23,727.27 sqm is including stilt floor. The super Built up area excluding stilt floor = 20338.00 sqm.

The site area is 9,117.20 sqm. The coverage area as per DPR is 37.18% which is less than the allowable coverage area of 55%. The F.A.R works out to 1.68 and is less than the allowable FAR of 1.75%.

In the DPR, it is mentioned that the FAR coverage, Road width, setbacks, Height of Building, Distance between Block 1 & 2 of the proposed project are well within the permissible limits as per Bye-law of Belgaum Urban Development Authority (BUDA).

**As per the Abstract Estimate of DPR:**

|   |                     |
|---|---------------------|
| 1) The total cost estimate Amount put to tender (civil works, Internal and External sanitary & water Supply, Internal and External Electrical work, Area Development works, sump tank, O.H.T, sewerage system, Lifts, Firefighting equipments). | Rs. 21,07,49,480.00 |
| 2) The total cost estimate of the complete project(Above mentioned works and Rain water harvesting D.G. sets, substation & HESCOM works, Deposit to HESCOM, and Miscellaneous)  | Rs. 21,93,57,846.00 |

The approved drawings for the Proposed Group Housing for (Revenue Employees & KHB) (Sy No. 219) at Jakkare Honda Belagavi Dated 01.12.2008 were submitted to the Commissioner Belgaum City Corporation, Belgaum for approval by the Karnataka Housing Board.

The Belgaum City Corporation (BCC) approved the plans for the said project vide No. **CCB/PWD/BLD/101/08-09 SW/S dt 01.10.2009** with following conditions.

- 1) The party should obtain a no objection certificate from the corporation when the construction reaches to the plinth level.
- 2) The party should apply separately through a License plumber for U.G.D connection.
- 3) This permission is valid for two years from the date of issue.
- 4) You should obtain the completion certificate before occupation.
- 5) You should not stock or store building materials on the road.
- 6) The drain water from bath & kitchen should be connected to UGD line.
- 7) The building permission is accorded subject to the condition that effective Rain water harvesting system is implemented in your premises.

As per the approved drawing, super Built up area excluding stilt/Ground floor area.

|  |                     |                                     |                 |
|--|---------------------|-------------------------------------|-----------------|
| Block – 1  | = 1,698.43 x 6.00   | = 10,190.58 sqm                     |                 |
| Block – 2  | = 1,621.90 x 5.00   | = 8,109.50 sqm                      |                 |
|  | = 1,172.20 x 1.00   | = 1,172.20 sqm                      |                 |
|  |                     | = 9,281.70 sqm                      |                 |
| Total super Built-up Area                                | = of Block – 1 & 2  | = 10,190.58<br>+ 9,281.70 sqm.      | =19,472.28 sqm. |
| Total deduction of staircase & lift area for Block 1 & 2 |                     | = (-) 1,357.13 sqm                  |                 |
| Total super Built up Area for FAR                        |                     | = 18,115.15 sqm                     |                 |
| FAR  |                     | = 18,115.15<br>9,117.20             | = 1.98 < 2.00   |
| Coverage – Ground Floor                                  | = Block-1 + Block-2 | = 1,698.43<br>+ 1,621.90 sqm        | = 3,320.33 sqm. |
| COVERAGE   |                     | = <u>3,320.33</u> x 100<br>9,117.20 | = 36.41 < 40%   |
| Total Height of Building                                 |                     | = 19.75 M.                          |                 |
| No. of Car parking                                       | 1) Block – 1        | = 52 No (IN STILT)                  |                 |
|  | 2) Block – 2        | = 66 No (IN STILT)                  |                 |
|  | Total               | = 118 No                            |                 |
| No. of units   | 1) Block – 1        | = 102 No                            |                 |
|  | 2) Block – 2        | = 102 No                            |                 |
| Total  |                     | = 204 No                            |                 |

- Based on sanctioned plan, Tenders were invited on **Lump sum fixed price no variation contract** for construction and commissioning of all the works with **2 years** defect liability and two year maintenance period from the date of virtual completion of the project. The work was entrusted to **M/s Krishna Constructions** of Bangalore for an amount of **Rs. 24, 96, 35, 581/-** with a tender premium of **8.91%**. The agreement was executed on **24.11.2008** vide agreement **No. KHB/CE/Jakkere Honda-Bgm/Agmt No. 23/2008-09 Dated 24.11.2008**.

Notice to proceed with the work was issued on **24/26.11.2008** vide No. **KHB/CE/Jakkere Honda-Bgm/WO/1102/2008-09. Dated 24/26.11.2008**. The period of completion of work was 18 months inclusive of monsoon period and mobilization from the date of taking of possession of the site.

- The work was commenced by the agency on **22.12.2008** with due date of completion as **21.06.2010**. A project management consultant (PMC) was appointed by KHB. The PMC was **M/s Kembhavi Architectural Foundation- Hubballi**. During the course of execution, a PIL was filed one Sri. Ganesh Jotiba Oulkar on change of land use which was not obtained from the competent authority. Based on PIL, the Hon'ble High court of Karnataka granted interim order to maintain the status quo i.e., interim order of stay on progress. This order was issued on **23.11.2009**. The work was stopped after almost **11 months** from the date of commencement. The PIL was dismissed by the High court of Karnataka on **02.11.2010**. The work was stopped for a period of about one year.
- The work was re commenced on **18.12.2010** on recasting the balance works as per that year schedule of rates and the entrustment amount was revised from **Rs. 24,96,35,581/- to Rs. 31,10,66,189/-**. A supplementary agreement was executed on 06.07.2011 vide supplementary Agreement No. **KHB: CE: Jakkere Honda-Bgm: Agmt No. 23B/2011-12 Dated 06.07.2011**. The revised date of completion was fixed as **15.10.2011**. The actual date of completion of work was **21.12.2011**.
- Further on **30.12.2011** the project monitoring committee resolved to submit an estimate for the additional amount of **Rs. 1,80,64,700.00** to the Chief Engineer KHB for approval since the works mentioned were essential as per site conditions and to meet out the norms of the HESCOM and MOEF. The estimate was approved and the work was entrusted to **M/s Ram Krishy Infra structures Pvt Ltd, Bangalore** for an amount of Rs. 1,27,76,371.00 vide Agreement No. **KHB: CE: CHS: Development works: Jakkere Honda-Bgm: Agmt No. 40/11-12 dated 21.12.2012**. This work was completed on **16.01.2013**.
- As per KHB authorities' final completion of project was issued on **20.12.2012**.

#### 9.4.1. Conformity with the DPR

|  |                       |
|--|-----------------------|
| As per DPR the item of works proposed for the project are: |                       |
| Structure  | RCC Framed Structure. |

|                      |   |          |
|----------------------|---|----------|
| Walls                | a) Main walls – 230mm thick, Brick masonry  |          |
|                      | b) Partition walls – 115 mm thick, Brick masonry                                    |          |
| No. of Floors        | Stilt + Ground + Five   |          |
| No. of Units         | a) 3 Bed Room   | 90 No.s  |
|                      | b) 2 Bed Room   | 120 No.s |
|                      | Total   | 210 No.s |
| Flooring             | a) Living-Dining-Bed- 300x300 mm ceramic tile flooring.                             |          |
|                      | b) Kitchen-Balcony-Utility- Toilets 300x300 mm anti solid ceramic tile flooring     |          |
| Dadooing             | a) Kitchen – 600 mm high from plat form. 200 x 300 glazed tiles                     |          |
|                      | b) Toilets – 2100 mm high. 200 x 300 glazed tiles.                                  |          |
| Windows              | 60 x 40 Box type glazed steel windows with guard bars                               |          |
| Door frames          | a) All door frames 65 x 125 mathi/Nandi wood door frames                            |          |
|                      | b) Toilet door frames 65 x 100 mathi/Nandi wood door frames.                        |          |
| Door shutter         | a) Main entrance, Balcony, utility – 35 mm thick mathi/Nandi wood paneled shutters. |          |
|                      | b) Toilet and Bed rooms 30 mm thick flush shutters.                                 |          |
| Wall paintings       | a) Internal walls – Plastic Emulsion Painting                                       |          |
|                      | b) Exterior walls – Apex wall painting (Plastic Emulsion)                           |          |
| Kitchen Platform     | Cudappa slab plat form with S S sink.   |          |
| Common area Flooring | 20 mm thick kota stone flooring.  |          |
| Staircase steps      | 20 mm thick Green marble.   |          |
| No. of lifts         | 8 Passengers (7 No)   |          |

The evaluation study was conducted by the physical visit of project area. The physical visit has been conducted by the STEM Team to identify the implementation status as per DPR of the construction works.

The physical visit has revealed that the item of works proposed in the DPR have been implemented in the project with some changes that the door shutters proposed for main entrance, Balcony and utility have been changed from 35 mm thick panelled shutters to flush shutters. The concept of the project has been fulfilled in conformity with the DPR.



**9.4.2. Cost of the Project**

An estimate was prepared based on PWD Belagavi circle schedule of rate for the year 2006-07. The total estimated for the project as per DPR was Rs.21, 93, 57, 846/-.

The work was entrusted to M/s Krishna Constructions of Bangalore on 24.11.2008 for an amount of Rs.31,10,66,168/- as against the amount put to tender of Rs.24,96,35,581/- which was 8.95% above the amount put to tender. Further on account of Govt of Karnataka High court order the work was stopped from 23.11.2009 to 02.11.2010 i.e., for a period of almost one year, the entrustment amount was revised from Rs.24,96,38,581/- to Rs.31,10,66,189/-.

Subsequently, an estimate for the items which were essential as per site conditions and to meet the norms of HESCOM and MOEF was for Rs.1,80,64,700/- were got approved from the competent authority of KHB and the work was entrusted to M/s Ram Krishy Infrastructures Pvt. Ltd, Bangalore for an amount of Rs.1,27,76,371/- on 21.12.2012.

**The Total Cost of the Project was:**

|  |                           |
|--|---------------------------|
| Amount of Expenditure towards civil Works entrusted M/s Krishna Constructions Bangalore (As per Final completion certificate).       | Rs.31,10,66,189/-         |
| Amount of Expenditure for works entrusted to M/s Ram Krishy infrastructures Pvt. Ltd, Bangalore.                                     | Rs.1,27,76,371/-          |
| Amount of Expenditure paid to M/s Mahesh Chandra Associates, Bangalore for the work of planning a design-1.48% of Rs. 2000.00 Lakhs. | Rs.29,60,000/-            |
| Amount of Expenditure paid to M/s Kembhavi Architectural Foundation, Hubballi for P.M.C.   | Rs. 9,65,97,440/-         |
| <b>Total Cost</b>  | <b>Rs. 42,34,00,000/-</b> |

The total cost of the project as reported by KHB is Rs. Forty Two Crores Thirty Four Lakhs only.

**9.4.3. Compliance of Project Milestones**

M/s Mahesh Chandra Associates prepared a schedule mile stones for the package and the total duration was 18 months. Subsequently on 30.01.2009, the Executive Engineer has submitted the

proceedings of the project monitoring committee along with mile stone details for approval to the Chief Engineer KHB. The same was approved by the Chief Engineer, KHB.

The details of mile stones proposed in the DPR and the mile stones approved by the Chief Engineer, KHB are outlined in Table 6.

**Table 6: Project Milestones**

| Sl. No | Mile Stone No. | % of Financial progress proposed in DPR | % of Financial Progress Approved by the Chief Engineer. |            |                         |
|--------|----------------|---|---|------------|-------------------------|
|        |                |   | From  | To         | % of Financial Progress |
| 1      | Mile stone -1  | 3%                                      | 22.12.2008  | 05.02.2009 | 7.14%                   |
| 2      | Mile stone -2  | 6%                                      | 06.02.2009  | 05.03.2009 | 8.94%                   |
| 3      | Mile stone -3  | 6%                                      | 06.03.2009  | 05.04.2009 | 7.50%                   |
| 4      | Mile stone -4  | 6%                                      | 06.04.2009  | 05.05.2009 | 6.36%                   |
| 5      | Mile stone -5  | 6%                                      | 06.05.2009  | 05.06.2009 | 7.36%                   |
| 6      | Mile stone -6  | 6%                                      | 06.06.2009  | 05.07.2009 | 7.26%                   |
| 7      | Mile stone -7  | 6%                                      | 06.07.2009  | 05.08.2009 | 6.59%                   |
| 8      | Mile stone -8  | 6%                                      | 06.08.2009  | 05.09.2009 | 6.51%                   |
| 9      | Mile stone -9  | 5%                                      | 06.09.2009  | 05.10.2009 | 2.47%                   |
| 10     | Mile stone -10 | 5%                                      | 06.10.2009  | 05.11.2009 | 3.49%                   |
| 11     | Mile stone -11 | 5%                                      | 06.11.2009  | 05.12.2009 | 2.88%                   |
| 12     | Mile stone -12 | 5%                                      | 06.12.2009  | 05.01.2010 | 6.63%                   |
| 13     | Mile stone -13 | 5%                                      | 06.01.2010  | 05.02.2010 | 7.504%                  |
| 14     | Mile stone -14 | 5%                                      | 06.02.2010  | 05.03.2010 | 2.92%                   |
| 15     | Mile stone -15 | 6%                                      | 06.03.2010  | 05.04.2010 | 5.20%                   |
| 16     | Mile stone -16 | 10%                                     | 06.04.2010  | 05.05.2010 | 6.63%                   |
| 17     | Mile stone -17 | 6%                                      | 06.05.2010  | 05.06.2010 | 3.98%                   |
| 18     | Mile stone -18 | 3%                                      | 06.06.2010  | 21.06.2010 | 0.65%                   |
|        | Total          | 100%                                    |   |            | 100.00%<br>(100.014)    |

The milestones approved by KHB are for the contract period from 22.12.2008 to 21.06.2010 (18 months). But due to stay order of work from 23.11.2009 to 02.11.2010 as per the Karnataka High court order, the mile stone as approved could not be implemented. However, the work was recommenced on 18.12.2010.

The revised Date of completion was fixed as 15.11.2010 as per supplementary agreement and the work was completed on 21.12.2011 as per the virtual completion certificate issued by the Executive Engineer.

This clearly shows that the agency has completed the work within the stipulated period.

The delayed connection of the utility facilities such electricity supply line, water supply line, provision for D.G. Set etc., were not planned before completion of the civil works and which has also resulted delay in implementation of the project.

#### **9.4.4. Health & Safety Measures**

The project has been designed duly considering the health and safety measures. The details of which are as under:

a) **Health measures** – The project was provided with underground sewage system and the open space in the premises was provided with solid pavement and kept and clean. The environment pollution had not been created by the household garbage. The garbage from the flat areas were being eliminated by the own effort as well as the help of flat owner welfare association and Belgaum City Corporation (BCC) authorities.

The project has not been provided with water supply from Belgaum City Corporation (BCC). The KHB has made provision of a tube well and sufficient water is being supplied to the flats. Further there is a provision for sand filtration and water softening system. The occupants are satisfied with the water what they are getting.

But, the sewage from the flats is being collected in RCC soak tanks named as Sewerage Treatment System and the sewerage has been left out in the open drain outside the boundary wall. The authorities have not constructed ‘*Sewerage Treatment Plant*’ which is required from health point of view of the occupants.

b) **Safety measures** – A sufficient high boundary wall is constructed for the entire premises and security guards are being posted to watch the visitors & guests coming to meet the

occupants. There is watch and ward round the clock. In addition CCTV Camera provision has also been made for the premises and security can watch in the monitor placed in the security room.

Further, the fire safety measures required as per National Building code is provided and necessary clearance from the competent authority has been obtained on 15.02.2012. In addition sufficient staircases have been provided for use in case of any fire.

As observed during physical visit to the project spot, we are of the opinion that adequate safety measures have been provided by the authorities.

## **9.5 Allotment of Apartments**

In brief, as per the guidelines of KHB, The first procedure of the allotment is to draw a lottery for the public as per the reservation guidelines fixed.

In case the number of applications received is less than the no. of units on sale, KHB as per guidelines can allot it to general public without considering the reservations.

The key stakeholders for the apartment are 1) Revenue department, 2) Karnataka Housing Board and 3) General Public. The details of the apartments allotted to the different stakeholders are given in **Table 7**.

### ***9.5.1. Quarters for Revenue Department***

Out of the 210 apartment flats constructed, 6 flats [413-418] in block B2 Malaprabha have been handed over to Revenue Department as quarters for staff.

### ***9.5.2. Quarters for Karnataka Housing Board***

Out of the 210 apartment flats constructed, 7 flats (6 no of 2 BHK and 1 no. of 3 BHK) have been retained for their purpose.

### ***9.5.3. Allotment to General Public***

Out of the 210 apartment flats constructed, 182 flats are allotted to the general public. The process of allotment followed was to put an advertisement to loop in buyers who are chosen by a lottery system on random basis. Out of the total 182 apartments allotted to general public, 162 apartments were allotted through lottery and 20 apartments were allotted through auction.

The Norms of reservations of allotment and the allotments made by KHB is given in **Table 8**.

#### 9.5.4. Impact of Price Differential

##### a) Base cost of allotment through lottery and cost fixed for RD.

|  |   |              |
|--|---|--------------|
| The base cost of allotment through lottery to general public |   | 2,150.       |
| The rate fixed for revenue department by KHB                 |   | 2,200.       |
| <b>Arrival of Rate</b>                                       |   |              |
| 1  | The total land cost   | 1,76,42,000. |
| 2  | Expenditure   |              |
|  | Quarters at chikkodi  | 57,88,024    |
|  | Compound wall construction for revenue quarters   | 5,97,320     |
|  | TP @ 10%  | 59,732       |
|  | EC  | 39,423       |
|  | Repairs to DVC office   | 5,00,000     |
|  | <b>Total</b>  | 69,84,499    |
| 3  | Balance (1-2)   | 1,06,57,501  |
| 4  | The rate fixed for revenue department by KHB  | 2,200        |
| 5  | Area eligible by RD <b>10657501/ 2200</b>   | 4,844.32     |
| 6  | Are of the each flat  | 840 sq.ft    |
| 7  | Hence, the no. of flats eligible to RD <b>4844.32/ 840</b>  | 5.77 Nos     |
|  |   | Say 6 Nos    |
| 8  | Alternatively calculating @ Rs. 2,150/sq.ft = 2,150*6*840   | 1,08,36,000  |
| 9  | Difference = 8-3  | 1,78,499     |
| 10   | This is because 5.77 no of flats have been rounded off to 6 nos. i.e.<br>0.23 flat part has been given extra.<br>The cost of 0.23 flat = 2,150 *0.23*840= | 4,15,380     |
| 11   | Difference = 10-9   | 2,36,881     |

Surplus amount to RD is due to rounding off to 6 no of flats.

Thus, the surplus amount may be adjusted by RD to KHB.

**b) Impact due to auction cost Vis a Vis lottery (allotment).**

- The base cost for auction fixed by KHB is Rs. 2750/- Per Sq.ft.
- The base cost for allotment/ lottery fixed by KHB is Rs. 2,150/- Per Sq.ft.
- The auctioned price of every flat has exceeded the auctioned base cost of Rs. 2,750/- per Sq.ft fixed by KHB.
- The base cost fixed is 21.82% more than the rate fixed for public allotment through lottery.
- In one of the details made available by KHB (Appendix 13) it has been mentioned that the auctioned rate is 25% above the auction base cost.
- This increased cost works out to Rs. 3,437/ per sq.ft.
- The increase in the auctioned price of Rs. 2,750/per sq.ft over the allotment base cost works out to nearly 60%.
- The impact is that, the average increase in the auctioned rate is nearly 60% above the allotment rate through lottery.

Further reference to the allotment guidelines can be found under the heading **The Karnataka Housing Board Regulations ACT** in **Appendix 15**.

Table 7: Details of Allotment

| Stakeholders                 | 2011-12 |       | 2012-13 |       | 2013-14 |       | 2014-15 |       | 2015-16 |       | 2016-17 |       | 2017-18 |       | Total |
|------------------------------|---------|-------|---------|-------|---------|-------|---------|-------|---------|-------|---------|-------|---------|-------|-------|
|                              | 2 BHK   | 3 BHK | 2 BHK   | 3 BHK | 2 BHK   | 3 BHK | 2 BHK   | 3 BHK | 2 BHK   | 3 BHK | 2 BHK   | 3 BHK | 2 BHK   | 3 BHK |       |
| Allotment@<br>Rs.2,150/Sq.ft | 51      | 49    | 8       | 45    | 2       | 5     | 0       | 0     | 0       | 0     | 0       | 0     |         |       | 160   |
| Auctions @<br>Rs.2,760/Sq.ft | 0       | 0     |         |       | 4       | 4     |         |       |         |       | 4       | 6     | 1       | 1     | 20    |
| Provisional<br>Allotment     | 1       | 1     |         |       |         |       |         |       |         |       |         |       |         |       | 2     |
| Reserved For KHB             | 6       | 1     |         |       |         |       |         |       |         |       |         |       |         |       | 7     |
| Rev. Dept. @<br>2,200/Sq.ft  | 6       | 0     |         |       |         |       |         |       |         |       |         |       |         |       | 6     |
| <b>Total</b>                 | 64      | 51    | 8       | 45    | 6       | 9     | 0       | 0     | 0       | 0     | 4       | 6     | 1       | 1     | 195   |

\*Source= Provided by KHB Bengaluru as on 16/06/2017.

**Table 8: Details of Allotment made by Reservation**

| Reservation      | As per KHB norms |    | 2011-12   |           |       | 2012-13   |          |       | 2013-14  |       |          | 2014-18 |       |            | Total |
|------------------|------------------|----|-----------|-----------|-------|-----------|----------|-------|----------|-------|----------|---------|-------|------------|-------|
|                  | %                | No | 2 BHK     | 3 BHK     | 3 BHK | 2 BHK     | 3 BHK    | 2 BHK | 3 BHK    | 2 BHK | 3 BHK    | 2 BHK   | 3 BHK |            |       |
| SC/ST            | 18               | 29 | 3         | 1         |       | 1         |          |       | 1        |       |          |         |       | 6          |       |
| Defence          | 5                | 8  | 3         | 3         |       | 2         |          |       |          |       |          |         |       | 8          |       |
| Central Govt.    | 5                | 8  | 1         | 5         |       | 2         |          |       |          |       |          |         |       | 8          |       |
| State Govt.      | 15               | 24 | 9         | 4         |       | 2         |          |       |          |       |          |         |       | 15         |       |
| Phy. Handicapped | 2                | 3  | 0         | 1         |       | 0         |          |       | 1        |       |          |         |       | 2          |       |
| Others           | 55               | 88 | 31        | 33        |       | 34        | 8        |       |          |       | 5        |         |       | 111        |       |
| Senior Citizen   |                  |    | 4         | 2         |       | 4         |          |       |          |       |          |         |       |            | 10    |
| <b>Total</b>     | <b>100</b>       |    | <b>51</b> | <b>49</b> |       | <b>45</b> | <b>8</b> |       | <b>2</b> |       | <b>5</b> |         |       | <b>160</b> |       |

**NOTE:** As per discussions with KHB, the numbers of eligible applicants in reservation categories were less than the number of apartments notified for allotment.

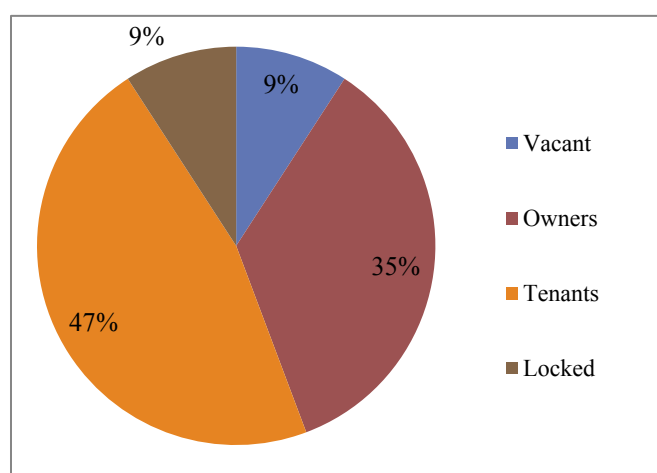


**B. Resident Interviews & Inspection****9.6 Socio-economic Perception Residents****9.6.1 Ownership Status****Table 9: Ownership Details in the Apartment**

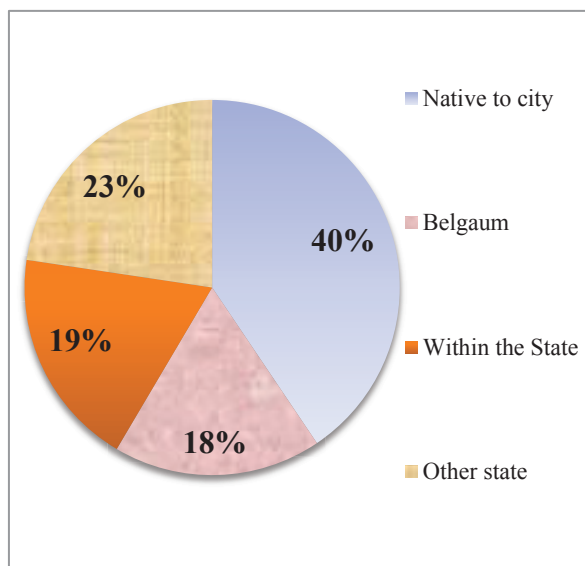
| Sl. no | Area of Apartment | Total Apartments |     | Apartments for Interview |     |        |   |                    |    |                     |    |
|--------|-------------------|------------------|-----|--------------------------|-----|--------|---|--------------------|----|---------------------|----|
|        |                   |                  |     | Target                   |     | Vacant |   | Owners Interviewed |    | Tenants Interviewed |    |
|        |                   | No.              | %   | No.                      | %   | No.    | % | No.                | %  | No.                 | %  |
| 1      | 1200              | 78               | 37  | 49                       | 37  | 2      | 1 | 20                 | 15 | 21                  | 16 |
| 2      | 980               | 54               | 26  | 38                       | 29  | 6      | 5 | 13                 | 10 | 16                  | 12 |
| 3      | 960               | 42               | 20  | 30                       | 23  | 1      | 1 | 8                  | 6  | 19                  | 15 |
| 4      | 840               | 36               | 17  | 14                       | 11  | 3      | 2 | 5                  | 4  | 5                   | 4  |
| TOTAL  |                   | 210              | 100 | 131                      | 100 | 12     | 9 | 46                 | 35 | 61                  | 47 |

*\*14 apartments were rented out to tenants, 13 apartments were locked and 09 apartments were vacant during the survey. Further, one tenant has become owner. All apartments reserved for KHB Staff were vacant.*

The breakup of the target respondents showing ownership status and the % of occupancy of the interviewed apartments are outlined in the above Table 9 and Figure 2.

**Figure 2: Occupancy**

### 9.6.2 Nativity



As part of the evaluation of the apartment “KHB heritage”, of the interviewed residents (107 Nos.), 40% are native to the city, 23% are from other parts of Belgaum, 19% are from various districts within the state like Dharwad, Bagalkote, Vijayapura, Davengere, Karwar, Mandya, Manhole, Ramanagara and Shimmoga. 18% are from other states like Maharashtra, Andhra Pradesh, Telangana, Kerala, West Bengal, Rajasthan etc. as presented in **Figure 3**.

**Figure 3: Nativity of Residents**

### 9.6.3 Cost of Apartment

**Table 10: Average Cost of Flat**

| TYPE  | AREA | No. of Apartments | COST (Rs. Lacs) |
|-------|------|-------------------|-----------------|
| 3 BHK | 1200 | 78                | 42.80           |
| 2 BHK | 980  | 54                | 31.80           |
| 2 BHK | 960  | 42                | 30.00           |
| 2 BHK | 840  | 36                | 24.00           |
| Total |      | 210               |                 |

The average cost of flats range from Rs.21 lacs to Rs.43 lacs (Table 10).

The cost fixed for allottees was Rs.2, 150/- per sq.ft.in the built in state of allotment and act on them. However, the cost for revenue dept. was fixed at 2,200/-per sq.ft. In the 2nd instance of allotment and auction, the rate Rs 2,760/-per sq.ft. Hence, there has been an increment of 610/- per sq.ft in the allotment and auction procedures.

#### 9.6.4 Expenditure for Apartment

As per the norms of the KHB, the rate for maintenance charges is fixed as Rs.1 per sq.ft per month. The details of the monthly maintenance charges of the apartments interviewed are provided below in **Table 11**.

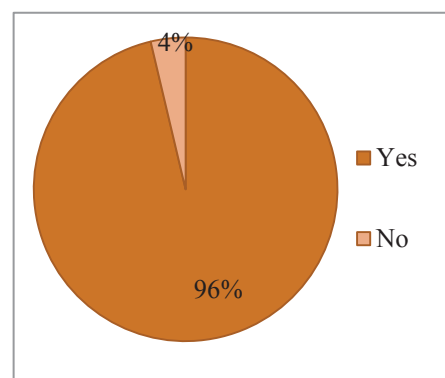
**Table 11: Maintenance Charges per Flat Type**

| Sl. no       | TYPE  | AREA (sq.ft) | Total Apartments | Total Monthly Maintenance (if all flats are allotted) (Rs.) | No. of Apartments Interviewed | Monthly Maintenance Charges (Rs.) |
|--------------|-------|--------------|------------------|---|-------------------------------|-----------------------------------|
| 1            | 3 BHK | 1200         | 78               | 93600   | 41                            | 49,200                            |
| 2            | 2 BHK | 980          | 54               | 52920   | 29                            | 28,420                            |
| 3            | 2 BHK | 960          | 42               | 40320   | 27                            | 25,920                            |
| 4            | 2 BHK | 840          | 36               | 30240   | 10                            | 8,400                             |
| <b>Total</b> |       |              | <b>210</b>       | <b>2,17,080</b>   | <b>107</b>                    | <b>1,11,940</b>                   |

#### 9.6.5 Social Satisfaction

The **figure 4** below indicates that of the interviewed residents, 96.3% of the respondents like and appreciate the apartment culture whereas only 4% showed dissatisfaction in staying in the apartment.

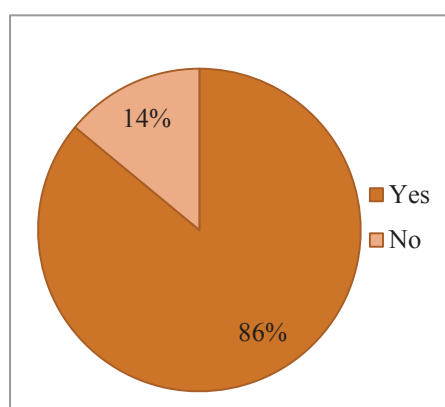
**Figure 4: Social Satisfaction**



#### 9.6.6 Economic Satisfaction

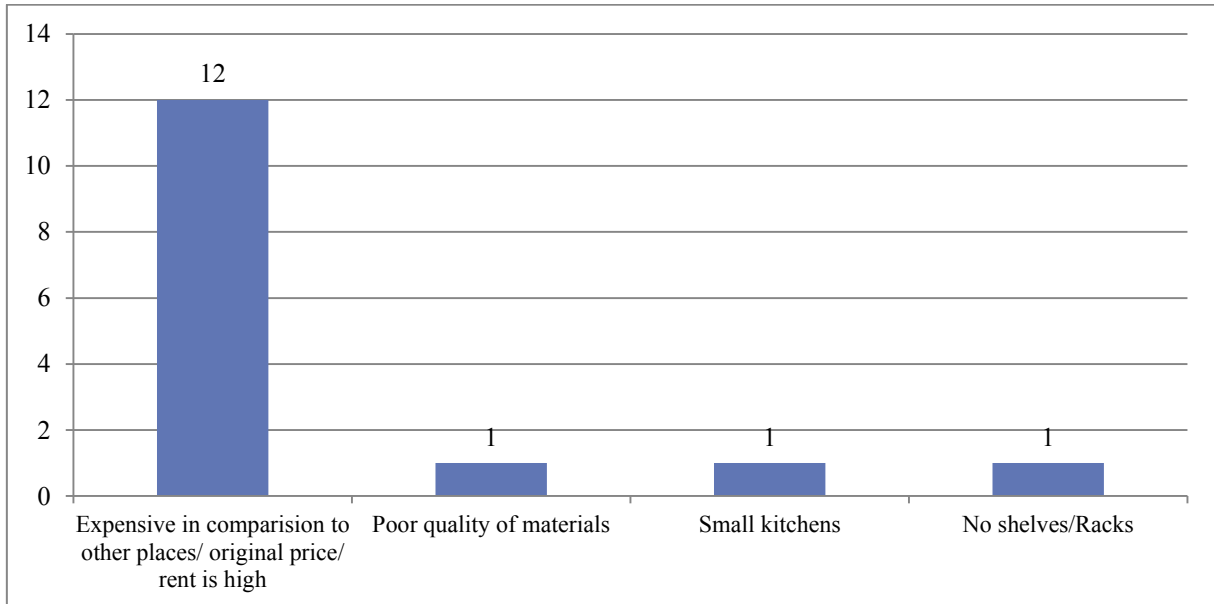
Of the interviewed residents, 86% of the respondents are satisfied with cost paid whereas 14% reported not satisfied (**Figure 5**).

**Figure 5: Economic Satisfaction with cost paid for apartment**



Of the above 14%, following were stated as reasons for dissatisfaction (**Figure 6**).

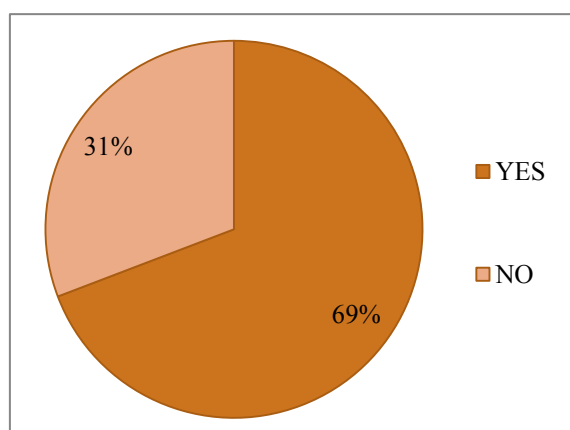
**Figure 6: Reasons for Economic Dissatisfaction**



#### 9.6.7 Preference in Staying in Apartment

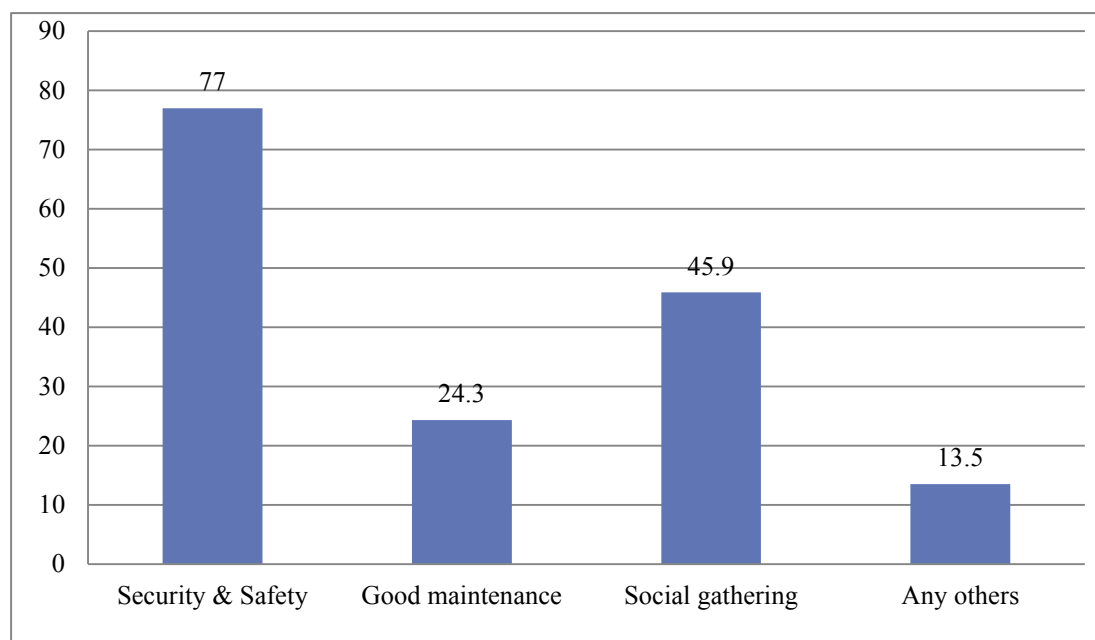
Of the total interviewed respondents, 69% enjoyed the apartment lifestyle whereas 31% preferred staying in independent houses (**Figure 7**).

**Figure 7: Preference to stay in Apartment vs Independent house**



Reasons for preferring living in Apartments as against to Independent houses are presented below (**Figure 8**).

**Figure 8: Reasons to prefer apartment**



## 9.7 Construction and Infrastructure Services

### 9.7.1 Design of Apartment

The project has been designed in Two Blocks. There are 48 flats (3 BHK) and 54 flats (2 BHK) constructed in Block – 1, 30 flats (3 BHK) and 78 flats (2 BHK) are constructed in Block – 2. Total no. of flats is 210, open to sky courtyard in the center of each Block is provided with an intention to get sufficient light and ventilation to each flat. Adequate Bed room sizes, living and dining have been provided and all-round the building sufficient setback as per norms is provided. A small children’s playground is also provided behind the building. The architect has proposed the plans duly full filling all specification of design. The authorities have also implemented the project as proposed.

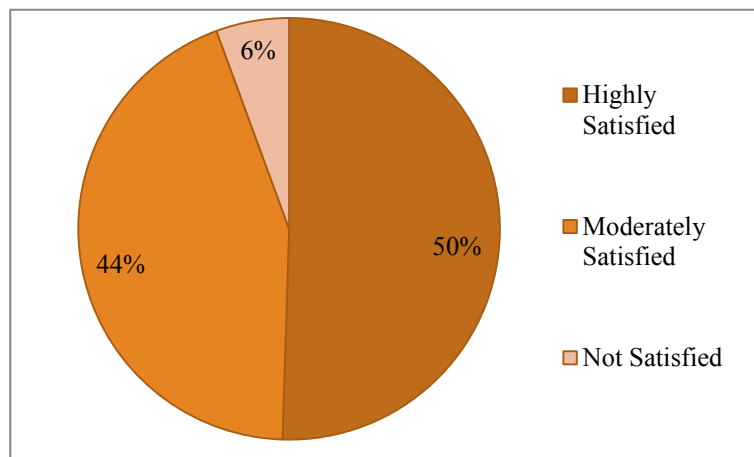
The sanitary lines in the flats have been provided openly in the bathrooms and to cover the pipe lines, false ceiling has been provided instead of providing the pipe lines in sunken area with an intention to attend to the leakages easily. Further all the sanitary lines are exposed outside the building instead of providing the said line in vertical duct. The exposure of pipe lines is not pleasant aesthetically.

Sufficient provision has been made for the disposal of rain water by providing drain inside and outside all along the compound wall. Geo technical investigation has been conducted and they have concluded the S.B.C as 22.5Tonne/M2 at 1.50M Depth from the Ground.

Based on Geo technical investigation, the designer has considered 230KN/m2 at a minimum depth 2.0 m below from the existing ground level. Static and Dynamic Analysis is done using structural software. The project is designed for Ground floor + 6 upper floors. The concrete recommended for RCC structure is of grade M20 and Fe415 grade steel. Further seismic forces have also been considered as zone III. Based on structural analysis, isolated footings and combined footings have been provided. The sizes of column considered are 230 x 675 mm. The steel considered for the concrete in DPR is on certain assumptions. The working, drawings for structural members were issued to the contractors, while quoting for the work as informed by the Architect during discussions. However, the structural designs prepared are as per norms and relative IS codes.

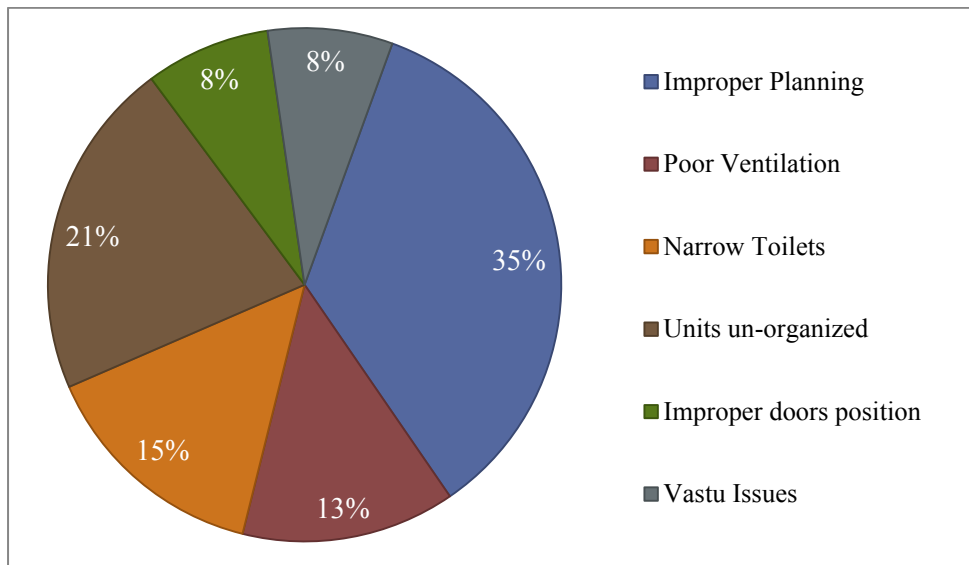
Of the Interviewed residents, 50% were highly satisfied with the design of the apartment whereas 44% were somewhat satisfied and 6% were not satisfied (Figure 9).

**Figure 9: Satisfaction with the design of the apartment**



The 50% that were somewhat satisfied/ not satisfied gave the following reasons; out of which 35% cited improper planning and 21% cited that the units are un-organized respectively (Figure 10).

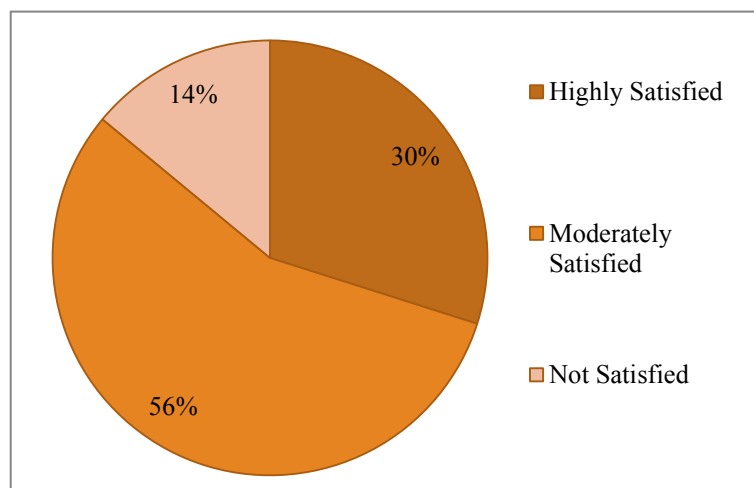
**Figure 10: Reasons for dissatisfaction with the design of the apartment**



**9.7.2 Quality of Construction**

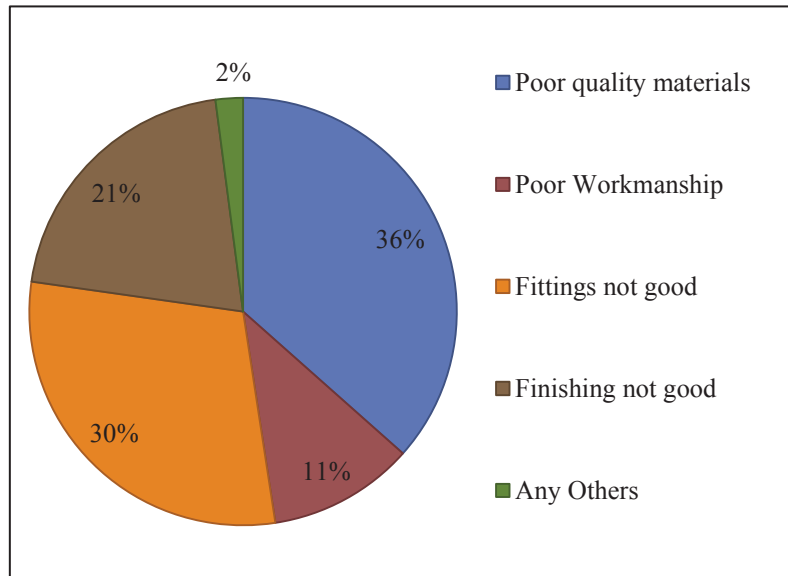
Visually, as observed during physical visit by the STEM team, the quality of construction is satisfactory since no cracks were noticed either in structure or in plastering to walls. Further, the quality of construction was monitored by the Housing Board authorities by engaging “Project Management Consultant” and their duty was to conduct or obtain necessary laboratory test results for the materials used for the project and the PMC were bound to certify each work bill of the agency while recommending for payment. Under these circumstances, the quality of construction is satisfactory. This was also the perception of the residents where 86% were highly/moderately satisfied with the quality of construction (Figure 11).

**Figure 11: Residents Perception of the Quality of Construction**



Of those 14% who were not satisfied, the following reasons for dissatisfaction with Quality of Construction were observed (Figure 12).

**Figure 12: Reasons for Dissatisfaction with Quality of Construction**



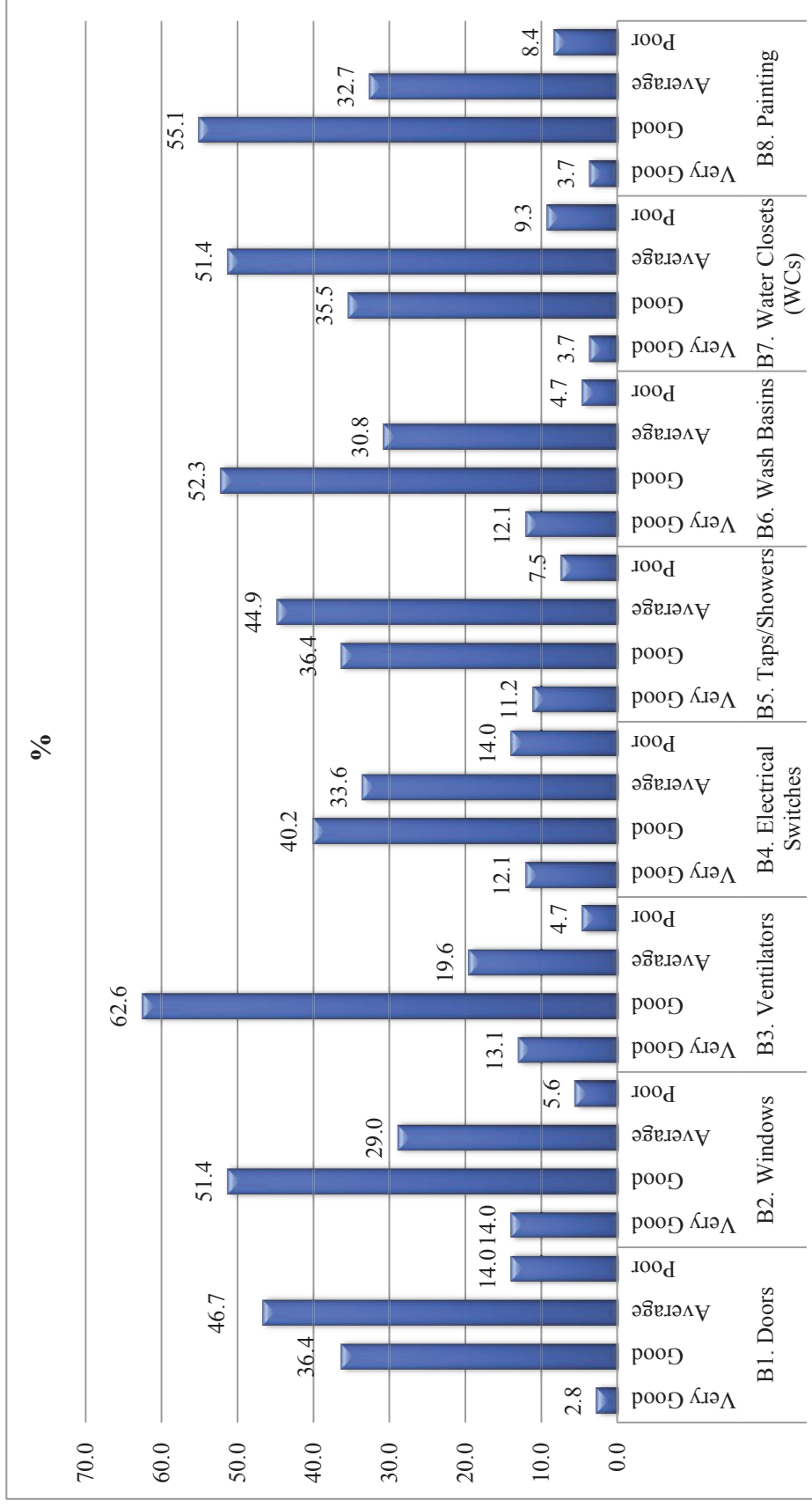
### 9.7.3 Quality of Fixtures & Finishing

The quality of fixtures such as door fittings and C.P. fittings such as Bib cock, pillar cocks etc. are not of leading branded materials. The occupants also felt their dissatisfaction on these items. Further the doors proposed in the DPR, are with paneled doors with Nandi/matti wood. But these doors have been changed from paneled doors to flush shutters. The reason for changing this item is not found in the records available. The team felt that most probably due to non-availability of huge quantity of wood for the door the authorities might have changed to flush shutters. The occupants have also opined that they are not happy with the doors provided in the flats.



As far as finishing works are concerned, it is satisfactory and the occupants also expressed their satisfaction in finishing works (Figure 13).

**Figure 13: Resident's perception Satisfaction - Fixtures**

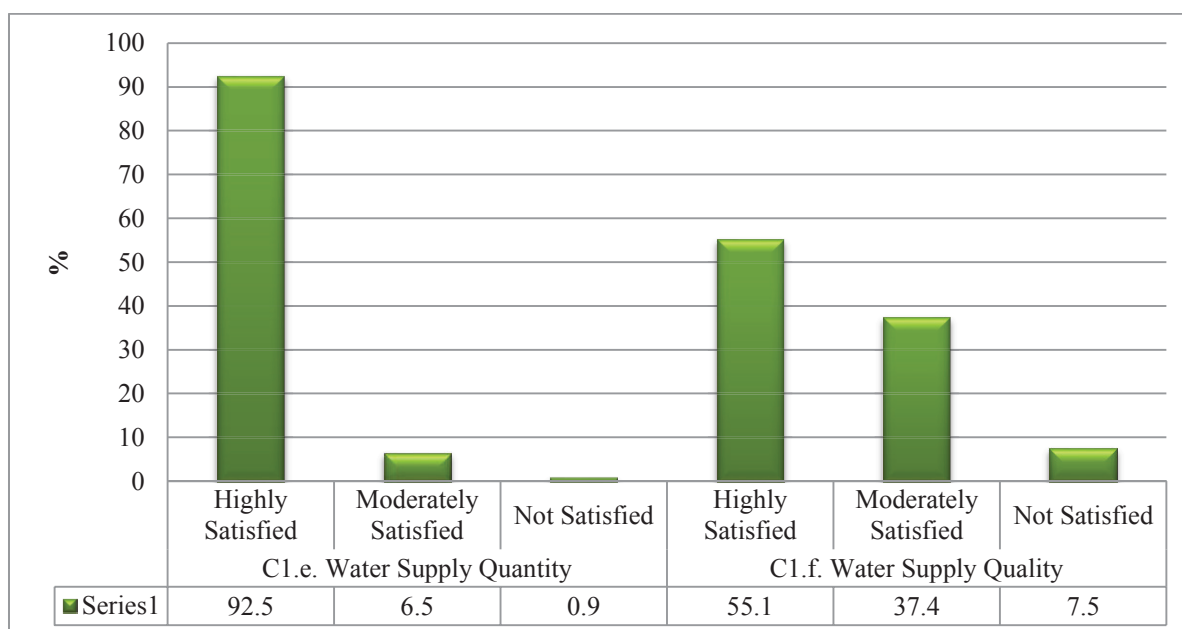


**9.7.4 Municipal Services (Water Supply, Sewerage & Storm Water Drainage)**

**a) Water supply** - The water supply from municipal service is not provided to the building. The reason for not getting the municipal service is that the completion certificate for the project has not been issued by the Belgaum city corporation. The KHB authorities have addressed letters to the Commissioner City Corporation duly requesting to issue completion certificate on 07.02.2012, 29.05.2014, 02.01.2015 and on 03.01.2015. The authorities have requested in their letter dt: 03.01.2015 to take immediate action to provide water supply connection to the KHB Heritage Building.

There is no correspondence available from the Belgaum City Corporation (BCC) about completion certificate. The reasons for not issuing of OC, during our discussions were informed because of construction of 6 flats more than the sanctioned number of flats. As part of the interview, residents were asked how satisfied they were with the supply of water to the flats in their apartment. The satisfaction levels of the residents with water supply are shown in Figure 14.

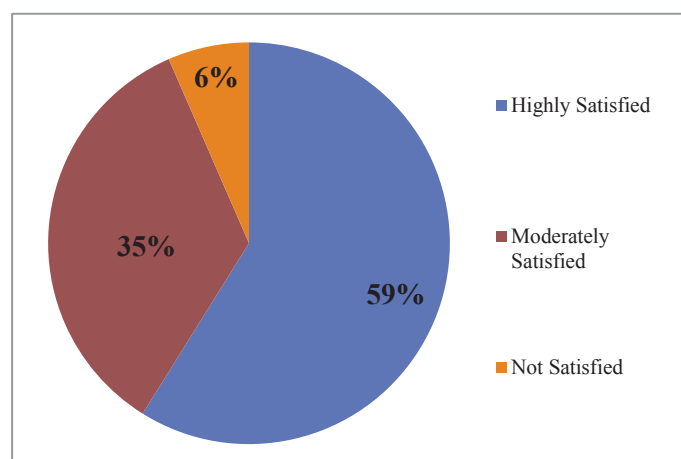
**Figure 14: Resident's Satisfaction with water supply**



**b) Sewerage** – The sewerage line is also not connected to the municipal line. They have left the sewerage to the open drain. During the spot inspection of the project by the evaluation team, it is learnt that the existing sewerage line on the main road is higher than the level of the sewerage line provided for the building. The Architect also could not clarify during discussion with him at Bangalore by Evaluation team. However, Karnataka state pollution control board in their letter dt 13th Jan 2011 for issuing consent for establishment to construct Residential apartments, at SY No. 219, Jakkare Honda, Belgaum, they have clearly mentioned that the sewage shall be treated in STP of capacity 176 KLD with the treatment scheme as submitted in the STP proposal to meet certain standards mentioned by them in the letter. But the KHB authorities have not taken any action to construct STP and instead of that they have constructed two RCC tanks to allow the sewage for settlement and to allow the sewage water flow into open drain. The settled solid sewerage has been transported by the municipal authorities by pumping it to the tankers and might have disposed at remote locations.

As part of the interview, the satisfaction levels of residents with the sewage system in their flats were recorded. The details are shown in Figure 15.

**Figure 15: Residents Satisfaction With-Sewerage System**

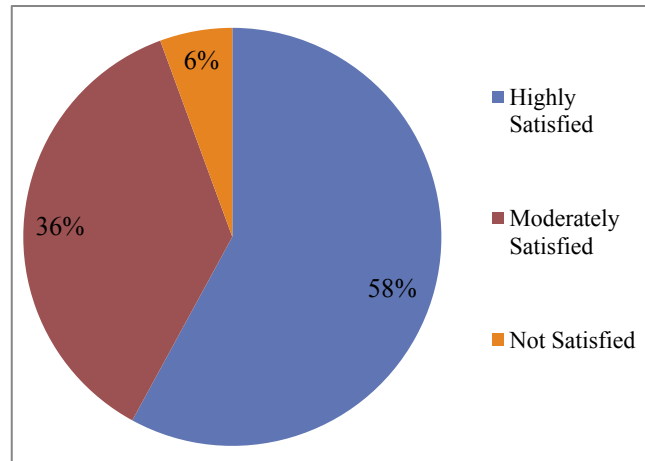


**Storm Water Drainage** – sufficient arrangements have been made by the authorities for disposal of storm water drain for the building constructed by KHB. But the size of drains of the corporation are not sufficiently wide and deep and the entire area is of low laying area, there is a chance of stagnation of water in case of heavy rains. During the spot inspection by the

evaluation team, the secretary of the Housing Society informed that once the rain water was stagnated for a day in stilt floor due to heavy rain some 2 years back.

Responses were recorded as part of the interviews on the views of residents on the storm water drainage provided (**Figure 16**).

**Figure 16: Residents Satisfaction With-Storm Water Drainage System**



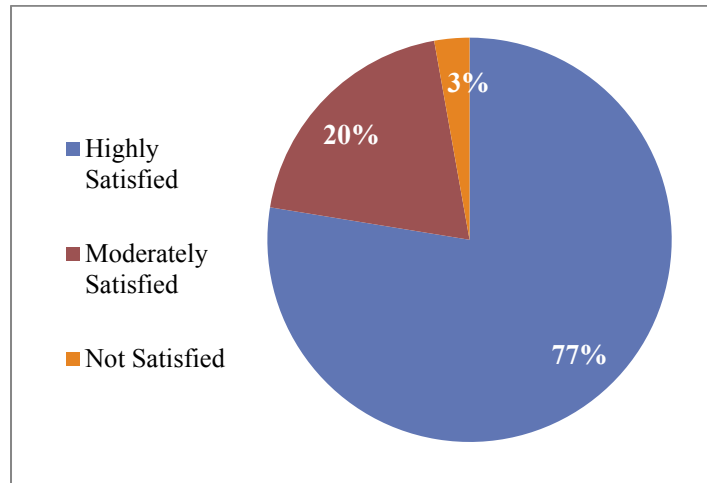
#### **9.7.5 Circulation & Communication Network**

The project location is in the heart of Belgaum city and the area all-round is completely developed and distance between the main road and the project site is only half a Kilometer (Km). In addition there is no problem for horizontal and vertical circulation for the occupants. Since sufficient setback space, staircase and lifts have been provided. There is no problem for communication network as well.

The KHB authorities have also provided intercom facility from security room to each individual flats. Main telephone cabling from Bharat Sanchar Nigam Limited (BSNL) has been terminated at stilt floor by locating connector box having a capacity sufficient line. Further the lines have been extended by split cables to each floor. TV cables conduits from the terrace have been provided. Networking system has been managed by the flat owners.

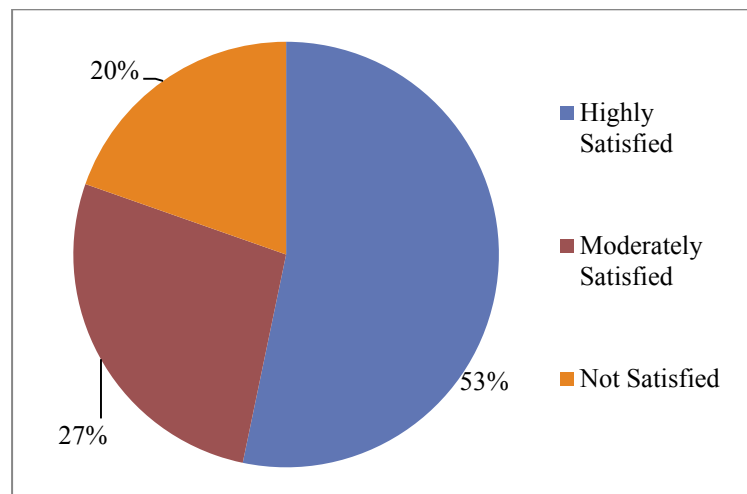
Figure 17 shows that of the residents interviewed, 97% of the respondents were highly/moderately satisfied with the Circulation Pattern.

**Figure 17: Satisfaction with Circulation Pattern**



Of the residents who responded, 53% said they were completely satisfied, 20% moderately satisfied and 3% not at all satisfied with the Communication Pattern (**Figure 18**).

**Figure 18: Resident’s satisfaction with Communication Pattern**



**9.7.6 Electricity & Street lighting**

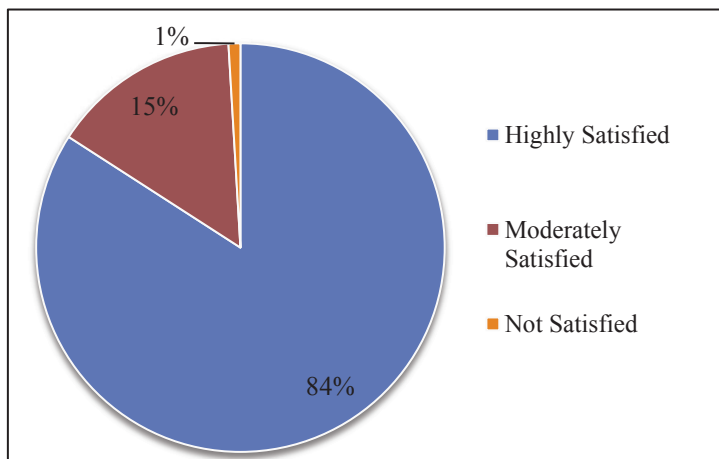
Electrification to Residential complex has been planned with modern practice, PWD norms and HESCOM regulations. The power has been drawn from 11 KV line with a substation located in the site with necessary required transformers supplying each block.

Two separate Diesel Generator sets have been provided as standby in case of power failures. The DG set will feed all the flats to an extent of 100 watts each flat, selected corridor lights, stilt floor lights, some lifts and pumps which are essential are connected to DG. set.

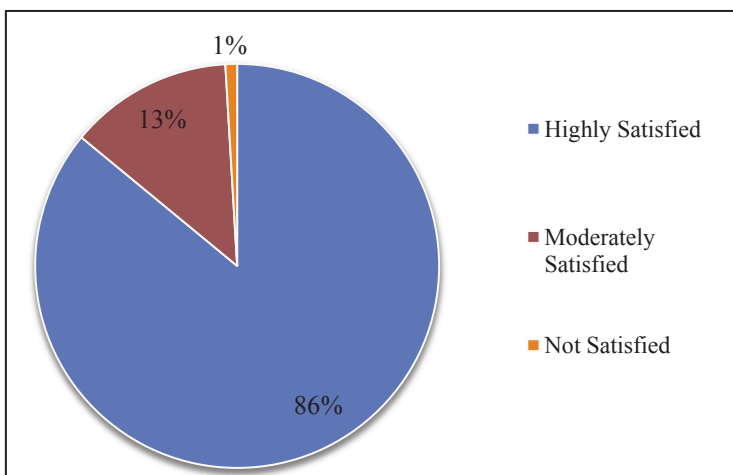
All the flats are provided with required lighting and power points. All bed rooms and living room have been provided at least two light points along with calling bell facility and exhaust fans for kitchen and toilet blocks.

Adequate lighting facility is provided in the apartment premises and is connected with solar lighting facility all along the boundary wall of the premises.

Almost all the respondents informed that they were highly/moderately satisfied with the lighting facilities (Figure 19 and 20).



**Figure 19: Satisfaction with Electricity Service**



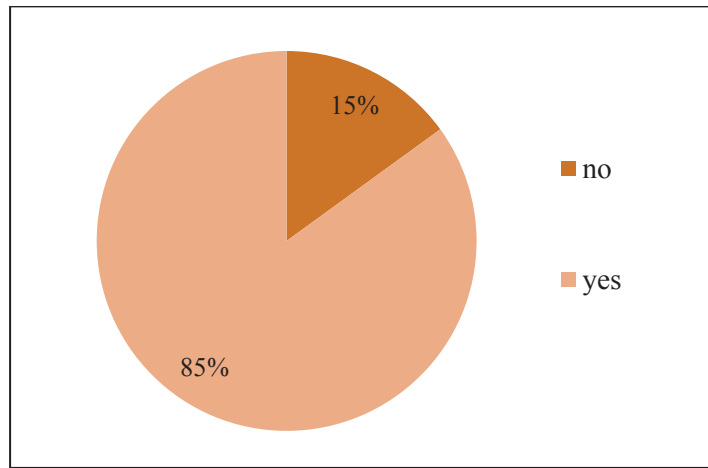
**Figure 20: Satisfaction with Street Light**

**9.7.7 Alteration/ Modifications to the Apartment**

During the inspection of the apartment, it is observed that, internal alterations have been done in a majority of apartments by the respective owners’. No walls were dismantled and constructed. Only flooring, doors, internal painting, false ceiling in living room etc. have been provided with the materials of their preference.

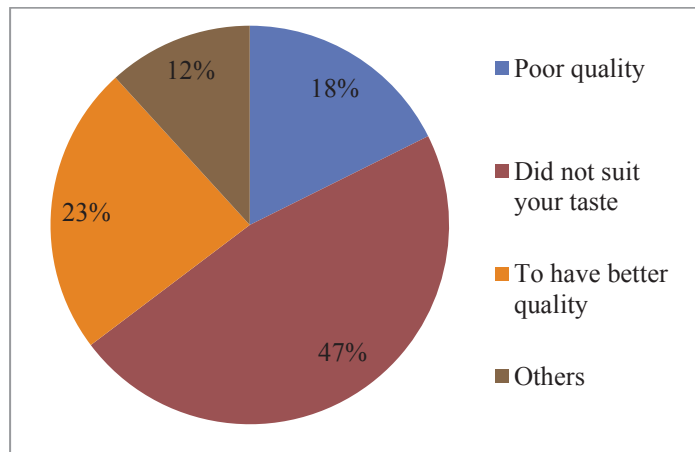
There are no external alterations effected as noticed during site visit. Of the residents interviewed, 85% said they made alterations to their homes whereas 15% did not (Figure 21).

**Figure 21: Alterations by Allottees in the Constructed Flats**



Of the residents who reported alterations, causes like poor quality, different taste, improve quality and others were observed to be the reason for alterations in (Figure 22)

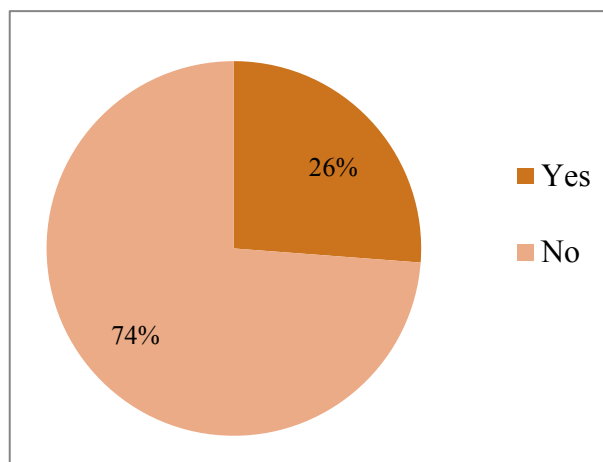
**Figure 22: Reasons for Alterations**



### 9.7.8 Seepage & Leakages

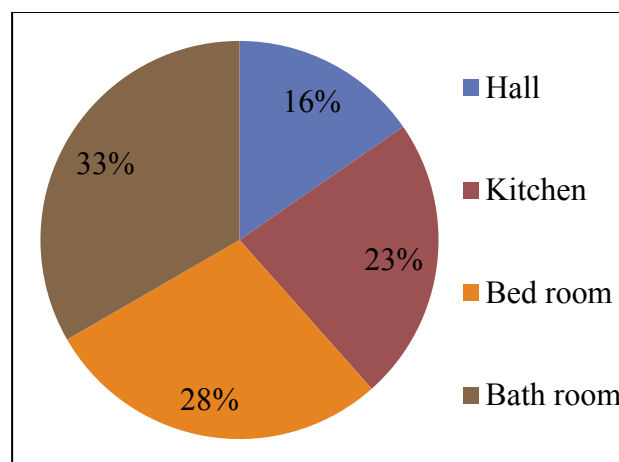
There was no major seepage and leakages noticed during the inspection. Only dampness is observed in the overhead tanks constructed over the terrace. This is due to improper maintenance, since they have not repainted the external walls since 2012 i.e., almost 5 years have been lapsed and filling with water proof material might arrest the dampness. Of the residents interviewed, 26% reported leakage and 74% not (Figure 23).

**Figure 23: Problem of Seepage or Leakage**



Of the responses that said there was leakage, 33% was in bathroom, 28% in bedroom, 16% in hall and 23 % in kitchen as shown in figure 24.

**Figure 24: Location of Leakage**



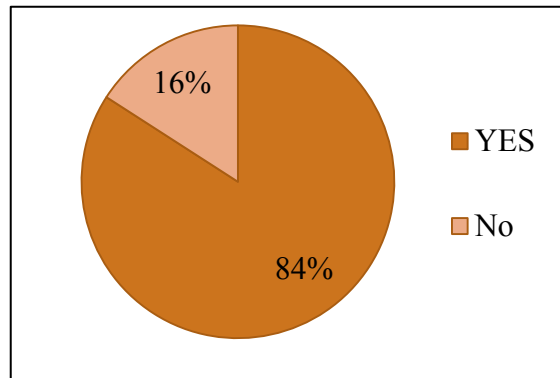


**9.8 Civic Amenities & Facilities**

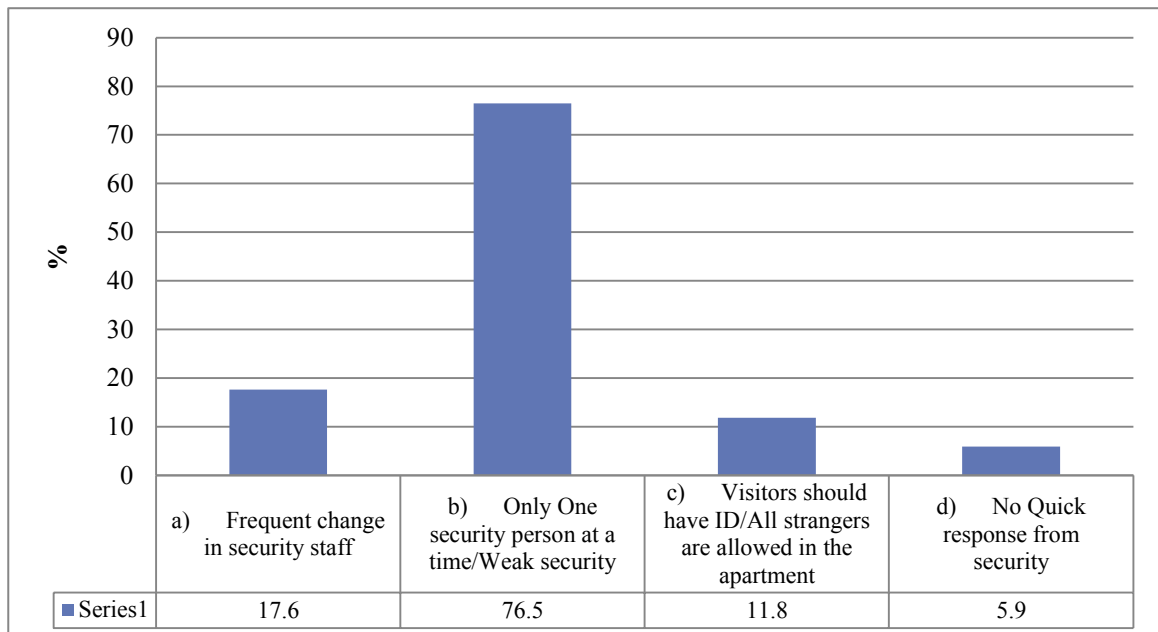
**9.8.1 Security & Safety's**

Of the interviewed respondents, 84% informed to be satisfied with security arrangements whereas 16% showed dissatisfaction (Figure 25).

**Figure 25: Satisfaction with Apartment Security**



The reasons for the dissatisfaction was mainly that only one security person is available at a time. Others Issues facing related to Security facilities are shown in Figure 26.

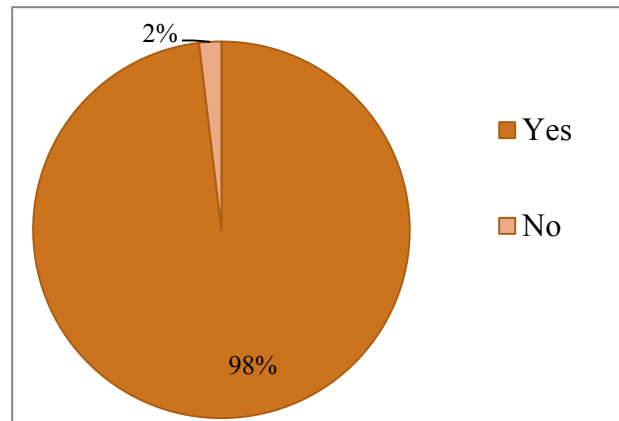


**Figure 26: Issues Faced Related To Security Provided**

**Children’s Safety:**

Of the residents’ interviewed, 98% feel their children are safe in the apartment (**Figure 27**).

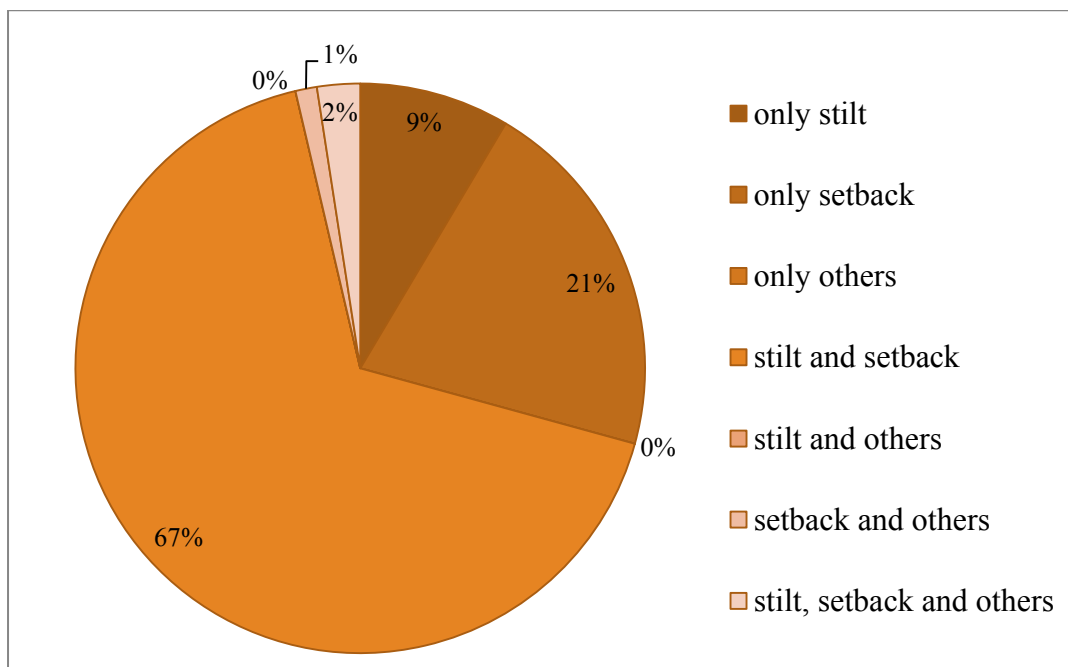
**Figure 27: Views on Children’s Safety**



### 9.8.2 Designated Parking Space

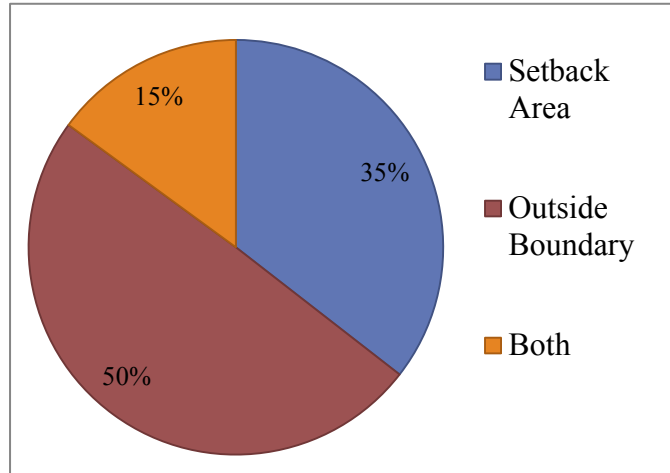
In all 93 parking spots have been provided in the stilt floor for the apartment. There is no designated parking space allotted for any of the occupants. Depending on the availability, they park in the stilt area, setback area or outside. So far, it is based on understanding amongst the residents to follow this to avoid any friction. The perception of residents shown in **Figure 28**.

**Figure 28: Residents Parking**



The visitors park mostly outside or otherwise in the setback areas or wherever space available (Figure 29).

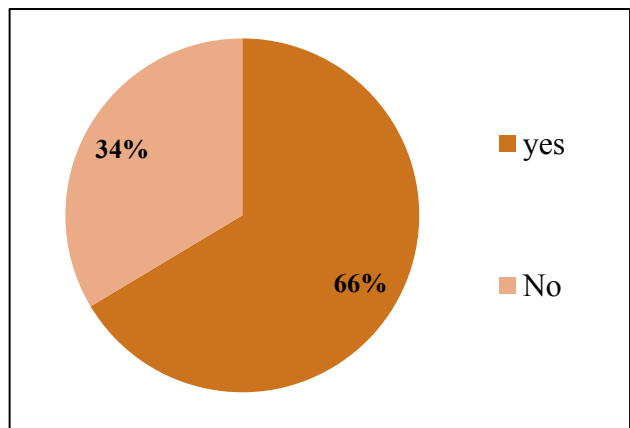
**Figure 29: Visitors Parking**



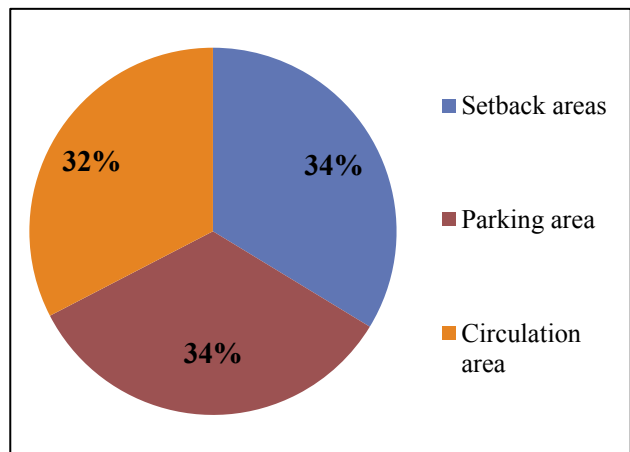
**9.8.3 Children Play Area**

About 66% residents said that they had designated play area. 34% said there was no play area provided and that they utilize the open spaces though there is no designated specifically for playing. The children use spaces like Setbacks, parking and circulation spaces for recreation and playing (Figure 30 & 31).

**Figure 30: Availability of Designated Play Area within the Apartment Complex**



**Figure 31: Children’s Play Area within the Apartment**



### 9.8.4 Civic Amenities

As the apartment complex is located in the heart of the city, almost all the civic amenities were available in the near vicinity. The same is also informed by the respondents (Figure 32).

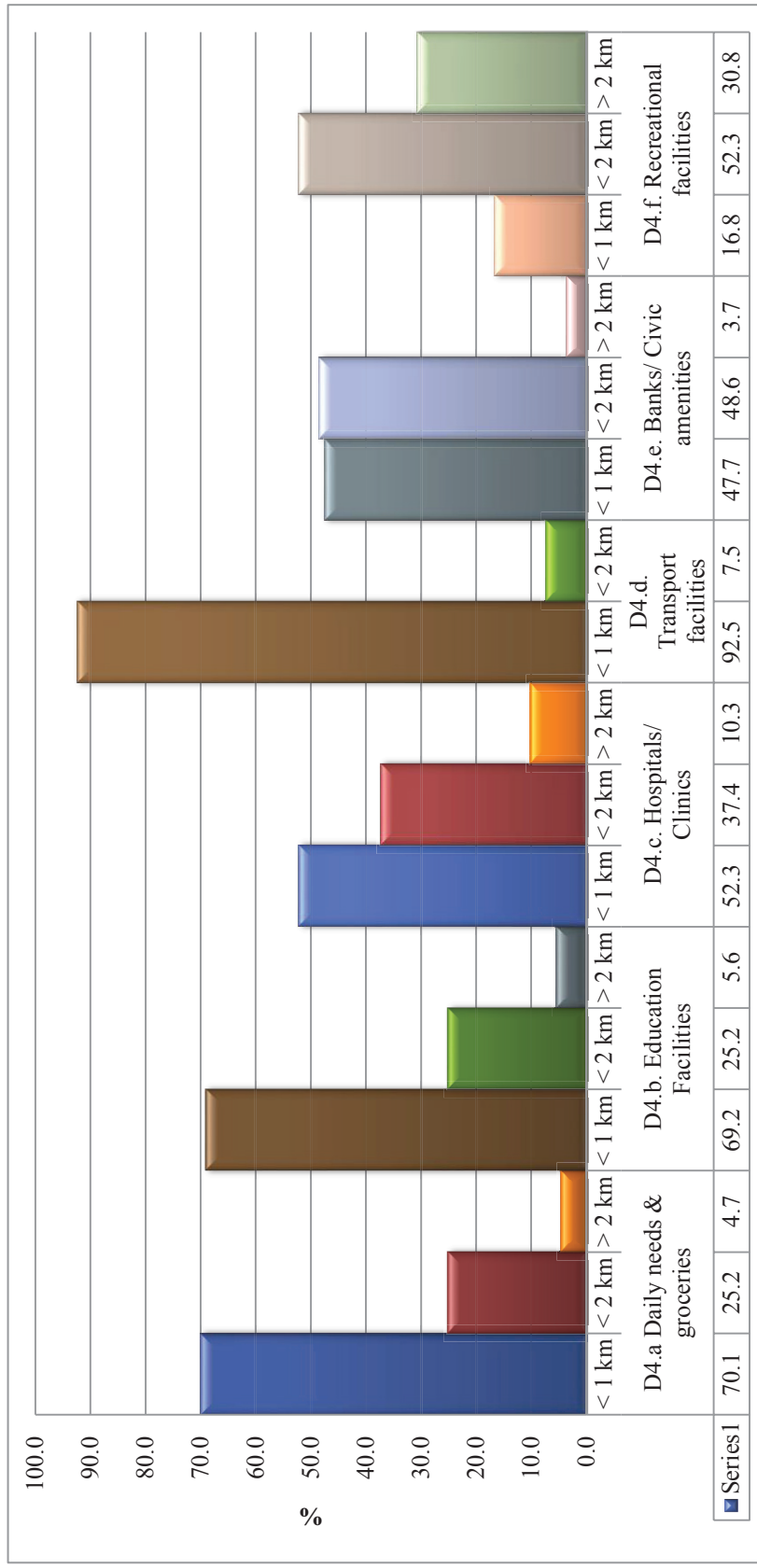


Figure 32: Access to Civic Amenities

### 9.8.5 Other Provisions

#### Watchman:

There is no specific room or amenity provided for the watchmen/security apart from a security room at the entrance. Washroom has been provided in the ground floor.



**Image 4: Security Cabin**

Of the 2 common rooms or the community halls, one is being used by the maintenance personnel as his residence and the other as society office space.



**Image 5: Common Room**

#### Differently abled:

There are no separate provisions made for Differently abled persons in the apartment complex.

## 9.9 Aspirations for better Living Environment

In order to understand the aspirations for a better living environment in the apartment, perceptions of the residents were taken during the Focus Group Discussions and also Individual Interviews on various aspects.

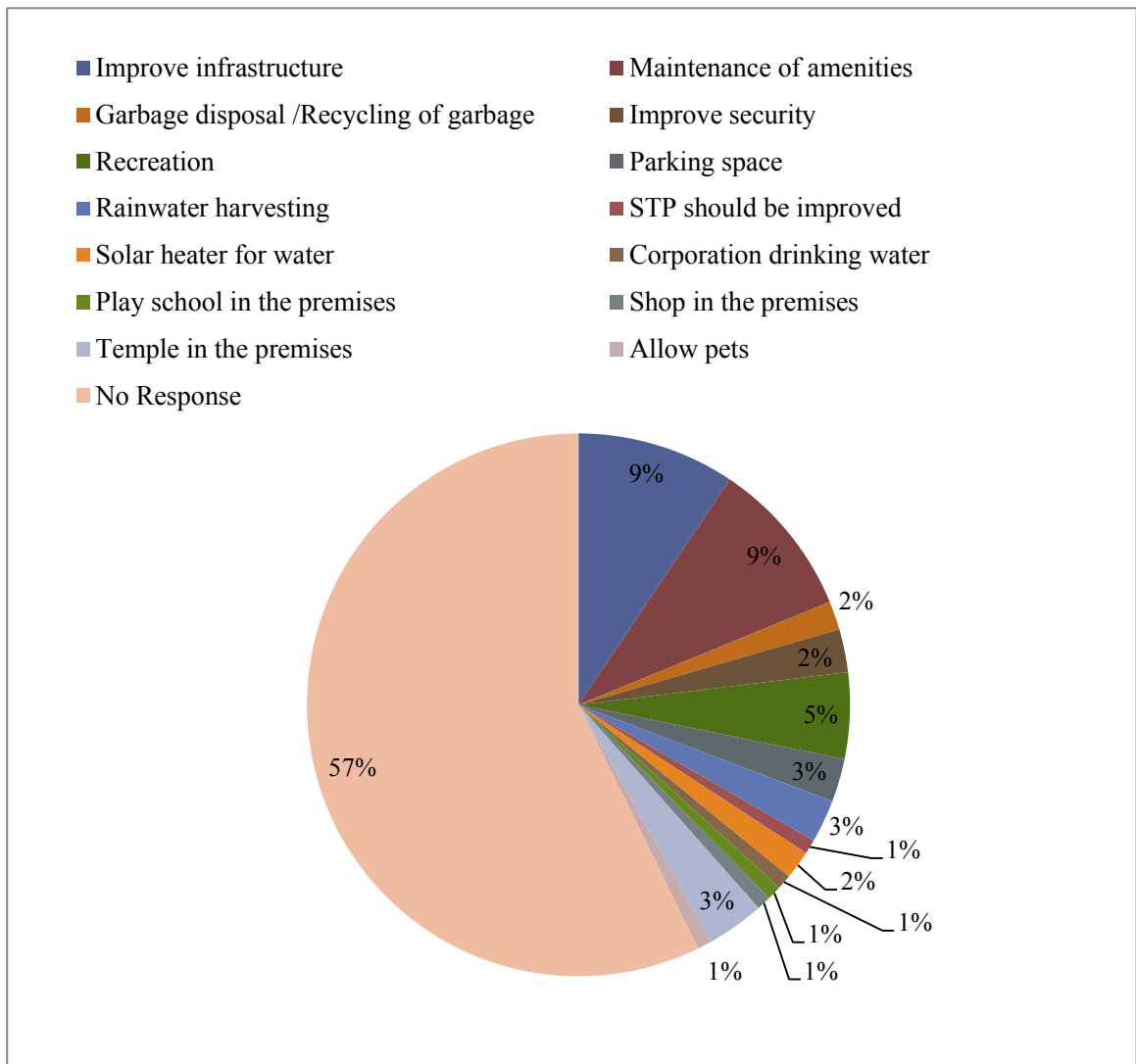
### The details are:

1. Civic amenities and facilities could be better if community halls for social gathering were provided.
2. Better sanitary fittings and positioning must be provided. There should be minimum exposure of sanitary pipes.
3. Where there is scope for providing municipal water supply, it should be provided to the apartment.
4. While planning and designing a housing complex, much thought should be given for the provision of comforts to the residents.
5. Study of the location and past history should be studied and ascertained to know the adverse effects of heavy rains and flash floods. This will help in designing a SWD which is safe and does not affect the residents.
6. KHB should ensure that the apartments handed over to the allottees are completed in all respects. Now, a peculiar situation is there where proper municipal facilities like water supply are not provided and the Local Municipal Authority has not insisted on building tax from the residents. It is loss of facility to the residents and loss of revenue to the local body. In the present case, No OC has been issued and it is a concern to the residents and directly affects better living and environment.
7. Parking spaces should be equal to the no. of apartments and the cost should be inbuilt with the cost of the apartment and allotted along with the apartment.
8. The play space provided is very less for the no. of apartments 210 nos. There are many children and adults who like to play outdoor games like badminton, indoor games like carom and chess. Hence, KHB could provide for proper play space and a proper community hall where indoor games like carom and chess can be played. It could also be used for a small library for newspapers, magazines, videos etc. while planning. Now parking space and set backs are used for playing which is not conducive.

9. Pets like dogs and cats are major environment danger posers. People are not used to in the animal hygiene care. They are also a danger to residents. The environment is spoilt due to the pets and pets in apartments should be disallowed.
10. Women are not part of the association management. They must be co-opted with the resident’s society as they spend more time in the complex and know the minutest details. At present women’s representation is minimal with only one member in the management.

The findings from the interviews on aspirations of residents for better living and environment are summarized in **Figure 33**.

**Figure 33: Aspirations of Residents for Better Living and Environment**



## C. Focus Group Discussions (FGDs)

### 9.10 FGD with Stakeholder Agencies

#### 9.10.1. Benefits of the Project to the Society

- a) **Housing facilities:** As it is located at a very convenient location, all civic amenities are available within the prescribed limits of neighbourhood concepts. This type of apartment complex is not available anywhere else in the city.
- b) **Affordable Price: Prices are reasonable.**

**Image 6: FGD with Society Members**



- c) **Any other, specify:**
  - i. Apprehension that people may have bought for speculation
  - ii. KHB feels many have not bought because loan was not given.
  - iii. Want NOC from Railway Board.
  - iv. Satisfied with the buy.
  - v. Some misgivings about 2% stamp duty for conversion to another name.
  - vi. Majority of owners have not paid property tax (wrongly informed by BCC, interviewers feel). Since OC is not given / eligible, BCC refuses to give Katha Certificate on account of this.
  - vii. KHB unofficially at the time of project construction had laid the local street adjacent to the complex which is the approach needed-but it is totally damaged now. It is not being attended maintained by the local authorities or KHB.
  - viii. Cast iron pipes for sewage carrying have been used instead of PVC. This has made maintenance costly and due to age leakage is more often than not.
  - ix. There is leakage from C.I. Pipes almost fortnightly in some flat or the other.



- x. Karnataka Pollution Control Board has made it mandatory that STP should be provided. KHB will have to provide it.
- xi. The local street serving as approach to the complex is not well lit and is in very poor condition and has rendered usage of the street more inevitable than out of choice.
- xii. Solar lighting has been provided. However, solar power heater provision would have been better. Also, this has been provided for the Revenue and KHB retained apartments.

**9.10.2. Views on Amenities & Infrastructure Services Provided**

**1) Entry-Exit**

- a) There are 2 gates but one gate is closed since security maintenance of two gates is high. But it has not created any problem.
- b) Proper approach road not provided due to dispute issues with BCC.

**2) Security**

- a) Satisfied with security.
- b) CCTV/Cameras are fixed at most vulnerable places but most vulnerable places by KHB using the maintenance amount paid by the residents. This should be an inbuilt provision from KHB itself and not an afterthought.
- c) CCTV is not of good quality which is most needed.
- d) Some more areas like the compound wall perimeter, lifts, staircases, corridors also should come under CCTV to prevent further thefts as some have occurred.

**3) Lift:**

There is no brand name displayed prominently. The details should be displayed by KHB so as to enable the society to contact them for any lift repair/failure/maintenance problems.

**4) Parking Facilities:**

There are 210 apartments. There are only 93 covered parking spaces and 17 parking spaces are provided in setback areas (110 provided in the sanctioned plan.) No parking lots have been allotted so far. (It was also informed by the residents that it was not included during the allotment of the apartment).

**5) Infrastructure Facilities**

**a. Water Supply:**

- i. At present, there is no municipal water supply though Rs.19 Lakhs has been deposited by the KHB to the Karnataka Urban Water Supply and Drainage Board (KUWS & DB). There is only borewell water supply.
- ii. A separate pipeline and storage facility is also not provided in the apartment, for the municipal water supply to the flats.
- iii. In close proximity to complex a pilot project for supplying municipal drinking water was undertaken but the housing complex was excluded. Only during the assembly session time, municipal drinking water is supplied to those apartments retained by KHB and Revenue department, to provide water to the govt. officers who are provided accommodation in the apartment.

**b. Sewage Disposal System**

- i. UGD is provided but there is no STP.
- ii. The usage of septic tank is made to treat the sewage. In the present day, it is a very crude system. Further, the treated sludge is lead into the nala adjacent and is creating environment problems. Mosquitos breed here and are a health hazard.
- iii. Cast iron pipes for sewage carrying have been used instead of PVC. No sunken slab system is provided in the apartment. This has made maintenance costly and due to age leakage is more often than not. There is leakage from C.I. Pipes almost fortnightly in some flat or the other.

**c. Storm Water Drainage**

SWD, though provided, is inadequate when heavy rain sets in. It causes flash floods inundating the stilt floor. Rain water seeps into the balcony and corridors. Proper RWH has not been made. Heavy rains render the approach road non-usable. Sometimes, there is 4 foot submergence. Also, approach road is not uniformly 15 M in width which requires immediate attention for safe movement of people and vehicles.

**d. Solid Waste Management**

- i. Individual apartment residents collect Solid waste in waste bags and convey it to the collection point provided at the gate.
- ii. There is no segregation, neither at the source nor at collection points.
- iii. The collected garbage bags are dumped into collection vehicle and conveyed to the dumping site.

**e. Street Lighting**

Within the complex solar lighting is provided. However, it requires maintenance. Further, solar heaters could have been provided. The lighting is not sufficient on the local street approach to the complex from the main road.

**f. Open Spaces and Children Play Areas**

Though there is no proper play space, as the set back is large children use it as play space. However, there is danger due to movement of vehicles in the stilt floor/ drive ways. The residents are aware of it but they do not have any other choice.

**g. Other Amenities in the Vicinity**

As the complex is centrally located, all the amenities like Daily Commodities, Shops, Civic Services, Schools, College, and Transportation etc. are available in the close proximity to the apartment.

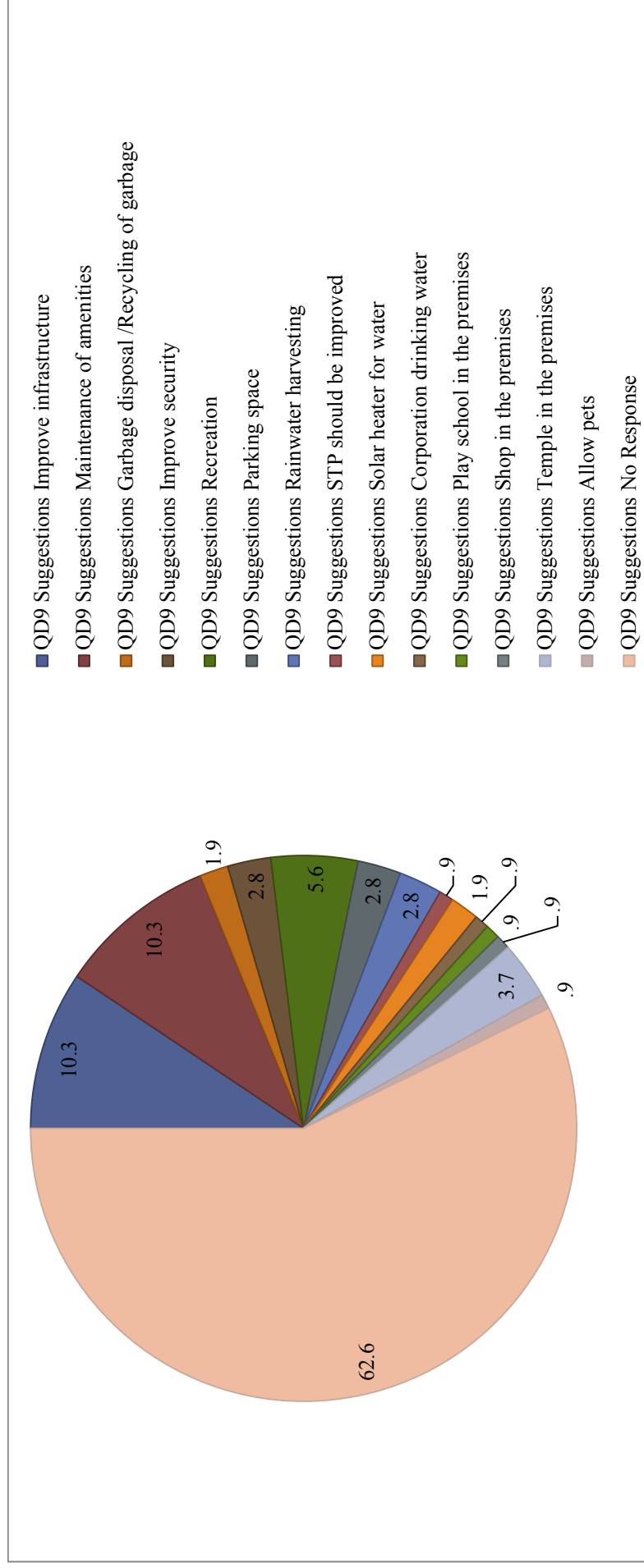
**9.10.3. Perception on Allotment Process and Maintenance of the Apartment**

- There are flats still vacant. These should be allotted and process completed. More so, during legislature session, the vacant flats are let out to legislature personnel. This creates security problems too. Water usage is more and residents have to bear the burden.
- There should be more co-ordination between e-auction and public auction and should be completed fast. The procedure should be changed.
- Though land cost is included in the cost of apartment, land divided share is not part of the sale deed.
- KHB had fixed Rs.1/ per Sq. Ft as monthly maintenance charges. Now, it appears less and the society may have to change it. Every month a recurring expenditure of Rs. 2.00 Lacs is there and could become more in the ensuring days

**9.10.4. Suggestions for Future Projects**

The suggestions of the respondents are summarized in Figure 34.

**Figure 34: Suggestions for Future Projects**



## 9.11 FGD with Allottees

### 9.11.1 Views on overall quality of Services and Amenities provided.

#### 1) Water Supply:

At present only borewell water is supplied. There is hardly any purification at the sump and Overhead tank (OHT). Water softener is used. The borewell water is used for all purposes and Water Purifier/ RO System is installed in their flats if this water is used for drinking. The residents would be glad for the Municipal water supply which is not there at present; more due to administrative reasons with the local Authority. There is also an apprehension that if Municipal water is supplied, will the present sump and OHT be used for distribution and storage, as no other separate pipeline or storage facility is provided in the complex.

#### 2) Sewerage System:

The sewerage system is a problem as only septic tank is there and not STP. The sewage after a below par process is let into the nala adjacent. This has created stench and mosquito menace. It is a health problem which needs quick relief.

#### 3) Street Lighting:

- a) Street lighting on approach road is satisfactory;
- b) There are DG sets within the premises which lights up the common areas and lift enabled when there is power failure;
- c) Solar power overall is a preferred alternative. KHB could have thought about this while planning, design and construction.

#### 4) Storm Water Drainage

- a) Storm water drainage is adequate. However, when there is heavy rain, water collects to about 6" to 12" near the gates and inside. This renders movement very difficult.
- b) Rainwater affects the corridors also and sometimes gets into the apartments.
- c) Where there is heavy rain, snakes also drift in which is dangerous.

#### 5) Road Network & Circulation

- a) The stretch of Local Street leading to the housing complex is very bad.
- b) There is only one approach road to the apartment complex

- c) The local street also connects other housing tenements and public /semipublic offices in surrounding area. However, BCC has not put its mind to this basic infrastructure need.

**6) Communication Network:**

The network within the complex is adequate. However, due to age some maintenance is needed.

**7) Solid Waste Management**

- a) There is no segregation of waste at source but the residents are aware of the need for segregation. The waste is carried in paper sacks and dumped into the collection bins located at the collection point near the gate. The bin collection is outsourced by BCC. The waste is carried to Solid Waste dumping site.
- b) It is also true that there is no segregation of waste even at the collection point and hence the residents have not bothered about it.



**Image 7: Waste Collection**

**8) Cleanliness and Quality of Environment**

- a) There are no issues on seepage in the apartments. Whenever there is one there is co-operation among residents and society to set it right.
- b) The social environment is conducive and everyone is happy.

**9) Other Civic Amenities and Facilities**

- a) Not happy with the exposed sanitary piping system. There are leakages and create problems. The KHB should have anticipated this.
- b) There are no community halls for social gathering/functions.

- c) No space for indoor games, Library facility

**Image 8: Exposed Pipes inside the House**



### ***9.11.2 Maintenance of the Apartment***

- 1) **Functioning of the Society:** Satisfactory but women representation is poor.
- 2) **Involvement in maintenance activities:** Ladies are not members and hence not involved. If more women representatives are there, then there will be involvement. Moreover, women are the ones who stay throughout the day and they should be empowered.
- 3) **Any other aspects**
  - a) All administrative problems between KHB and local administration should be solved at the earliest.
  - b) During session, the vacant quarters are occupied by the personnel involved in the session. This creates lot of disturbance to the residents. At that time municipal water is provided through another line nearby.
  - c) Compound wall should be raised.
  - d) Pets are a nuisance. It is spoiling the atmosphere of the complex.
  - e) Some tenants throw dust into the corridors and it is seen too. Society should look into this issue and inculcate civic sense.
  - f) All the residents are happy with apartment culture and have blended with each other. They don't want to leave the apartment.

- g) Sewage disposal is not proper. KHB/ Society need to take appropriate measures in this regard
- h) Separate children play area is required, as playing in driveways, setback areas, parking areas is not safe.

### ***9.11.3 Suggestions for Future Projects***

KHB should think of providing:

- a) Large halls for social gathering.
- b) Swimming pool.
- c) Larger play space for children.



## CHAPTER 10: REFLECTIONS AND CONCLUSION

In this chapter a brief reflection on the analysis based on the interviews with the respondents and FGD is brought out in four Sub-Chapters viz., effectiveness, socio-economic viability, technical compliance and environmental sustainability.

### A. REFLECTIONS

#### 10.1 Effectiveness

The apartment complex is in prime location and in proximity to the railhead. The main urban hubs are also within a radius of 2 Kms. Hence, there is no dearth for schools, medical care, shopping and transportation. Many of the residents have chosen apartments because of the above said reasons.

In fact, FGDs have also revealed that the residents are satisfied with the complex and have adapted to apartment culture and are now reluctant to leave the apartment complex. They feel secure in the apartments. They have some misgivings about the following aspects:

- i. **Issue of OC from Belgaum City Corporation:** Due to some technical reasons, dealt in therefore chapters, the OC has not been issued. The residents are confident that the OC will be issued as KHB project is a Government project and the onus on clear delivery is with KHB. However, it is felt, more than KHB, Government intervention is needed for issue of OC in this particular case.
- ii. **Lack of some services:** Some services like STP has not been provided for the complex though it is mandatory. However, KHB has informed during the interview that they are committed to provide STP and are in the process of initiating this.
- iii. **Allotment of parking space:** Parking spaces have not been allotted to the residents. This has created confusion. This aspect has to be dealt by KHB.
- iv. **Non-allotment of all apartments:** The KHB has not allotted all apartments as yet due to its own procedural rules. The residents would like to have the apartments allotted so that the society can decide on matters like revising the maintenance fee etc. as the building requires a facelift since it is six years old.

To sum up, the effectiveness of the complex will be 100% provided KHB addresses the above issues.

## **10.2 Socio-Economic Viability**

There is not much to dwell on Socio-economic viability as the apartments have been disposed as per rules. The price of KHB for the apartments has been fair while allotting. The allotting has been on lottery basis which is as per the KHB norms. The category available for subsidized rates has been met. The residents themselves have no complaints. The auction procedure is also as per KHB norms.

However, as some of the quarters are yet to be allotted / auctioned. This means there would be a variation in cost from 2011 when the building was completed to now. Questions could be raised on this as it could be interpreted as speculation. Also, socio-economic conditions from 2011 to now have changed radically due to Government Development Schemes / reforms, escalations etc. Hence, it would be more plausible if allotments / auctions are done within a specified period after completion.

## **10.3 Technical Compliance**

The result of the analysis shows that the Residential apartment constructed for single family apartments of 2-Bed rooms and 3-Bed rooms. The physical and structural characteristics of the building shows that they were designed and constructed based on Government approved specifications and were structurally sound. The study reveals that the respondents were generally satisfied with the buildings and opined that the buildings are generally meeting their needs and expectations to a reasonable extent.

It has been noticed in the DPR that while preparing the estimate for the project they have made certain assumptions for calculating the required steel quantity on thumb rule. This is not correct since, when the work has been entrusted on LS contract, the structural drawings for the project have to be prepared and the quantity steel has to be arrived based on structural drawings (Good for construction). But during discussion with the Architect the architect informed that the structural drawings (Good for construction) were handed over to the tenderer. But the department has not worked out the quantity and not compared with quantity kept in the estimate. This will not give clear picture of steel requirement and there is likely hood of some ambiguity in the cost of this particular item of work.

The main door, Balcony door and utility door are proposed with 35 mm thick Nandi/matti wood paneled shutters. But during spot visit, it is observed that flush shutters are provided in lieu of

paneled shutters. No records are available with us for changing the specification. No reduction of rate/increase of rate has been affected in the L.S. cost such deviation will result either loss to Department/contractor.

During inspection, it is observed that the fitting provided are not from reputed branded fixtures. The brand/make has to be clearly mentioned in the specification of particular item of work while calling LS Contract tender.

All the sewage lines have been taken down openly on wall and which will not look aesthetically pleasant. The STP has not been constructed even after insistence from pollution control board before giving clearance to the project.

The conditions laid by Belgaum City Corporation (BCC) while sanctioning the plan has not been complied which has affected in obtaining municipal water supply connection.

The precautionary measures on change of land from the competent authority has not been taken and which has affected on the cost of the project since the work was stopped for almost one year on PIL and the cost of LS contract was revised and which is increased.

#### **10.4 Environmental Sustainability**

**The main issues in environmental sustainability are,**

- i. Cleanliness of the apartment premises and surroundings.
- ii. Control of Air, Noise and water pollution.
- iii. Maintaining a healthy atmosphere among residents.

Each of the above is a process which cannot be accomplished without the mindset of the residents nor can it be sustained.

##### **i. Cleanliness of the apartment premises and surroundings:**

Every building, as it ages, requires maintenance. It could be daily, annual or once in 5 to 8 years. The premises have to be kept clean on a daily basis as dust accumulates. Annual maintenance of lifts, cleaning of water tanks, internal communication services etc. are much needed. A face lit by a coat of painting, replacement of pipes and accessories, wear and tear of flooring etc. are required at least once in 5 to 8 years. This requires a corpus fund which the resident association has to collect in installments, at least, as the costs will be quite high.

**ii. Control of Air, Noise and water pollution:**

As there is no proper sewage disposal, there is quite an amount of Air pollution and chances of water pollution as bore wells are being used for supply of water. There is a danger of seepage of sewage which can pollute the Borewell. Periodic quality checks of Borewell water is needed as there is a danger of water borne diseases to the residents. As there is scope of supplying Municipal treated drinking water, civic body should supply water as the venture of the housing is by a Government agency. The civic body cannot refuse on technical reasons like violation of ZR and building regulations. As a Railway line is passing in very close proximity, noise pollution is there to a certain extent. Low rise trees should be planted to arrest noise pollution and also dust pollution. Though there is awareness of SWM, segregation is not provisioned.

**iii. Maintaining a healthy atmosphere among residents:**

The social relationship among residents is a primary requirement for environment sustainability. There should be a sense of co-operation and co-ordination among the residents especially when seepages and leakages from upper floors occur.

**iv. The Do's and Don'ts** should be brought to the attention of the residents by the KHB while allotting the apartments. The Welfare association should be made aware of the issues so that there is co-operation and co-ordination among the residents. It is only then there can be an environment sustainability of building complexes.

**B. CONCLUSION**

**10.5 SWOC Analysis**

Based on the above factors and analysis a SWOC chart is prepared which forms the basis for the above suggested recommendations.

| <b>Strengths</b>   | <b>Weaknesses</b>   | <b>Opportunities</b>   | <b>Challenges</b>   |
|--|---|--|---|
| <ul style="list-style-type: none"> <li>The project site is centrally located.</li> <li>All civic amenities and infrastructure is available within</li> </ul> | <ul style="list-style-type: none"> <li>No change of land use has been effected.</li> <li>The plan sanctioned violates the then prevailing ZR and</li> </ul> | <ul style="list-style-type: none"> <li>There are still 15 apartments vacant. It is viable to sell them at the</li> </ul> | <ul style="list-style-type: none"> <li>Violations of norms by KHB will cause problems to the buyers.</li> </ul> |

| Strengths   | Weaknesses   | Opportunities    | Challenges   |
|---|--|------------------|--|
| <p>walking distance.</p> <ul style="list-style-type: none"> <li>• It is about 1 kms from the bus station and 1 km from the Railway Station. The Airport is about 18.1 kms away.</li> <li>• The allottees/ residents have adapted to apartment culture and have taken a liking to it.</li> </ul> | <p>also the present revised ZR.</p> <ul style="list-style-type: none"> <li>• No NOC from the Railways has been obtained.</li> <li>• There is no CFO from KSPCB as STP has not been constructed.</li> <li>• All the apartments have not been sold even though the project was completed on 21.12.2011.</li> <li>• Maintenance cost for the complex has not been revised.</li> </ul> | <p>earliest.</p> | <ul style="list-style-type: none"> <li>• Land share has not been made part of the sales deed. This may cause problems at a later stage.</li> <li>• Adopting a “<i>lump sum fixed price no variation</i>” contract for execution leads to complications.</li> </ul> |

### 10.6 Limitations of the study

- ✓ The analysis is based on the sample approved by KEA..
- ✓ The findings of the study cannot be taken as a replication for other Highrise buildings as conditions may differ there.

Evaluation of Residential Highrise Project constructed at Jakkare  
Honda, Belagavi by Karnataka Housing Board

## CHAPTER 11: RECOMMENDATIONS

### 11.1 Short Term

1. The land use from P/PG/OS should be changed to residential use by Karnataka Housing Board (KHB) from the Urban Development Department (UDD). This pertains to objective 1 of the evaluation.
2. The sanction to group housing plan by Belagavi City Corporation (BCC) violates the then prevailing Zonal Regulations (ZR). The claim of the KHB that the violation is compensated if the present ZR is considered as far as FAR is concerned also does not fall into place. On examining the now prevailing ZR provisions for group housing, in the now prevailing ZR, regularization appears difficult for the following reasons:
  - i. Road width should be min 15 M but on spot is less.
  - ii. Civic Amenities (CA) sites have to be handed to the authorities. The details of the CA sites are not known.

Hence, it has to be examined if the violation comes under the purview of the proposed Akrama Sakrama rules, if it is promulgated. Either way, KHB should take steps to get the complex regularized, if needed, as a onetime regularization from the State Government itself or that the residents get the Occupancy Certificate (OC) and are entitled to Municipal Corporation benefits.

3. As per a circular dated 03 august 2015 issued by the railway board in GoI, NoC is required for any construction within 30 M from the railway property. The No Objection Certificate (NOC) or declaration by the Railway Authorities to the effect that there is No Objection for the existing complex has to be obtained to avoid complication. This pertains to objective 1 of the evaluation
4. STP should be constructed and Consent for Operation (CFO) should be obtained from Karnataka State Pollution Control Board (KSPCB). This pertains to objective 3 of the evaluation.
5. Steps may be initiated to dispose the remaining flats as per KHB norms. This pertains to objective 3 of the evaluation.

## 11.2 Long Term

1. While planning for housing, in urban areas especially where masterplans are approved by the govt. under Karnataka Town and Country Planning (KT&CP) act, lands earmarked for residential use should be identified to avoid complications. In other areas, the details such as:
  - i. Location of land;
  - ii. Full details of the surroundings;
  - iii. Approach road with width and classification of road;
  - iv. Kharab land details and surrounding land use including tanks and nalas and
  - v. ZR applicable.

There should be a database to finally select the land for development. This pertains to objective 1 of the evaluation.

2. Co-ordination between KHB and the concerned local authorities should be there to avoid delay/refusal in obtaining the necessary NOC and final OC. This pertains to objective 3 of the evaluation.
3. No project shall be taken up without proper NOCs and permissions from the concerned authorities. This pertains to objective 1 of the evaluation.

## 11.3 Policy Related

1. Co-ordination between various govt agencies connected to public housing should be a priority before taking up of such scheme. This pertains to objective 1 and 2 of the evaluation.
2. The KHB should function as a local authority till the OC is issued to the buyers and then handed over to the concerned local body. This is provided for, in the act itself. This pertains to objective 3 of the evaluation.
3. If there is any dispute for taking over the completed scheme from the concerned local body for any technical/ administration reasons, accountability may be fixed. This pertains to objective 1 and 2 of the evaluation.



# **APPENDICES**



## **APPENDIX 1: Tor for the Evaluation Study**

### **ToR for Evaluation of Residential Highrise Project Constructed at Jakkare Honda, Belagavi District by Karnataka Housing Board**

#### **1. Title of the Study:**

The title of the study is Evaluation of the “*Residential Highrise Project Constructed at Jakkare Honda, Belagavi District by Karnataka Housing Board*”.

#### **2. Department implementing the scheme:**

Karnataka Housing Board Bengaluru has implemented the project by a Architectural & Engineering Firm Viz M/S Mahesh Chandra Associates Bengaluru.

#### **3. Background and the context:**

The 12<sup>th</sup> Five Year Plan outlay of the State is Rs. 9102.57 crores, of which Rs. 8574.05 crores is the anticipated expenditure in the first four year of the 12<sup>th</sup> Five Year Plan. Karnataka Housing Board was established under Karnataka Housing Board Act 1962 as a successor to Mysore Housing Board, which was constituted in the year 1956. The primary objective of KHB is “to make such schemes and to carry out such works as are necessary for the purpose of dealing with and satisfying the need of housing accommodation”. With this directive **Karnataka Housing Board** is endeavoring to meet the rise in housing demand by undertaking layout formation, construction of houses, land development scheme and housing projects under joint venture.

KHB is providing affordable housing to various sections of the Society. There is no budgetary support of the Government to the housing schemes of the

Board and the projects are implemented on its own financial arrangements/with the assistance of financial institutions.

The Detailed Project Report are prepared by qualified Architects & Engineering Firms and monitored by expert Project Management Consultants. There is a Project Monitoring Committee headed by the Executive Engineer in-charge of the project. The works are entrusted on turn key basis to the pre-qualified Turnkey Contractors in KHB. The turn key contract insist for 2 years defect liability period and simultaneously 1 year contract for maintenance for civic services. The Board has undertaken several initiatives to ensure a greater efficiency in the implementation of its projects. Further, the Board has effectively used modern construction technology, and has been awarded for its time bound and quality construction. The Government of Karnataka vide the Result Frame Document (RFD) 2015-16 has set the mandate for the independent valuation of the projects completed by the departments. Hence, the Commissioner Karnataka Housing Board has requested KEA vide letter No. KHB/CE/ToR/427/2015-16, dated: 16.12.2015 for evaluation of the project.

### **Project Description in brief**

The Karnataka Housing Board has constructed a Residential Highrise complex in an extent of 2 acres 10 guntas of land at Jakkare Honda, Belagavi. The land was allotted by the Revenue Department of the Government with a memorandum of understanding to allotment apartments constructed as quarters to the employees of the Revenue Department in lieu of the cost of land. The details of the project are as under:

1. Name of the project: Construction of Residential Apartments and Quarters for Revenue Employees at Jakkere honda in Belagavi District.
2. Original cost of the project: Rs. 33.00 crores
3. Final Cost of the project: Rs. 40.83 crores
4. Name of the Architectural & Engineering Firm: M/s. Mahesh Chandra Associates, Bangalore
5. Name of the Contractor: M/s. Krishna Constructions, Bangalore.

6. Approval to the tender proceedings from the Government vide the order No.DOH/333/KHB/2007, Bangalore dated: 21-10-2008.
7. Final Entrustment amount to the Contractor: Rs.31.10 crores.
8. Original Entrustment amount to the Contractor: Rs.24.96 crores.
9. Date of commencement of the project: 22/12/2008.
10. Due date of completion as per original contract :21.06.2010
11. Actual date of completion of the project: 21/12/2011.
12. Statutory Approvals obtained from:- 1) Belagavi Urban Development Authority for the development plan 2) Belagavi City Corporation for the building plan and 3) NOC from Pollution Control Board.
13. Number of apartments sanctioned for construction: 204
14. Number of apartments actually constructed: 210

#### **4. Objective of the Project:**

Karnataka Housing Board is implementing the housing schemes under its Act at various places throughout the State to provide housing to various sections of the society at affordable price. The Board is also implementing the construction of building works to the various departments/agencies of the Government on deposit contribution basis. The objective of the project is to provide housing facility to various sections of the society.

#### **5. The Scope and Objective of the Study**

The scope of the project is the project area 2 acres and 10 guntas of land Jakkere Honda, Belagavi. The objective of the study is to assess the compliance of all the mile stones under the project in the stipulated time. The evaluation study also intends to assess the achievement of objectives of KHB with the implementation of this housing project. Further, the process of allotment, perception and satisfaction of the occupants and services provided and violations of agreements signed with KHB by the occupants of houses to be evaluated.

#### **6. Monitoring of the scheme**

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The project was monitored by the Commissioner and the Chief Engineer Karnataka Housing Board regularly every ----- . In addition to this there is a Project Monitoring Committee headed by the Executive Engineer in-charge of the project at Belagavi to review the project periodically.

### **7. Present Status of the Project**

So far, 210 apartments have been constructed in 2 blocks (Block-I named as Ghataprabha with 102 apartments and Block-II named as Mallaprabha with 108 apartments) 192 have been disposed. 6 flats of the block-II have been allotted to officers of Revenue Department. The housing complex is yet to be handed over to the local body for maintenances.

### **8. Sampling and Evaluation Methodology**

- a. Inspection of all apartments to done.
- b. Interview to be done of all allottees living in the apartment.
- c. Interview at least 50% of those who are not allottees but living in the apartment.
- d. Focus group discussion to held to elicit the views of allottees with respect to overall quality of the work such has water supply, sewerage, street lighting, storm water drainage, road network and communication network including environmental aspects considered for planning and implementation.
- e. FGDs to be held with Residential society, officers of Town Planning, Revenue Department (Land acquisition) to elicit their views on civic amenities provided to the residents and overall benefit of the scheme to the society.

### **9. Evaluation questions (Inclusive not exhaustive)**

- a) Was the project being evaluated conceived on the demand of people who insisted that the Karnataka Housing Board (KHB) develop a housing

- colony in the project area? If not, what were the factors that conceived the project?
- b) Has the project been implemented as per plan in terms of (a) Cost, (b) Timelines and conformity with the project document (DPR)? If not, where have been the overruns? How can these be avoided in future?
  - c) Has the surrender of 2 acres 10 guntas of land at Jakkere Honda, which is acquired for the housing project been in accordance with the objective of mandate of KHB?
  - d) What was the land rate at the time of purchase of land from owner? Was it below or above the guidance value prevailing at that time? Please elaborate.
  - e) Has the acquisition of land done for this project been fair, transparent, judicious and fully in accordance with the Land Acquisition Act? If not, where does the process err?
  - f) Was there any law and order problem or litigation that hindered the process of land acquisition? If yes, what were its causes? How can these be minimized in future?
  - g) Are the persons whose lands were acquired satisfied with the process of land acquisition and the compensation that they received? In cases where they are not satisfied, what is the complaint? Is the complaint justified or not in principle or law or both?
  - h) Have the Neighborhood Planning Principles that were followed in the project including its effectiveness and organising spaces for residential, commercial, parks, playgrounds, civic amenities/community centers etc. been followed in the project? What is the perception of allottees about It?
  - i) What are the health, safety and convenience facilities of the project? What is the perception of allottees about it?
  - j) What is the preference allottees with regard to getting a fully constructed house from KHB vis-à-vis getting a developed site?
  - k) How were the apartments in the project allotted? Was it fair and transparent? Was the reservation policy followed in allotment?
  - l) How many of the 210 houses completed have been occupied? How many of the occupied once have been done by the allottees and in how many the residents are relatives, lease holders or tenants of allottees?

- m) Amongst the houses that have been occupied by allottees only, how many have been occupied after altering, dismantling and building or improving the structure handed over?
- n) Why did they go for alteration, re-building and improvement?
- o) What is the opinion of the residents of the houses with regard to the quality of construction, and design of house, infrastructure services viz. water supply, sewerage, street lighting, storm water drainage, road network and communication network including environmental aspects considered for planning and implementation? Are the houses seepage and leakage free? If not, in how many houses the problem persists?
- p) What suggestion can be given for future projects to be smooth in execution and meet the expectation of all the stake holders including those whose lands are acquired?

#### **10. Deliverables time schedule:**

Karnataka Housing Board will provide the detailed project report of the project, details of the properties developed and allotted/disposed in the layout, and the available information/data to the Consultant Organisation appointed. Instruction to be given by the Commission KHB to the officers concerned in Belgavi office for providing necessary details and co-operate with the consultant organization in completing the study in the stipulated time. It is expected to complete the study in 3 months time, excluding the time taken for approvals. The evaluating agency is expected to adhere to the following timelines and deliverables.

- a. Work plan submission : Fifteen days after signing the agreement.
- b. Field Data Collection : Fifteen days from date of work plan approval.
- c. Draft report Submission : One Month after field data collection.
- d. Final Report Submission : One Month from draft report submission.
- e. Total duration : 3 Months



### **11. Minimum Qualifications of Core team members:**

The core team should comprise of the following members (the list is inclusive not exhaustive) should have technical qualifications/experience as stated below-

- i. A masters in Civil Engineering with minimum 10 year's experience in handling construction projects. (*Principal Investigator*),
- ii. A masters in Architecture with at least 5 year's experience in designing of Architecture projects (*Member 1*), and,
- iii. A masters in Social Science (*Member 2*).

**Or more/better, and in such numbers that the evaluation is completed within the scheduled time prescribed by the ToR.**

**Consultant Evaluation Organizations who do not meet these criteria will not be considered for doing the evaluation.**

### **12. Agency for evaluation:**

The evaluating agency should be finalized as over provision of the Karnataka Transparency in Public Procurement Act and Rules, but without compromising on the quality.

### **13. Contact person to get further details about the study:**

Sri. V.Yeshwanth, Commissioner, Karnataka Housing Board, Bengaluru Phone number 22213592, mobile number 9480685314 email [commissionerkhb@gmail.com](mailto:commissionerkhb@gmail.com) and Sri. M. Ganesh, KES, Chief Engineer, (Technical), Phone numbers 22100077/9482467561 email [cheifengineerkhb@gmail.com](mailto:cheifengineerkhb@gmail.com) and Sri. B.B.Gurav, Executive Engineer, KHB, Belagavi, Phone number 08312-45341, mobile number 9448053516 will be the contact persons for giving information and details for this study.

**Evaluation of Residential Highrise Project constructed at  
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## APPENDIX 2: Data Collection Instruments

**Evaluation of the Residential Highrise Project at Jakkare Honda, Belagavi by Karnataka Housing Board (KHB)**



**Sponsored by** **Karnataka Evaluation Authority (KEA),**  
 Government of Karnataka,  
 Bangalore  
 Email: [keagok@karnataka.gov.in](mailto:keagok@karnataka.gov.in)

**Conducted by** **Centre for Symbiosis of Technology, Environment & Management (STEM),**  
 Koramangala, Bangalore  
 Email: [stemb@vsnl.com](mailto:stemb@vsnl.com)



**Interview Schedule 1 (IS-1): KHB Officials**

**Respondent Profile**

|                         |        |                     |  |
|-------------------------|--------|---------------------|--|
| <b>Name:</b>            |        | <b>Designation:</b> |  |
| <b>Contact Details:</b> | Phone: | Mobile:             |  |
|                         | Email: | Address:            |  |

|    |  |  |        |
|----|--|--|--------|
| 1. | Name of the Apartment Complex:                     |  |        |
| a) | Location:  |  |        |
| b) | Site dimensions (in Mtrs):                         |  |        |
| c) | Number of Floors:<br>Stilt + G +                   |  | Floors |
| d) | Size/Area of Apartment/Flat:                       |  | Sq.Ft. |
| e) | Original Cost of the Project :<br>(Rs.in Crores)   |  |        |
| f) | Final Cost of the Project :<br>(Rs.in Crores)      |  |        |
| g) | Name of the Architectural & Engineering Firm:      |  |        |
| h) | Name of the Contractor:                            |  |        |
| i) | Name of the Project Management Consultants:        |  |        |
| j) | Project commenced in: (Month & Year)               |  |        |
| k) | Project to be completed by: (Month & Year)         |  |        |
| l) | Actual Project Completion: (Month & Year)          |  |        |
| m) | Number of apartments sanctioned for construction : |  |        |

**Evaluation of Residential Highrise Project constructed at  
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|     |  |                          |                                  |                                  |        |
|-----|--|--------------------------|----------------------------------|----------------------------------|--------|
| n)  | Number of apartments actually constructed :                                  |                          |                                  |                                  |        |
| 2.  | Was Demand Survey conducted for the project envisaged before taking it up?   |                          |                                  | i. Yes                           | ii.No  |
| a)  | If <b>YES</b> , what was the response?                                       | i. Positive              | ii. Negative                     | b) If <b>NO</b> , state reasons: |        |
| i.  |  |                          |                                  |                                  |        |
| ii. |  |                          |                                  |                                  |        |
| a)  | Was Project taken up by KHB on insistence of Revenue Department              |                          |                                  | i. Yes                           | ii. No |
| b)  | Has it been taken on Deposit Contribution from Revenue Department?           |                          |                                  | i. Yes                           | ii. No |
| c)  | If <b>NO</b> , how was the project financed?                                 |                          |                                  |                                  |        |
| 3.  | Is the land converted from Agriculture / Honda to Residential use?           |                          |                                  | i. Yes                           | ii. No |
| 4.  | Source of Land?  | i. Government            |                                  | ii. Private                      |        |
| 5.  | As per the prevailing Master Plan, what is the designated land use?          |                          |                                  |                                  |        |
| a)  | Was the Change of land use obtained?   | i. Yes                   | ii. No                           | b) If <b>NO</b> , give reasons:  |        |
| i.  |  |                          |                                  |                                  |        |
| ii. |  |                          |                                  |                                  |        |
| 6.  | Indicate whether the following statutory approvals have been obtained from : |                          |                                  |                                  |        |
| a)  | Belagavi Urban Development Authority for Development/ Layout Plan?           |                          |                                  | i. Yes                           | ii. No |
| b)  | Licence from Belagavi City Corporation for the Building Plan?                |                          |                                  | i. Yes                           | ii. No |
| c)  | NOC from the Pollution Control Board?  |                          |                                  | i. Yes                           | ii. No |
| d)  | NOC for fire safety:   |                          |                                  | i. Yes                           | ii. No |
| 7.  | Details of Features surrounding the Property:                                |                          |                                  |                                  |        |
| i.  | Bus Stand  | ii. Railway line         | iii. Hospital/Clinic             | iv. Schools                      |        |
| v.  | Parks/Play grounds   | vi. Any Others (Specify) |                                  |                                  |        |
| 8.  | Is there any Central Government Property in the surroundings?                |                          |                                  | i. Yes                           | ii. No |
| a)  | If <b>YES</b> , is it:   | i. Defence Land          | ii. Railway land                 | iii. Heritage land               |        |
| b)  | Was <b>NOC</b> obtained from relevant authority?                             | i. Yes                   | ii. No                           | c) If <b>NO</b> , state reasons: |        |
| i.  |  |                          |                                  |                                  |        |
| ii. |  |                          |                                  |                                  |        |
| 9.  | Provide the details on the following costs for the Project:                  |                          |                                  |                                  |        |
| a)  | Land value Prevailing (Per SqM):   |                          | b) Land value Arrived (Per SqM): |                                  |        |
| c)  | What was the mode of payment of land acquisition?                            | a. Book Transfer         |                                  | b. Others                        |        |
| d)  | If <b>OTHERS</b> , specify ....  |                          |                                  |                                  |        |
| i.  |  |                          |                                  |                                  |        |

|      |  |             |                                   |
|------|--|-------------|-----------------------------------|
| ii.  |  |             |                                   |
| e)   | Total amount spent on the project :  | Rs.         |                                   |
| f)   | Total amount recovered from sale :   | Rs.         |                                   |
| g)   | Whether the amount recovered in terms of finance was:  |             |                                   |
|      | i. Balanced  | ii. Deficit | iii. Surplus                      |
| h)   | Has building and other construction worker's welfare cess Act, 1996 and amendments thereafter and therein addressed        | i. Yes      | ii. No                            |
| i.   | If <b>YES</b> , What was mode adopted?   |             |                                   |
| ii.  | What was the % cess collected?   |             |                                   |
| iii. | The % was based on what amount?  |             |                                   |
| iv.  | What was the amount remitted to the Karnataka State Building and other construction worker's welfare Board? ( <b>Rs.</b> ) |             |                                   |
| v.   | What was the amount credited? ( <b>Rs.</b> )   |             |                                   |
| vi.  | Was it through challan / crossed cheque / DD?  |             | vii. If <b>NO</b> , state reasons |
|      |  |             |                                   |
|      |  |             |                                   |
| 10.  | Is the complex constructed as per sanctioned Plan?   | i. Yes      | ii. No                            |
| a)   | If <b>NO</b> , what were the violations / deviations?  |             |                                   |
| i.   |  |             |                                   |
| ii.  |  |             |                                   |
| 11.  | Was <b>FAR regulations</b> been violated?  | i. Yes      | ii. No                            |
|      | a) If <b>YES</b> , then:   |             |                                   |
| i.   | Who took the decision to violate FAR?  |             |                                   |
| ii.  | Why was such a decision taken?   |             |                                   |
| 12.  | Has the project been implemented as per Zoning Regulations of the time?  | i. Yes      | ii. No                            |
| a)   | If <b>NO</b> , provide details of the regulations violated?  |             |                                   |
| i.   |  |             |                                   |
| ii.  |  |             |                                   |
| 13.  | Has the land earmarked for Parks, Playgrounds and open spaces in the Development/Layout Plan been provided?                | i. Yes      | ii. No                            |
| a)   | If <b>NO</b> , state reasons   |             |                                   |
| i.   |  |             |                                   |
| ii.  |  |             |                                   |
| 14.  | Give details of the health, safety and convenience facilities provided in the project.                                     |             |                                   |

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|     |   |                     |                   |               |
|-----|---|---------------------|-------------------|---------------|
| a)  | Health Facilities:  | i. First Aid        | ii. Any Others    |               |
| b)  | Safety Facilities:  | i. Security         | ii. Any Others    |               |
| c)  | Conveniences/ Shops for daily needs (like milk, groceries, ATM, etc.)                 |                     |                   |               |
| 15. | Indicate whether the following Civic Amenities are provided in the Apartment complex. |                     |                   |               |
| a)  | Park/ Children Play Area:   |                     | i. Yes            | ii. No        |
| b)  | Play Ground/ Open Space:  |                     | i. Yes            | ii. No        |
| c)  | Community hall:   |                     | i. Yes            | ii. No        |
| d)  | Sitting Benches in the open spaces/ setbacks:   |                     | i. Yes            | ii. No        |
| e)  | Swimming pool   |                     | i. Yes            | ii. No        |
| f)  | Are plants/ trees planted for shade?  |                     | i. Yes            | ii. No        |
| g)  | Is solar lighting provided?   |                     | i. Yes            | ii. No        |
| 16. | Is corporation facing strain in providing any services to the residents?              |                     | i. Yes            | ii. No        |
| a)  | If YES, then for which service?   |                     |                   |               |
| i.  |   |                     |                   |               |
| ii. |   |                     |                   |               |
| 17. | Whether the Fire Safety measures are provided as per NBC Norms?                       |                     | i. Yes            | ii. No        |
| a)  | If YES, what are the measures provided?   |                     |                   |               |
| i.  |   |                     |                   |               |
| ii. |   |                     |                   |               |
| b)  | If NO, give reasons.  |                     |                   |               |
| i.  |   |                     |                   |               |
| ii. |   |                     |                   |               |
| c)  | Has final clearance from FFD obtained?  |                     | i. Yes            | ii. No        |
| 18. | What is the source of water supply?   | i. Municipal Supply | ii. Bore wells    | iii. Others   |
| a)  | Whether water storage facility is provided?   | i. Sump             | ii. OHT           | iii. Others   |
| b)  | If YES, give the capacity of the storage facility/ies.                                |                     |                   |               |
| c)  | What is the frequency of water supply?  | i. 24x7             | ii. Once in a Day | iii. Others   |
| d)  | What is the per capita supply of water to the apartments?                             |                     |                   |               |
| e)  | Is the water meter provided to the complex?   |                     | i. Yes            | ii. No        |
| 19. | How is the Solid Waste collected from the apartment?                                  | i. Door-to-door     |                   | ii. Dust bins |
| a)  | Is the solid waste segregated at source?  |                     | i. Yes            | ii. No        |
| b)  | How is solid waste collected from apartments and conveyed to the collection point?    |                     |                   |               |
|     |   |                     |                   |               |

|     |   |              |         |
|-----|---|--------------|---------|
| 20. | Is the Complex provided with underground drainage system?                                   | i. Yes       | ii. No  |
| a)  | If <b>NO</b> , Mention the type of system provided?   |              |         |
| i.  |   |              |         |
| ii. |   |              |         |
| b)  | Is <b>STP</b> provided as part of DPR?  | i. Yes       | ii. No  |
| c)  | If <b>NO</b> , has it been omitted wilfully?  | i. Yes       | ii. No  |
| d)  | Is <b>STP</b> mandatory as per environment regulations?                                     | i. Yes       | ii. No  |
| e)  | Has space been reserved for STP?  | i. Yes       | ii. No  |
| f)  | If <b>YES</b> , how much area is provided for STP?  |              |         |
| g)  | How much will it cost for recycling units – piping/tank/motor etc.                          | Rs.          |         |
| h)  | Who has to bear the cost of STP?  | i. Residents | ii. KHB |
| i)  | Indicate whether the treated water is being utilized.                                       | i. Yes       | ii. No  |
| j)  | If <b>NO</b> , how is it being disposed?  |              |         |
| i.  |   |              |         |
| ii. |   |              |         |
| 21. | Is the storm water disposal facility provided for the apartment?                            | i. Yes       | ii. No  |
| a)  | If <b>NO</b> , how is the storm water disposed from the site?                               |              |         |
| i.  |   |              |         |
| ii. |   |              |         |
| 22. | Whether the lighting facility is provided for the common areas of the apartment complex?    | i. Yes       | ii. No  |
| a)  | Is solar system provided for street lighting?   | i. Yes       | ii. No  |
| b)  | If <b>YES</b> , indicate if there are any maintenance issues?                               |              |         |
| i.  |   |              |         |
| ii. |   |              |         |
| 23. | Was the PMC engaged from start to finish of the Project?                                    | i. Yes       | ii. No  |
| a)  | Has the PMC conducted necessary tests as per IS Code for materials?                         | i. Yes       | ii. No  |
| b)  | If <b>YES</b> , furnish details:  |              |         |
| c)  | Was the satisfactory Completion Certificate obtained from the PMC?                          | i. Yes       | ii. No  |
| d)  | If <b>YES</b> , furnish the copy:   |              |         |
| 24. | Have all procedures completed for apartment allotment/ transfer to the allottees (Yes/ No)? |              |         |
| a)  | If <b>NO</b> , state reasons:   |              |         |
| i.  |   |              |         |
| ii. |   |              |         |
| 25. | Has Occupancy Certificate obtained from Competent Authority?                                | i. Yes       | ii. No  |

**Evaluation of Residential Highrise Project constructed at  
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|     |   |                |                         |
|-----|---|----------------|-------------------------|
| a)  | If <b>YES</b> , furnish the copy.   |                |                         |
| b)  | If <b>NO</b> , on what basis the apartments were allotted?                        |                |                         |
| i.  |   |                |                         |
| ii. |   |                |                         |
| 26. | What is the process adopted for allotment of apartments?                          |                |                         |
|     | i. Auction  | ii. Lottery    | iii. Others             |
| a)  | Was any reservation policy followed in allotment of apartments?                   | i. Yes         | ii. No                  |
| b)  | How many apartments are allotted to public?                                       |                |                         |
| c)  | Number of apartments in which the allottees are staying?                          |                |                         |
| d)  | Number of apartments rented/ leased by the allottees?                             |                |                         |
| 27. | Indicate the <b>maintenance</b> cost for the apartment per annum (Rs./ Sq.ft):    |                |                         |
| 28. | Is the Society formed for the apartment complex?                                  | i. Yes         | ii. No                  |
| a)  | If <b>YES</b> , whether society is taking up the maintenance of apartment?        | i. Yes         | ii. No                  |
| b)  | Is the apartment complex provided with security system?                           | i. Yes         | ii. No                  |
| c)  | Is the apartment complex provided with lift arrangements?                         | i. Yes         | ii. No                  |
| d)  | Is the apartment complex provided with DG Set in case of power failure?           | i. Yes         | ii. No                  |
| e)  | If <b>YES</b> , furnish areas with DG sets connected (Common areas/ lift/ flats): |                |                         |
| 29. | Is the parking space provided residents/ visitors?                                | i. Yes         | ii.No                   |
|     |   |                | a) If YES, is it:       |
|     | i. Adequate   | ii. Inadequate | iii. Provided as per ZR |
| a)  | Is parking space included as part of the apartment allotment cost?                | i. Yes         | ii. No                  |
| b)  | If <b>NO</b> , state reasons:   |                |                         |
| i.  |   |                |                         |
| ii. |   |                |                         |

| Interviewer Name | Designation | Date of Interview | Signature |
|------------------|-------------|-------------------|-----------|
|                  |             |                   |           |

INTERVIEWER NOTES:



**Evaluation of the Residential Highrise Project at Jakkare Honda, Belagavi by Karnataka Housing Board (KHB)**



*Sponsored by* **Karnataka Evaluation Authority (KEA),**  
Government of Karnataka,  
Bangalore

*Conducted by* **Centre for Symbiosis of Technology, Environment & Management (STEM),**  
Koramangala, Bangalore

Email: [keagok@karnataka.gov.in](mailto:keagok@karnataka.gov.in) Email: [stemb@vsnl.com](mailto:stemb@vsnl.com)



**Interview Schedule 2 (IS-2): Revenue Department Officials**

**Respondent Profile**

|                 |        |                     |          |
|-----------------|--------|---------------------|----------|
| <b>Name:</b>    |        | <b>Designation:</b> |          |
| <b>Contact</b>  | Phone: |                     | Mobile:  |
| <b>Details:</b> | Email: |                     | Address: |

|     |  |                                |                   |
|-----|--|--------------------------------|-------------------|
| 1.  | Was the project taken up by <b>KHB</b> on insistence of <b>Revenue Dept.</b> ?         | i. Yes                         | ii. No            |
| a)  | If <b>NO</b> , give <b>reasons</b> for taking it up:                                   |                                |                   |
| i.  |  |                                |                   |
| ii. |  |                                |                   |
| 2.  | Was the project taken up on <b>deposit contribution</b> from <b>Revenue Dept.</b> ?    | i. Yes                         | ii. No            |
| a)  | If <b>YES</b> , what is the contribution? ( <b>In %</b> )                              |                                |                   |
| b)  | If <b>NO</b> , how was the project financed? Who were the <b>funders</b> ?             |                                |                   |
|     | i. Revenue department  | ii. Loan by Revenue department |                   |
|     | iii. Deposit from Beneficiary  | iv. Other Sources              |                   |
| 3.  | Was the land handed over to KHB by the Revenue Department?                             | i. Yes                         | ii. No            |
| a)  | If <b>YES</b> , What was the value of the land arrived ( <b>Rs.</b> )?                 |                                |                   |
| 4.  | What was the prevailing <b>Guidance Value</b> of the land at that time ( <b>Rs.</b> )? |                                |                   |
| 5.  | How was the cost of land disbursed to Revenue Department?                              |                                |                   |
|     | i. Cash  | ii. Cheque                     | iii. Demand Draft |
|     | iv. Others   |                                |                   |
| a)  | If <b>Others</b> , specify:  |                                |                   |
| i.  |  |                                |                   |
| ii. |  |                                |                   |
| 6.  | What was the market rate for the land at the time ( <b>Rs.</b> )?                      |                                |                   |
| 7.  | As per prevailing Master Plan, what is designated land use for the land?:              |                                |                   |
| a)  | Has the change of land use obtained?   | i. Yes                         | ii. No            |
|     | b) If <b>NO</b> , give reasons:  |                                |                   |
| i.  |  |                                |                   |
| ii. |  |                                |                   |
| 8.  | How many apartments were allotted as quarters to the Revenue Dept.?                    |                                |                   |

**Evaluation of Residential Highrise Project constructed at  
Jakkare Honda, Belagavi by Karnataka Housing Board**

|     |   |        |        |
|-----|---|--------|--------|
| a)  | Provide the details of the apartments/ quarters allotted                |        |        |
| i.  |   |        |        |
| ii. |   |        |        |
| 9.  | Are you satisfied with the apartments/ quarters handed over by the KHB? | i. Yes | ii. No |
| a)  | If <b>NO</b> , what are your issues and concerns                        |        |        |
| i.  |   |        |        |
| ii. |   |        |        |
| 10. | What are your suggestions for taking up similar projects?               |        |        |
| i.  |   |        |        |
| ii. |   |        |        |

| Interviewer Name | Designation | Date of Interview | Signature |
|------------------|-------------|-------------------|-----------|
|                  |             |                   |           |

INTERVIEWER NOTES

**Evaluation of the Residential Highrise Project at Jakkare Honda, Belagavi by Karnataka  
Housing Board (KHB)**



**Sponsored by** *Conducted by*  
**Karnataka Evaluation** **Centre for Symbiosis of**  
**Authority (KEA),** **Technology, Environment &**  
**Government of Karnataka,** **Management (STEM),**  
**Bangalore** **Koramangala, Bangalore**  
 Email: [keagok@karnataka.gov.in](mailto:keagok@karnataka.gov.in) Email: [stemb@vsnl.com](mailto:stemb@vsnl.com)



**Questionnaire (Q): Allottees / Non-allottees**

**A. Respondent Details**

|     |   |                       |   |
|-----|---|-----------------------|---|
| 1.  | Name:   |                       |   |
| 2.  | Contact Details:  | a) Mobile No:         | b) Email:                                     |
| 3.  | House/Flat Number:  | 4.                    | Area of Flat:                                 |
| 5.  | House Type:   | i. 2 BHK              | ii. 3 BHK                                     |
| 6.  | Ownership :   | i. Owner              | ii. Tenant      iii. Others ...               |
| 7.  | If <b>Owner</b> , Cost of flat including Registration Charges: <b>(Rs.)</b> |                       |   |
| 8.  | If <b>Tenant</b> , Rent being paid: <b>(Rs.):</b>                           |                       |   |
| 9.  | Number of persons in the house:   | <b>Adults:</b>        | <b>Children:</b>                              |
| 10. | Are you a <b>Native</b> of this city?                                       |                       | i. Yes      ii. No                            |
|     | a) If No, from which place you have migrated to this city?                  |                       |   |
|     | b) Reasons for Migration:   |                       |   |
|     | i. Marriage   | ii. Parent's Transfer | iii. Employment      iv. Children's Education |

**B. Household Socio-Cultural Data**

**[Circle the answer]**

|    |   |                      |                       |
|----|---|----------------------|-----------------------|
| 1. | Do you enjoy the apartment culture?                                       | i. Yes               | ii. No                |
| a) | If <b>NO</b> , is it because of the lack of ...?                          |                      |                       |
|    | i. Privacy  | ii. Social Conflicts | iii. Other Reasons... |
| b) |   |                      |                       |
| c) |   |                      |                       |
| 2. | Are there social gatherings in the apartment during:                      |                      |                       |
|    | i. Festivals  | ii. Occasionally     | iii. Regularly        |
| 3. | Is there sufficient area available for social gathering in the apartment? |                      | i. Yes      ii. No    |
| a) | If <b>NO</b> , what type of spaces you wish to have:                      |                      |                       |
|    | i.  |                      |                       |
|    | ii.   |                      |                       |
| 4. | Are you satisfied with the cost paid for the apartment?                   |                      | i. Yes      ii. No    |
| a) | If <b>NO</b> , give reasons?  |                      |                       |
|    | i.  |                      |                       |
|    | ii.   |                      |                       |

**Evaluation of Residential Highrise Project constructed at  
Jakkare Honda, Belagavi by Karnataka Housing Board**

|    |   |                      |               |             |
|----|---|----------------------|---------------|-------------|
| 5. | What is the <b>Annual Maintenance</b> cost being paid?                |                      |               |             |
|    | i. 12,000 to 15,000   | ii. 15,000 to 18,000 | iii. > 18,000 |             |
| 6. | What was the process of apartment allotment?                          | i. Lottery           | ii. Auction   | iii. Others |
| 7. | Have all requisites assured in allotment notification been fulfilled? |                      | i. Yes        | ii. No      |
| a) | If <b>NO</b> , what are the short comings?                            |                      |               |             |
|    | i.  |                      |               |             |
|    | ii.   |                      |               |             |

**C. Construction and Infrastructure**

[ Circle the answer ]

|    |   |                            |                          |                    |
|----|---|----------------------------|--------------------------|--------------------|
| 1. | Provide your perception/ satisfaction levels on the following aspects         |                            |                          |                    |
| a) | Design of Apartment/Flat  | i. Highly Satisfied        | ii. Moderately Satisfied | iii. Not Satisfied |
| b) | If <b>Moderately Satisfied</b> or <b>Not satisfied</b> , give reasons:        |                            |                          |                    |
|    | i. Improper Planning  | ii. Poor Ventilation       | iii. Narrow Toilets      |                    |
|    | iv. Units un-organized  | v. Improper doors position | vi. Vastu Issues         |                    |
| c) | Quality of Construction   | i. Highly Satisfied        | ii. Moderately Satisfied | iii. Not Satisfied |
| d) | If <b>Moderately Satisfied</b> or <b>Not satisfied</b> , give reasons:        |                            |                          |                    |
|    | i. Poor quality materials   | ii. Poor Workmanship       | iii. Fittings not good   |                    |
|    | iv. Finishing not good  |                            | v. Any Others            |                    |
| e) | Water Supply Quantity   | i. Highly Satisfied        | ii. Moderately Satisfied | iii. Not Satisfied |
| f) | Water Supply Quality  | i. Highly Satisfied        | ii. Moderately Satisfied | iii. Not Satisfied |
| g) | Sewerage System   | i. Highly Satisfied        | ii. Moderately Satisfied | iii. Not Satisfied |
| h) | Storm Water Drainage  | i. Highly Satisfied        | ii. Moderately Satisfied | iii. Not Satisfied |
| i) | Circulation Network   | i. Highly Satisfied        | ii. Moderately Satisfied | iii. Not Satisfied |
| j) | Electricity Supply  | i. Highly Satisfied        | ii. Moderately Satisfied | iii. Not Satisfied |
| k) | Street Lighting   | i. Highly Satisfied        | ii. Moderately Satisfied | iii. Not Satisfied |
| l) | Communication Network   | i. Highly Satisfied        | ii. Moderately Satisfied | iii. Not Satisfied |
| 2. | Are there any <b>Seepage / Leakage/ Dampness</b> noticed in your flats?       |                            | i. Yes                   | ii. No             |
| a) | If <b>YES</b> , Mention and show the spaces.                                  |                            |                          |                    |
|    | i. Hall   | ii. Kitchen                | iii. Bed room            |                    |
|    | iv. Bath room   |                            | v. Others.....           |                    |
| 3. | Were any <b>Alterations</b> or <b>Additions</b> made to the constructed flat? |                            | i. Yes                   | ii. No             |
| a) | If <b>YES</b> , is it because of :  |                            |                          |                    |
|    | i. Poor quality   | ii. Did not suit           | iii. To have             | iv. others         |

|    |   |                   |                      |        |        |
|----|---|-------------------|----------------------|--------|--------|
|    |   | your taste        | better quality       |        |        |
| b) | Are all the requirements agreed to be given by KHB while handing over been fulfilled? |                   |                      | i. Yes | ii. No |
| c) | If <b>NO</b> , detail what was not fulfilled.   |                   |                      |        |        |
| d) | Have you provided / altered the position of;  |                   |                      |        |        |
|    | i. Wardrobes  | ii. False Ceiling | iii. Kitchen Cabinet |        |        |
|    | v. Internal Walls   |                   | vi. Any Others.....  |        |        |
| e) | Have you covered the balcony?   |                   |                      | i. Yes | ii. No |
| f) | If <b>YES</b> , is it with the knowledge of KHB?                                      |                   |                      | i. Yes | ii. No |

**D. Civic Amenities & Facilities**

[ Circle the answer ]

|    |  |                  |                       |                                      |            |
|----|--|------------------|-----------------------|--------------------------------------|------------|
| 1. | Does your apartment have designated children play area?                  |                  |                       | i. Yes                               | ii. No     |
| a) | If <b>NO</b> , indicate which areas are being used for this purpose.     |                  |                       |                                      |            |
|    | i. Setback areas   | ii. Parking area | iii. Circulation area | iv. Any other space                  |            |
| 2. | Are you satisfied with the Security provided in the apartment            |                  |                       | i. Yes                               | ii. No     |
| a) | If <b>NO</b> , what issues you are facing?                               |                  |                       |                                      |            |
|    | i.   |                  |                       |                                      |            |
|    | ii.  |                  |                       |                                      |            |
| 3. | Have you been provided with designated parking space?                    |                  |                       | i. Yes                               | ii. No     |
| a) | If <b>NO</b> , where do you park your vehicles?                          |                  |                       |                                      |            |
|    | i. Stilt area as per space available                                     |                  | ii. Setback area      | iii. Other areas                     |            |
| b) | Where do your visitors park?   |                  | i. Setback Area       | ii. Outside Boundary                 |            |
| 4. | Indicate the availability of following facilities near your apartment    |                  |                       |                                      |            |
| a) | Daily needs & groceries  |                  | i. < 1 km             | ii. < 2km                            | iii. > 2km |
| b) | Education Facilities   |                  | i. < 1 km             | ii. < 2km                            | iii. > 2km |
| c) | Hospitals/ Clinics   |                  | i. < 1 km             | ii. < 2km                            | iii. > 2km |
| d) | Transport facilities   |                  | i. < 1 km             | ii. < 2km                            | iii. > 2km |
| e) | Banks/ Civic amenities   |                  | i. < 1 km             | ii. < 2km                            | iii. > 2km |
| f) | Recreational facilities  |                  | i. < 1 km             | ii. < 2km                            | iii. > 2km |
| 5. | Are your children & other family members safe in the apartment?          |                  |                       | i. Yes                               | ii. No     |
| a) | If <b>NO</b> , give reasons:   |                  |                       |                                      |            |
|    | i.   |                  |                       |                                      |            |
|    | ii.  |                  |                       |                                      |            |
| 6. | Has provision been made for differently abled individuals?               |                  |                       | i. Yes                               | ii. No     |
| 7. | Do you prefer staying in apartment as against individual house?          |                  |                       | i. Yes                               | ii. No     |
| a) | If <b>YES</b> , reasons:   |                  |                       |                                      |            |
|    | i. Cost Effective  |                  | ii. Security & Safety |                                      |            |
|    | iii. Good maintenance  |                  | iv. Social gathering  | v. Any others                        |            |
| 8. | Any other specific facilities you would have preferred in the Apartment? |                  |                       |                                      |            |
|    | i. Gym   | ii. Club house   | iii. Party area       | iv. Any <b>others</b> please specify |            |
| a) |  |                  |                       |                                      |            |
| b) |  |                  |                       |                                      |            |

**Evaluation of Residential Highrise Project constructed at  
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|     |   |             |               |
|-----|---|-------------|---------------|
| 9.  | Any specific suggestions to improve the living and environment of your apartment?     |             |               |
| i.  |   |             |               |
| ii. |   |             |               |
| 10. | Are restroom facilities been provided for security personnel / housekeeper personnel? | i. Yes      | ii. No        |
| a)  | If <b>YES</b> , has it been provided in ...   | i. Basement | ii. Elsewhere |
| b)  | If <b>ELSEWHERE</b> , where has it been provided? Specify?                            |             |               |
| i.  |   |             |               |
| ii. |   |             |               |

|     |  |  |  |
|-----|--|--|--|
| c)  | If <b>NO</b> , Please explain how the issue can be solved? |  |  |
| i.  |  |  |  |
| ii. |  |  |  |

| Interviewer Name | Designation | Date of Interview | Signature |
|------------------|-------------|-------------------|-----------|
|                  |             |                   |           |

INTERVIEWER NOTES:

**Evaluation of the Residential Highrise Project at Jakkare Honda, Belagavi by Karnataka  
Housing Board (KHB)**



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**Karnataka Evaluation** **Centre for Symbiosis of**  
**Authority (KEA),** **Technology, Environment &**  
 Government of Karnataka, **Management (STEM),**  
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 Email: [keagok@karnataka.gov.in](mailto:keagok@karnataka.gov.in) Email: [stemb@vsnl.com](mailto:stemb@vsnl.com)



**Inspection Checklist (IC): Inspection of Apartment**

**A. Apartment and Neighbourhood**

[ Circle the answer ]

|    |  |                    |                    |          |
|----|--|--------------------|--------------------|----------|
| 1. | Circulation pattern                            | i. Good            | ii. Bad            |          |
| 2. | Public transportation:                         | i. Convenient      | ii. Inconvenient   |          |
| 3. | Distance from apartment to working place (KM): |                    |                    |          |
| 4. | Width of the approach road (Meters):           |                    |                    |          |
| 5. | Mode of transportation using:                  | i. Public          | ii. Private        | iii. Own |
| 6. | Availability of parking area:                  | i. Inside          | ii. Outside        |          |
| 7. | Availability of parking area :                 | i. Sufficient      | ii. Not Sufficient |          |
| 8. | Approach towards parking area:                 | i. Convenient      | ii. Not Convenient |          |
| 9. | Approach to main road:                         | i. By Service Road | ii. Direct         |          |

**B. Natural and Environmental Data**

[ Circle the answer ]

|    |   |                         |                 |                              |        |
|----|---|-------------------------|-----------------|------------------------------|--------|
| 1. | Any nuisance around /the house due to :                 |                         |                 |                              |        |
|    | i. Traffic  | ii. Commercial Activity | iii. Industries | iv. Improper Sewage Disposal |        |
|    | v. Neighbourhood activities                             |                         | vi. Industry    | vii. Any other               |        |
| 2. | Type of fire safety measures taken by the authority.    |                         |                 |                              |        |
|    | i.  |                         |                 |                              |        |
|    | ii.   |                         |                 |                              |        |
| 3. | Is there any emergency exit provided for the apartment? |                         |                 | i. Yes                       | ii. No |
| 4. | Security services                                       | i. Satisfied            |                 | ii. Not satisfied            |        |

**C. Other Observations/ if any:**

| Interviewer Name | Designation | Date of Interview | Signature |
|------------------|-------------|-------------------|-----------|
|                  |             |                   |           |

Evaluation of Residential Highrise Project constructed at  
Jakkare Honda, Belagavi by Karnataka Housing Board  
**Evaluation of the Residential Highrise Project at Jakkare Honda, Belagavi by Karnataka  
Housing Board (KHB)**



*Sponsored by* **Karnataka Evaluation  
Authority (KEA),  
Government of Karnataka,  
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*Conducted by* **Centre for Symbiosis of  
Technology, Environment &  
Management (STEM),  
Koramangala, Bangalore**  
Email: [stemb@vsnl.com](mailto:stemb@vsnl.com)



**FGD Checklist 1 (FGD-A): Allottees**

**A. Opinion on overall quality of Services and Amenities provided.**

- 1) Water Supply
- 2) Sewerage System
- 3) Street Lighting
- 4) Storm Water Drainage
- 5) Road Network & Circulation
- 6) Communication Network
- 7) Solid Waste Management
- 8) Cleanliness and quality of Environment
- 9) Other Civic Amenities and Facilities

**B. Maintenance of the apartments and their role.**

- 1) Functioning of the Society
- 2) Involvement in maintenance activities
- 3) Any other aspects

**C. Any Suggestions for taking up similar Projects.**



**Evaluation of the Residential Highrise Project at Jakkare Honda, Belagavi by Karnataka  
Housing Board (KHB)**



*Sponsored by* **Karnataka Evaluation Authority (KEA),**  
Government of Karnataka,  
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*Conducted by* **Centre for Symbiosis of  
Technology, Environment &  
Management (STEM),**  
Koramangala, Bangalore  
Email: [stemb@vsnl.com](mailto:stemb@vsnl.com)



**FGD Checklist 2 (FGD-S): Stakeholder Departments**

**A. Major Benefits of the Project to the Society in General.**

- 1) Housing facilities
- 2) Affordable price
- 3) Any other, specify

**B. Opinion on Civic Amenities Provided in the Apartment.**

- 1) Entry-Exit
- 2) Security
- 3) Lift
- 4) Parking Facilities
- 5) Infrastructure Facilities (Water supply, Sewerage System, Storm Water Drainage, Solid Waste Management, Street Lighting, etc.)
- 6) Open Spaces and Children Play Areas
- 7) Other amenities in the vicinity

**C. Process of Allotment of apartments/ flats and Maintenance of Apartment**

**D. Any Suggestions for taking up similar Projects.**

Evaluation of Residential Highrise Project constructed at  
Jakkare Honda, Belagavi by Karnataka Housing Board

## APPENDIX 3: Copy of the High Court Judgement

4043-112

H.G. Vasantha Kumar

1

**IN THE HIGH COURT OF KARNATAKA AT BANGALORE**

Dated this the 2<sup>nd</sup> day of November 2010

PRESENT

THE HON'BLE MR.J.S.KHEHAR, CHIEF JUSTICE

AND

THE HON'BLE MR.JUSTICE A.S.PACHHAPURE

W.P NO.22456/2009 (LB-PIL)

**BETWEEN:**

Sri.Ganesh S/o.Jotiba Oulkar  
Aged about 36 years  
3355, Gondhalli Galli  
Belgaum,

..Petitioner

(By Sri.G.Balakrishna Shastry, Adv.)

**AND:**


1. The Karnataka Housing Board,  
K.G.Road, Bangalore  
By its Commissioner.
2. Belgaum Urban Development Authority  
Belgaum By its Commissioner
3. The Corporation of the City of  
Belgaum by its Commissioner.
4. The State of Karnataka,  
By its Secretary to Revenue Department,  
M.S.Building, Dr.Ambedkar Road,  
Bangalore-560 001.

..Respondents

(By Sri.H.G.Vasantha Kumar, Adv. for R.1  
Sri.Basavaraj Kareddy, Prl.G.A. for R.2 & R.4  
Sri.Niranjan Kumar, Adv. for R.3.)

This Writ Petition is filed under Articles 226 and 227 of the Constitution of India praying to quash the order dated 4.7.2008 passed by the Commissioner, Belgaum, Urban Development Authority, Belgaum, produced at Annexure-A and accompanied approved layout plan as per Annexure-A1 in respect of land R.S.No.219/P of Jakkeri Honda of Belgaum village and etc..

This certified copy contains 12 page  
and the printing charges of RS 39 received



Evaluation of Residential Highrise Project constructed at  
Jakkare Honda, Belagavi by Karnataka Housing Board

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This Writ Petition coming on for orders this day, **Chief Justice** made the following order :

ORDER

**J.S.KHEHAR, C.J. (Oral) :**

The instant writ petition, which has been styled as cause in public interest. It has been filed by the petitioner to assail, firstly, the order passed by the Deputy Commissioner, Belgaum, dated 12.12.2006, by which R.S.No.219 of Jakkeri Honda, Belgaum, measuring 2 acres 10 guntas has been handed over to the Karnataka Housing Board. Secondly, the petitioner assails the purpose for which the land is to be utilised. Out of the aforesaid land, 62010 Sq.ft. of land has been reserved for a housing project to be constructed by the Karnataka Housing Board, whereas, 3600 Sq.ft. of land has been earmarked for constructing quarters/flats for the staff of the Revenue Department.

2. In addition to the aforesaid, the petitioner has also assailed the approval granted by the Commissioner, Belgaum Urban Development Authority on 24.07.2008, approving the layout plan in respect of RS No.219.



Jagdish Singh

3. In order to raise a challenge to the two orders referred to herein-above, the learned counsel for the petitioner has placed reliance on the provisions of the Karnataka Town and Country Planning Act, 1961 (hereinafter referred to as 'the 1961 Act'). Pointed attention of this Court has been drawn to Sections 12 and 14 of the 1961 Act. The aforesaid provisions are extracted hereunder for facility of reference.

*Jagdish Singh*

**\*12. Contents of Master Plan -** (1) The Master Plan shall consist of a series of maps and documents indicating the manner in which the development and improvement of the entire planning area within the jurisdiction of the Planning Authority are to be carried out and regulated, such plan shall include proposals for the following, namely-

- (a) zoning of land use for residential, commercial, industrial, agricultural, recreational, educational and other purposes together with Zoning Regulations;
- (b) a complete street pattern, indicating major and minor roads, national highways, and state highways, and traffic circulation pattern, for meeting immediate and future requirements with proposals for improvements;
- (c) areas reserved for parks, playgrounds, and other recreational uses, public open spaces, public buildings and institutions and area reserved for such other purposes as may be expedient for new civic developments;
- (d) areas earmarked for future development and expansion;
- (e) reservation of land for the purposes of Central Government, the State Government, Planning



Authority or public utility undertaking or any other authority established by Law, and the designation of lands being subject to acquisition for public purposes or as specified in Master Plan or securing the use of the landing in the manner provided by or under this Act;

(f) declaring certain areas, as areas of special control and development in such area being subject to such regulations as may be made in regard to building line, height of the building, floor area ratio, architectural features and such other particulars as may be prescribed;

(g) stages by which the plan is to be carried out.

**Explanation-** (i) "Building Line" means the line up to which the plinth of a building adjoining a street may lawfully extend and includes the lines prescribed, if any, in scheme;

(ii) "Floor Area Ratio" means the quotient of the ratio of the combined gross floor area of all the floors, excepting areas specifically, exempted under the regulations, to the total area of the plot.

(2) The following particulars shall be published and sent to the State government through the Director along with the master plan, namely-

- (i) a report of the surveys carried out by the Planning Authority before the preparation of such plan;
- (ii) a report explaining the provisions of the Master Plan;
- (iii) regulations in respect of each land use zone to enforce the provisions of such plan and explaining the manner in which necessary permission for developing any land can be obtained from the Planning Authority;
- (iv) a report of the stages by which it is proposed to meet the obligations imposed on the Planning Authority by such plan.

Tangeshwari Singh



(3) Master Plan shall indicate "Heritage Buildings" and "Heritage Precincts" and shall include the regulations made therein for conservation of the same."

**14. (enforcement of the Master Plan and the Regulations)-** (1) On and from the date on which a declaration of intention to prepare a Master Plan is published under sub-section(1) of Section 10, every land use, every change in land use and every development in the area covered by the plan subject to Section 14-A shall conform to the provisions of this Act, the Master Plan and the report, as finally approved by the State Government under sub-section (3) of Section 13.)

(2) No such change in land use or development as is referred to in sub-section (1) shall be made except with the written permission of the Planning Authority which shall be contained in a commencement certificate granted by the Planning Authority in the form prescribed:

(Provided that where the use or charge of land use under this section needs the diversion of agricultural land to non-agricultural purposes, such use or change of use shall not be permitted, unless permission is obtained in accordance with the provisions of the Karnataka Land Revenue Act, 1964 for such diversion.)

**Explanation** For the purpose of this section,-

- (a) the expression "development" means the carrying out of building or other operation in or over or under any land or the making of any material change in the use of any building or other land;
- (b) the following operations or uses of land shall not be deemed to involve a development of any building or land, namely,-
- (i) the carrying out of works for maintenance, improvement or other alternation of any

*Jagdish Singh*



Evaluation of Residential Highrise Project constructed at  
Jakkare Honda, Belagavi by Karnataka Housing Board

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building, being works which affect only the interior of the building or which do not materially affect the external appearance of the building;

(ii) x x x x x

(iii) x x x x x

(iv) the use of any building or other land within the curtilage of a dwelling house for any purpose incidental to the enjoyment of the dwelling house as such;

(v) when the normal use of land which was being temporarily used for any other purpose on the day on which the declaration of intention to prepare the (Master Plan) is published under sub-section (1) of Section 10 is resumed;

(vi) when land was normally used for one purpose and also on occasions for any other purpose, the use of the land for that other purpose on similar occasions.

(3) Every application for permission under sub-section (2) shall be accompanied by a plan, drawn to scale showing the actual dimension of the plot of land in respect of which permission is asked, the size of the building to be erected and the position of the building upon the plot and such other information as may be required in this behalf by the Planning Authority."

4. Based on the mandate of Section 12 extracted herein-above, it is the submission of the learned counsel for the petitioner, that R.S.No.219 of Jakkeri Honda, Belgaum, was earmarked as a public open place, the same therefore falls (in so far as the master plan is concerned) under Section 12 (1)(c) of the 1961

Jagdish Singh





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Act. It is the submission of the learned counsel for the petitioner, that once an area has been earmarked as public open space in the master plan, it cannot be used for any other purpose whatsoever. In order to substantiate the instant contention, learned counsel has also placed reliance on clause(d) of Section 12(1), which provides, areas earmarked for future development and expansion. It is submitted, that the contemplated activity could only have been carried out in land falling under Section 12(1)(d) of the 1961 Act. The project under reference, emerging out of the impugned orders dated 12.12.2006 and 24.07.2008, according to the learned counsel for the petitioner, being in the nature of future development and expansion, refer to use of land for the said purpose could be only out of such land, as had been earmarked under Section 12(1)(d) of the 1961 of the Act.

Jagdish Singh



5. In so far as reliance of the petitioner on Section 14 of the 1961 Act is concerned, it is the submission of the learned counsel for the petitioner, that the master plan has to be enforced as it is, specially when, there has been no change thereto. Accordingly, on a

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collective reading of Sections 12 and 14 of the 1961 Act, it is asserted at the hands of the learned counsel for the petitioner, that R.S.No.219 having been earmarked as public open space, cannot now be used either for construction of houses by the Karnataka Housing Board or for the development of residential quarters for the staff belonging to the Revenue Department.

Jagdish Singh

6. We have given our thoughtful consideration, to the solitary contention advanced by the learned counsel for the petitioner. The submissions advanced by the learned counsel for the petitioner have to be examined in the background of Section 14-A of the 1961 Act. Section 14-A of the aforesaid Act is being reproduced hereunder:

\* 14-A. Change of land use from the (Master Plan).- (1) At any time after the date on which (Master Plan) for an area comes into operation, the Planning Authority may, with the previous approval of the State Government, allow such changes in the land use or development from the (Master Plan) as may be necessitated by topographical or cartographical or other errors and omissions, or due to failure to fully indicate the details in the plan or changes arising out of the implementation of the proposals in (Master Plan) or the circumstances prevailing at any particular time, by the enforcement of the plan:

Provided that,-



- (a) all changes are in public interest;
- (b) the changes proposed do not contravene any of the provisions of this Act or any other law governing planning, development or use of land within the local planning area; and
- (c) the proposal for all such changes are published in one or more daily newspapers, having circulation in the area, inviting objections from the public within a period of not less than fifteen days from the date of publication as may be specified by the Planning Authority.
- (2) the provisions of sub-sections (2) and (3) of Section 14 shall apply *mutatis mutandis* to the change in land use or development from the (Master Plan).
- (3) Notwithstanding anything contrary contained in the Act, if the change in land use or development is from commercial or industrial to residential or from industrial to commercial and the stipulated fee is paid and the Local Planning Authority is informed prior to effecting the change, the permission for such change of land use or development shall be deemed to have been given."

Tajesh Singh

It is apparent from Section 14-A, that it is open to the State Government, to allow changes in land use or development by adopting measures, different from those earmarked in the original master plan.



7. From the record of the case, learned counsel for respondent No.1 has invited our attention to the Government order dated 17.07.2006 (Annexure-R.4).

Relevant part of the aforesaid order is being extracted hereunder;

"With reference to the subject and reference cited above, I am directed to convey the sanction of government for transfer of 2.10 acres of land in Sy.No.210 in Belgaum to Karnataka Housing Board for the construction of Staff Quarters subject to the following conditions.

Deputy Commissioner with the Executive Engineer, Karnataka Housing Board, Belgaum shall prepare and send detailed layout plan for 98010 sq feet area clearly demarcating.

- a) 62010 sq feet reserved for Karnataka Housing Board.
- b) 3600 sq feet reserved for Revenue Department quarters.
- c) Number of each type of houses, which are proposed to be built on the area, reserved for Revenue Department.
- d) Type designs and site plan.
- e) Cost of each house and total cost all inclusive (including escalation, if any).
- f) Completion period not more than 18 months from the date of land transfer (or handing over).
- g) No payment of any kind in any manner for any item of cost shall be payable by the Revenue Department/Government of Karnataka to Housing Board."

8. Based on the Government Order dated 17.07.2006, it is the contention of the learned counsel for the respondents, that the State Government, has, in exercise of the power vested in it, under Section 14-A of the 1961 Act, approved change in land use, from the



Jagdish Singh

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one contemplated in the original master plan. It is submitted, that even though R.S.No.219 was earlier earmarked as public open space, the same could be changed and altered under Section 14-A by the State Government. The aforesaid change had indeed been ordered by the State Government on 17.07.2006. The order passed by the State Government has already been extracted herein-above. It is submitted, that the petitioner having not assailed the order dated 17.07.2006, has no right to challenge the consequential orders, impugned through this petition.

Jagdish Singh

9. We have no hesitation in accepting the contention of the learned counsel for respondent No.1, on the basis of the Government order dated 17.07.2006, extracted herein-above. The State Government sanctioned the transfer of 2.10 acre of land in Sy.No.210 (R.S.No.219) in Jakkeri Honda, Belgaum, to the Karnataka Housing Board for construction of staff quarters. Out of the aforesaid land, 62010 Sq.ft. have been earmarked for a housing project to be constructed by the Karnataka Housing Board, whereas, 3600 Sq.ft



has been reserved for construction of quarters for the  
staff of the Revenue Department.

10. Thus viewed, we are satisfied, that there is no infirmity in the determination rendered by the respondents, for the use of the land in R.S.No.219 for the purpose mentioned in the order dated 17.07.2006. It is the aforesaid determination of the State Government, which was sought to be implemented through the impugned orders dated 12.12.2006 and 24.07.2008. In sum and substance, the orders dated 12.12.2006 and 24.07.2008 are merely consequential orders of the Government order dated 17.07.2006. Since we have already arrived at the conclusion, that the order dated 17.07.2006 passed by the State Government was legal, as the same was permissible under Section 14-A of the 1961 Act, it necessarily emerges, that the consequential orders based thereon are also valid and legal. Moreover, the order dated 17.07.2006 having not been assailed by the petitioner, there is really no basis to assail the consequential order.

Jagdish Singh



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11. For the reasons recorded herein-above, we find no merit in this petition and the same is accordingly dismissed.

Sd/-  
Chief Justice

Sd/-  
Judga



TRUE COPY  
*[Signature]*  
Section Officer  
High Court of Karnataka  
Bangalore-560 081. 29/11/10

- i) The date on which the application was made ..... 2-11-10
- b) The date on which charges and affidavits and other documents are filed ..... 25-11-10
- c) The date on which charges and affidavits and other documents are deposited / filed ..... 26-11-10
- d) The date on which the copy is ready ..... 29-11-10
- e) The date on which the copy is ready for delivery ..... 29-11-10
- f) The date on which the applicant is required to appear in court before ..... 1-12-10
- g) The date on which copy is forwarded to the court ..... 1-12-10
- h) Filed by ..... *[Signature]*

mv\*  
Index: Y/N

**Evaluation of Residential Highrise Project constructed at  
Jakkare Honda, Belagavi by Karnataka Housing Board**



## ANNEXURE 4: Copy of the Government Order of 2006 by the Revenue Department

GOVERNMENT OF KARNATAKA

Government Secretariat,  
M.S. Building,  
Bangalore, dated: 17-7-2006.

No. RD/5/EGL/2006

FROM:  
The Secretary to Government,  
Revenue Department,  
Bangalore-1.

To:  
The Deputy Commissioner,  
Belgaum District,  
Belgaum.

Sir,

Sub: **Transfer of land to K.H.Board.**  
Ref: Your letter No.kumsha/LBP/CR-92/2005-06,  
dated:7-2-2006.

With reference to the subject and reference cited above, I am directed to convey the sanction of government for transfer of 2.10 acres of land in sy.no.210 in Belgaum to Karnataka Housing Board for the construction of Staff Quarters subject to the following conditions:

Deputy Commissioner with the Executive Engineer, Karnataka Housing Board, Belgaum shall prepare and send detailed layout plan for 98010 sq feet area clearly demarcating.

- a) 62010 sq feet reserved for Karnataka Housing Board.
- b) 3600 sq feet reserved for Revenue Department quarters.
- c) Number of each type of houses which are proposed to be built on the area reserved for Revenue Department.
- d) Type designs and site plan.
- e) Cost of each house and total cost all inclusive (including escalation if any).
- f) Completion period not more than 18 months from the date of land transfer (or handing over).
- g) No payment of any kind in any manner for any item of cost shall be payable by the Revenue Department/Government of Karnataka to Housing Board.

Yours faithfully,

*K*  
(Kempaveeraiah)  
Under Secretary to Government,  
Revenue Department(Land Grants-3)

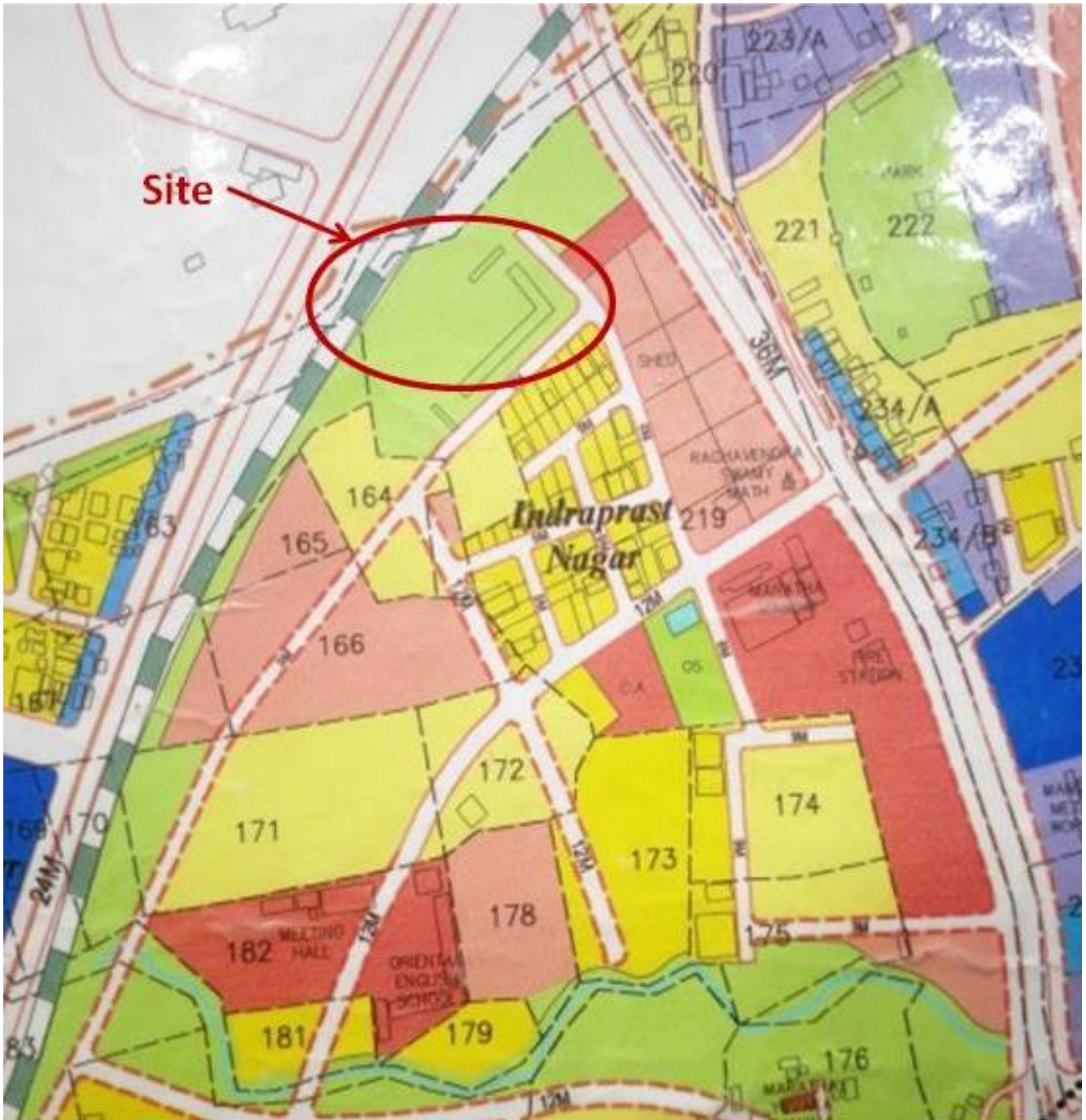
SO-LG3

2006-30  
17  
17/7

**Evaluation of Residential Highrise Project constructed at  
Jakkare Honda, Belagavi by Karnataka Housing Board**

APPENDIX 5: Proposed Land Use Map as per revised Master Plan 2014

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**Evaluation of Residential Highrise Project constructed at  
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## APPENDIX 6: Copy of the approved Layout Plan

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**ಬೆಳಗಾವಿ ನಗರಾಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ, ಬೆಳಗಾವಿ**

ವಿಷಯ: ಬೆಳಗಾವಿ ರಿ.ಸ.ನಂ. 219 ರಲ್ಲಿ 02 ಎಕರೆ-10 ಗುಂಟೆ ಕ್ಷೇತ್ರದಲ್ಲಿ  
ಕಂದಾಯ ಇಲಾಖೆ ನೌಕರರ ವಸತಿ ಗೃಹಗಳ ನಿರ್ಮಾಣದ ವಿನ್ಯಾಸ  
ಅನುಮೋದನೆ ಕುರಿತು.

\*\*\*\*\*

**ಓದಲಾಗಿದೆ:-**

- 1) ಕಾರ್ಯಕಾರಿ ಅಭಿಯಂತರು, ಕರ್ನಾಟಕ ಗೃಹ ಮಂಡಳಿ, ಬೆಳಗಾವಿ ಇವರ ಅರ್ಜಿ ದಿನಾಂಕ: 16.06.2007 ಹಾಗೂ 23.11.2007.
- 2) ಪರಿಶೀಲನಾ ಶುಲ್ಕ ಪಾವತಿ ಚಲನ ನಂ. 1408 ದಿನಾಂಕ: 17.06.2008.


ಅದೇಶ ಸಂಖ್ಯೆ ಬೆನಪ್ರಾ/ಯೋ/ವಿನ್ಯಾಸ-1/2007-08, 11706. ದಿನಾಂಕ: 24-07.2008.

ಕಾರ್ಯಕಾರಿ ಅಭಿಯಂತರು, ಕರ್ನಾಟಕ ಗೃಹ ಮಂಡಳಿ, ಬೆಳಗಾವಿ ಇವರು ಸಲ್ಲಿಸಿದ ಬೆಳಗಾವಿ ರಿ.ಸ.ನಂ. 219 ರಲ್ಲಿಯ 02 ಎಕರೆ-10 ಗುಂಟೆ ಕ್ಷೇತ್ರದಲ್ಲಿ ಕಂದಾಯ ಇಲಾಖೆ ನೌಕರರ ವಸತಿ ಗೃಹಗಳ ನಿರ್ಮಾಣದ ವಿನ್ಯಾಸ ನಕ್ಷೆಗೆ ಈ ಮೂಲಕ ಅನುಮೋದನೆ ನೀಡಿದೆ. ಸದರಿ ವಿನ್ಯಾಸಕ್ಕೆ ಸಂಬಂಧಿಸಿದ ರಸ್ತೆ, ಪಕ್ಕಾ ಗಟಾರು, ಒಳಚರಂಡಿ ವ್ಯವಸ್ಥೆ, ಕುಡಿಯುವ ನೀರಿನ ವ್ಯವಸ್ಥೆ, ವಿದ್ಯುದ್ದೀಪ ಹಾಗೂ ಇತರೆ ಎಲ್ಲ ನಾಗರಿಕ ಸೌಕರ್ಯಗಳ ಅಭಿವೃದ್ಧಿ ಕಾಮಗಾರಿಗಳನ್ನು ಕರ್ನಾಟಕ ಗೃಹ ಮಂಡಳಿಯವರು ಕೈಕೊಂಡು ಪೂರ್ಣಗೊಳಿಸತಕ್ಕವಾಗಿದೆ ಹಾಗೂ ವಿನ್ಯಾಸದಲ್ಲಿ ಅಳವಡಿಸಿದ ಉದ್ಯಾನವನದ ಜಾಗಗಳನ್ನು ಯಥಾವತ್ತಾಗಿ ಕಾಯ್ದಿರಿಸಿ, ಅದೇ ಉದ್ದೇಶಕ್ಕೆ ಅಭಿವೃದ್ಧಿ ಪಡಿಸಿ, ಕಾಪಾಡತಕ್ಕದ್ದಾಗಿದೆ.

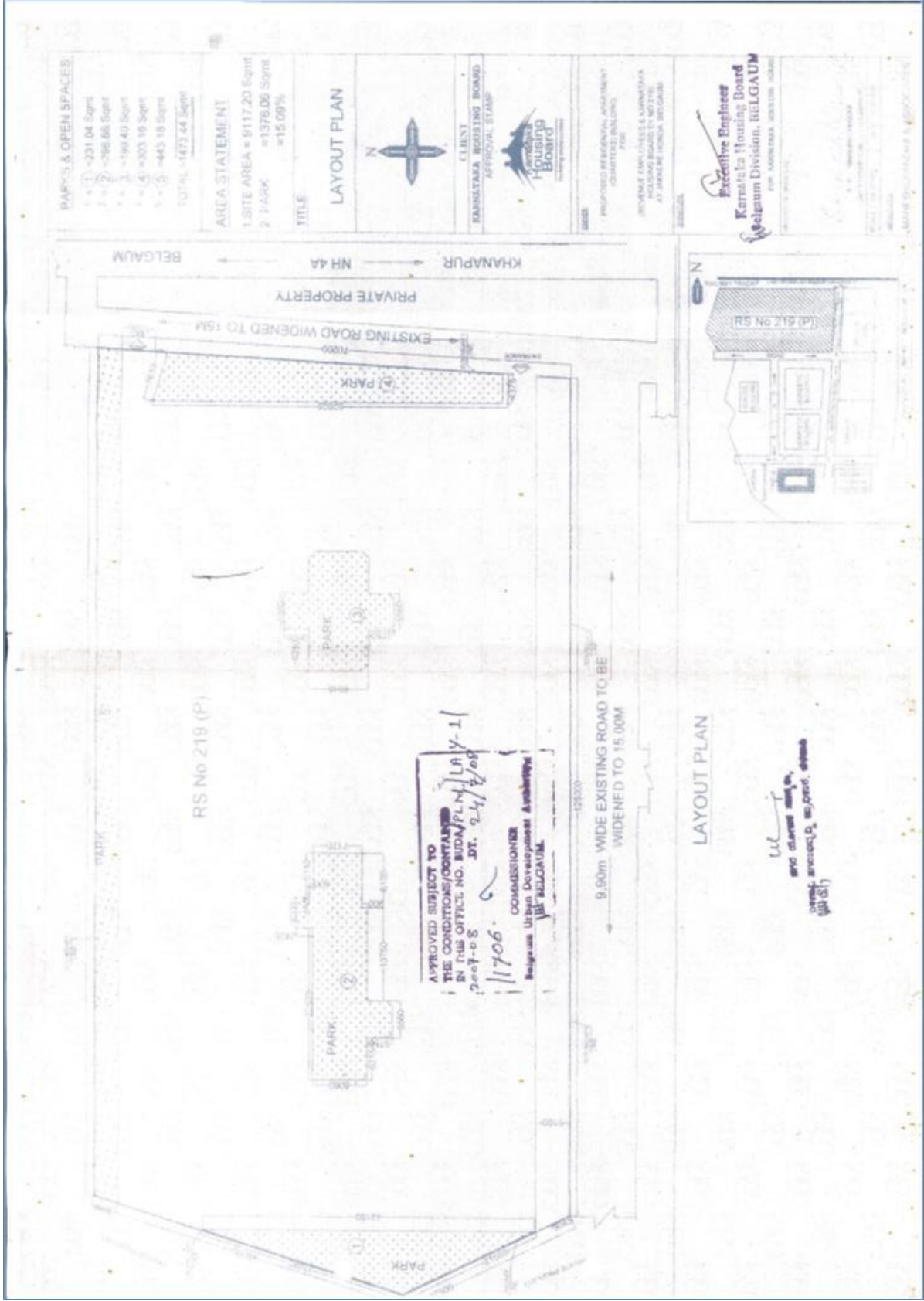
ಆಯುಕ್ತರು,  
ಬೆಳಗಾವಿ ನಗರಾಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ, ಬೆಳಗಾವಿ.  
(11/181)

ಪ್ರತಿಯನ್ನು 1) ಕಾರ್ಯಕಾರಿ ಅಭಿಯಂತರು, ಕರ್ನಾಟಕ ಗೃಹ ಮಂಡಳಿ, ಬೆಳಗಾವಿ ಇವರಿಗೆ ಅನುಮೋದಿತ ನಕ್ಷೆಯ ಪ್ರತಿಯೊಂದಿಗೆ ನೀಡಿದೆ.

2) ತಹಶೀಲ್ದಾರ್, ಬೆಳಗಾವಿ ಕಾರ್ಯಾಲಯ ಭೂ ಮಾಪನ ಶಾಖೆ, ಬೆಳಗಾವಿ ಇವರಿಗೆ ಅನುಮೋದಿತ ನಕ್ಷೆಯೊಂದಿಗೆ ಕಳುಹಿಸಿದೆ.

  
 Received  
 M/s  
 24/7/08  
 ಕರ್ನಾಟಕ ಗೃಹ ಮಂಡಳಿ

**Evaluation of Residential Highrise Project constructed at  
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**APPENDIX 7: List of Allottees/ Occupants interviewed at the Apartment Complex**

## Owners list

| Sl.No | Name                     | House |
|-------|--------------------------|-------|
| 1     | Hanumareddy P Naganur    | B1001 |
| 2     | Shankargowda G Patil     | B1011 |
| 3     | Chandrakanth A Magdum    | B1102 |
| 4     | Sangamesh                | B1105 |
| 5     | Sahas Chandra            | B1106 |
| 6     | Soumya Shekhar           | B1007 |
| 7     | Hanumappa V Neeralaki    | B1108 |
| 8     | Pandit Inamdar           | B1111 |
| 9     | Kausar Junedi            | B1116 |
| 10    | Raj T Kammar             | B1202 |
| 11    | Ujwala Satyanaik         | B1203 |
| 12    | Jugal Bothra             | B1209 |
| 13    | Sm Harale                | B1210 |
| 14    | Mallikarjun              | B1212 |
| 15    | Vinayak Patil            | B1215 |
| 16    | Suraj Mogi               | B1217 |
| 17    | Prithviraj Salunke       | B1307 |
| 18    | Leena Kutre              | B1312 |
| 19    | Sd Patil                 | B1314 |
| 20    | Sunil B Patil            | B1404 |
| 21    | Sidram R Chongul         | B1408 |
| 22    | Vijay Kadolkar           | B1409 |
| 23    | Vivek Gupta              | B1413 |
| 24    | Ratnamma                 | B1508 |
| 25    | Ajay L Melge             | B1509 |
| 26    | Vinayak G Muthalik Desai | B1510 |
| 27    | Vg Kulkarni              | B1511 |
| 28    | Beena J Patil            | B1512 |
| 29    | Jagdeesh Galagi          | B1517 |
| 30    | Basalingappa             | B2002 |
| 31    | Sachidanand R Revankar   | B2008 |
| 32    | Shrinivas V Guddad       | B2012 |
| 33    | Anant Joshi              | B2017 |
| 34    | Dr Sandeep S Sagare      | B2018 |
| 35    | Namrata Manjwadi         | B2103 |
| 36    | Rao Saheb Pawar          | B1107 |

**Evaluation of Residential Highrise Project constructed at Jakkare  
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|    |                       |       |
|----|-----------------------|-------|
| 37 | Lalitha S             | B2111 |
| 38 | Ashok Pawle           | B2112 |
| 39 | Dr Savita Angadi      | B2210 |
| 40 | Praveen               | B2211 |
| 41 | Kalappa Janawad       | B2127 |
| 42 | Vinod Krishna         | B2409 |
| 43 | Sanjeev Kulkarni      | B2505 |
| 44 | Abhinandan Darashetti | B2508 |
| 45 | Somashekar Tangoli    | B2413 |
| 46 | Sarvesh R Tadakod     | B2418 |

Tenants list


| Sl.No | Name                    | House |
|-------|-------------------------|-------|
| 1     | Rajesh Heremth          | B1009 |
| 2     | Delsad Begum            | B1017 |
| 3     | K R Bhat                | B1101 |
| 4     | Abhijeet Badigar        | B1114 |
| 5     | Kaushal Chakroborty     | B1117 |
| 6     | Dr Ravindra Rao         | B1204 |
| 7     | Anil Kumar              | B1207 |
| 8     | Sreeraj R Chotar        | B1211 |
| 9     | Vijaykumar Gurav        | B1213 |
| 10    | Vinod V Pilankar        | B1301 |
| 11    | Sadashiv Rama Umarane   | B1302 |
| 12    | Anil Bagati             | B1303 |
| 13    | Syed Samer              | B1308 |
| 14    | Vishwanath Chikkodi     | B1316 |
| 15    | Sunil Kumar             | B1401 |
| 16    | Malatesh Kulkarni       | B1406 |
| 17    | Kamala Murali           | B1410 |
| 18    | Phani Sreedhar          | B1412 |
| 19    | Sachin K                | B1503 |
| 20    | Venkata P               | B1513 |
| 21    | Prashanth Malge         | B1515 |
| 22    | Jaikishore Pai          | B2003 |
| 23    | Balachandra S Kappalkar | B2006 |
| 24    | Suresh B                | B2010 |
| 25    | Vikas Singh             | B2011 |
| 26    | Rahul S Gude            | B2015 |
| 27    | Sidhart Avalaki         | B2016 |
| 28    | Rp Singh                | B2101 |

|    |                          |       |
|----|--------------------------|-------|
| 29 | Dr Vinay R               | B2102 |
| 30 | Laxmi Rajshekar          | B2104 |
| 31 | Devraj Mn                | B2109 |
| 32 | Ramesh Somappa           | B2114 |
| 33 | Ishwar Katti             | B2115 |
| 34 | Abhijeet Shintre         | B2116 |
| 35 | Gr Somashekar            | B2118 |
| 36 | Appasaheb Sg             | B2201 |
| 37 | Kj Cherian               | B2202 |
| 38 | E Bhaskar                | B2203 |
| 39 | Savio Fernandez          | B2205 |
| 40 | Shivanand Chavan         | B2209 |
| 41 | Siddharao Sangolli       | B2213 |
| 42 | Basavraj Pujar           | B2214 |
| 43 | Raghavendra Kalal        | B2216 |
| 44 | K Pradeep                | B2301 |
| 45 | Shivkumar Awati          | B2306 |
| 46 | Bahubali                 | B2312 |
| 47 | Sanjay Borwage           | B2313 |
| 48 | Dharmesh Kumar           | B2314 |
| 49 | Mazaralli Kittur         | B2316 |
| 50 | Milind A Chowdry         | B1317 |
| 51 | Dr Pratiksha Grampurohit | B2401 |
| 52 | Rahul Sharma             | B2404 |
| 53 | Santosh H Gokavi         | B1407 |
| 54 | B Dapanna                | B2408 |
| 55 | Salman Kotwal            | B2410 |
| 56 | Venkanna                 | B2411 |
| 57 | Seema Rathore            | B2502 |
| 58 | Mhd Shafiq Tigdi         | B2504 |
| 59 | Pranav R                 | B2506 |
| 60 | Kishan Jambur            | B2507 |
| 61 | Sarita Nagarali          | B2414 |

**Evaluation of Residential Highrise Project constructed at Jakkare  
Honda, Belagavi by Karnataka Housing Board**

## APPENDIX 8: List of Participants attended FGDs of Stakeholder Departments and Allottees

Participants' List – FGD with Stakeholder Departments

| Sl. | Name                   | Designation                           | Mobile     | Email | Signature  |
|-----|------------------------|---------------------------------------|------------|-------|--|
| 1   | Mr. Sangmesh           | President                             | 9343568200 |       |   |
| 2   | Mr. Raju. T. Kammar    | Vice President                        | 9448420611 |       |   |
| 3   | Sri. Santosh. D. Patil | Secretary                             | 8123163107 |       |   |
| 4   | Sri. Vijay Kadalkar    | Committee Member                      | 9945549265 |       |   |
| 5   | Mr. Shivanand Hattarki | Resident 108 B2                       | 9880509090 |       |   |
| 6   | Ayali B. Nazari        | Asst. Cr. KH-6<br>Belagavi            | 9544849319 |       |   |
| 7   | Ms. Pallav. P. Inamdar | Resident 100 11/B                     | 9448578136 |       |   |
| 8   | H. S. SHARATHCHANDRA   | J. Sec. refery<br>Resident - 413 (B1) | 9448982722 |       |   |
| 9   | Vivek GUPTA            | Resident - 413 (B1)                   | 8123480105 |       |   |
| 10  | H.V. Neeralakshmi      | --- 108/B,                            | 9448210149 |       |  |
| 11  |                        |                                       |            |       |  |
| 12  |                        |                                       |            |       |  |
| 13  |                        |                                       |            |       |  |
| 14  |                        |                                       |            |       |  |

FGD-A: Allottees – Evaluation of Residential Highrise Project at Belgaum by KHB

Participants' List – FGD with Allottees

| Sl. | Name                      | Flat No. | Mobile     | Signature |
|-----|---------------------------|----------|------------|-----------|
| 1   | Mrs. Keerita J. Kralagali | B1-517   | 9916311460 |           |
| 2   | Mrs. Sumangala S. Patil   | B1-314   | 8123163103 |           |
| 3   | Mrs. Nayana Somnathkar    | B2-118   | 9448161934 |           |
| 4   | Mrs. Sateja Dambornvar.   | B1-108   | 8867238090 |           |
| 5   | Mrs. Rajeshwari Yezaganur | B1-105   | 8197282095 |           |
| 6   | Mrs. Leela Naganur        | B1-101   | 9483934899 |           |
| 7   | Vijwala R.S               | B1-203   | 9480539636 |           |
| 8   | Keena Kute                | B1-812   | 9741165342 |           |
| 9   | Kousari Junmede           | B1-116   | 9741361777 |           |
| 10  | Rajeshwari Kammari        | B1-202   | 9483673984 |           |
| 11  | Pallavi P. Thanday        | B1-111   | 9480333097 |           |
| 12  | Archana N.B.              | B1-103   | 9844257799 |           |
| 13  | Bharati Magadum           | B1-102   | 9448214033 |           |
| 14  | Deepanjali Gowraj         | B1-410   | 9481421076 |           |
| 15  |                           |          |            |           |
|     |                           |          |            |           |
|     |                           |          |            |           |
|     |                           |          |            |           |
|     |                           |          |            |           |
|     |                           |          |            |           |
|     |                           |          |            |           |
|     |                           |          |            |           |

## APPENDIX 9: Short Biographies of the Principal Investigator and Core Professionals

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- **Principle Investigator: Mr. Shivanand Hiremath**

Mr. shivanand Hiremath has a degree in Bachelor of Engineering (B.E) from Bangalore University in Civil.

He has Accomplished & goal oriented professional with 36 years of experience in executing various complex civil engineering & Infrastructure projects across India for Karnataka State government. Excellent knowledge of construction, infrastructure management technologies & consistent in completing projects on time. Constructed various types of laboratories & multi storied residential quarters for staff all Iisc campus. Retired from Govt service on 30th Sep 2013.

- **Technical Expert: Mr. K. Narasimha Murthy**

Has more than 30 years of experience in Urban Planning, Infrastructure Planning, Development and Housing. Has substantial exposure to various aspects of urban planning process (including general town planning, urban master planning, transportation planning, infrastructure development & investment planning), urban development policy formulation, and sectoral capacity building & training.

During the professional assignment, he has carried out several Master Plans for the Urban Development including Bangalore and also various housing development projects.

- **Architect: Mr. B. Nischal**

Nischal B is an architect and urban designer with Masters in Urban Design - University of Sydney, Australia.

Has more than 10 years of experience in planning and designing several architectural and urban design projects in different states in India which covered housing projects, residential projects, institutional buildings, layout plans, industrial buildings, etc.

- **Sociologist: Mr. B.V. Suranjan Reddy**

Mr.B.V.Suranjana Reddy is a specialist in Community Development, Participatory Management & Capacity Building, with over 25 years' experience. He has been closely associated with a variety of developmental projects pertaining to agricultural extension, education, environmental sanitation, health & hygiene, resettlement & rehabilitation, and watershed development, employing participatory approaches and involving mobilization/mainstreaming of marginalized communities. He holds an MBA in Human Resources from Bangalore University and a Master's in Sociology from Mysore University.



## APPENDIX 10: Compliance on Observations by Independent Assessor of KEA

| Observation  | Compliance   | Reference                     |
|--|--|-------------------------------|
| <b>1. Executive Summary</b>  |  |                               |
| Executive Summary has been given chapter wise with chapter number, which is unusual.   | Executive Summary chapter wise is given as this is an evaluation report.   | -                             |
| Unnecessary details are provided in the I & II chapters of the executive summary, which may be trimmed, so that, it is crisp and to the point to give clear idea for the readers.  | Chapter I & II have been trimmed appropriately to provide clarity.   | Pg. No. 11                    |
| Location of the project site requires more explanation regarding how far from bus stand, railway station, airport, commercial and other prominent places. In addition to this, the topography of the project site needs to be mentioned. | The location of the project site and its surrounding details are now shown in a Location Map                                   | Pg. No. 13                    |
| Some of the TOR questions need to be answered, which are a,b,d,f,h,n of evaluation questions here. However, TOR needs to be carefully looked into and provide information accordingly.   | The TOR questions are answered and included as Table no. 2   | Pg. No. 16                    |
| The recommendation part needs to be oriented to short term, long term and change in policy. Conclusions may be separately given.   | The recommendation part has been oriented to short term, long term and change in policy. The conclusions are separately given. | Para 1.11<br>Pg. No.<br>23,24 |
| Other than these points mentioned above, the draft report has covered majority of the points adequately.   | No comments.   | -                             |
| <b>2. Introduction, Objectives and Methodology</b>   |  |                               |
| <b>• Introduction:</b>   |  |                               |

| Observation   | Compliance   | Reference     |
|---|--|---------------|
| i. The chapter is too elaborate and running to number of pages. It requires trimming and avoiding unnecessary and irrelevant details in this chapter. For example, review of previous evaluations, objectives of KHB, policy matters, findings of the previous studies, conclusion, need for the evaluation etc. These details may appear appropriately in subsequent chapters. | The chapter has been reduced to include needful details only.  | Pg. No. 25-35 |
| ii. There is a need for adopting chapter scheme provided by KEA in this report. If due care is exercised in the following the guidelines of KEA in this respect, many irregularities in the report will be taken care with minimum effort.  | The chapter scheme as provided by KEA has been followed.   | -             |
| <ul style="list-style-type: none"> <li>Objectives</li> </ul>  |  |               |
| Adequately covered  | No comments  | -             |
| <ul style="list-style-type: none"> <li>Methodology</li> </ul>   |  |               |
| Adequately covered  | No comments  | -             |
| Overall observation is scope and objectives in chapter 5 and methodology in chapter 7 are separately given. These two chapters can be merged in one chapter comprehensively. In between chapter 5&7, chapter 6 is given, which deals with Evaluation process. It is observed that chapter scheme is distorted in this report, which needs to be re-oriented.                    | The scope and objectives in Chapter 5 and methodology in Chapter 7 are given separately as per the guidelines of KEA. The sequence of chapter 6 also is as per KEA guidelines. | -             |
| <b>3. Area of Study</b>   |  |               |
| <ul style="list-style-type: none"> <li>Adequately covered but coverage regarding details of each block – Malaprabha and Ghataprabha separately is missing in the report. The samples covered in each block, problems, allotment, tenant, etc. aspects of each block</li> </ul>  | The housing scheme has been visaged as a single block though they are in 2 units. The TOR also specifies samples for the entire block of 2 units.                              | -             |

| Observation  | Compliance  | Reference                     |
|--|---|-------------------------------|
| need to be highlighted in the report. It is observed in Annexure – 7 in Page No. 156 shows that, the samples are not bifurcated block wise.  |   |                               |
| <ul style="list-style-type: none"> <li>Another layout map is given in Annexure – 5 page No. 151 shows only site and does not give the idea of surrounding areas.</li> </ul>  | The coloured map is included now along with legend. (Annexure-5).   | Annexure 5                    |
| <ul style="list-style-type: none"> <li>The site plan provided in Annexure – 6, page No. 154, is not clear and does not serve any purpose.</li> </ul>   | The map Annexure – 6 shows that the Development plan only has been approved by the BUDA and not building plan. Hence, it has been included. | -                             |
| <ul style="list-style-type: none"> <li>Sub Registrar guidance rate for the land at the time of transferring the land by the Revenue Department to KHB is missing in the report. However, the land rate ordered by Deputy Commissioner, Belagavi in the report.</li> </ul>                          | As the rate for land has been fixed by the D.C, no comments.  | -                             |
| <b>4. Hypothesis</b>   |   |                               |
| Basic hypothesis is acceptable   | No comments.  | -                             |
| <b>5. Limitations</b>  |   |                               |
| Not provided in the report.  | Now provided in the report.   | Chapter 11 (11.6) Pg. No. 113 |
| <b>6. Review of Literature</b>   |   |                               |
| It is covered adequately   | No comments   | -                             |
| <b>7. Analysis and Discussion</b>  |   |                               |
| <ul style="list-style-type: none"> <li>It is done elaborately in the report. However, the study has been oriented to both the blocks as one. It is necessary to give analysis of each block separately. The conditions are different in each block. There are only two blocks and it is</li> </ul> | The conditions in each block are the same. The allotment procedure is combined. However, need be, differences are highlighted which is      | -                             |

| Observation   | Compliance  | Reference                      |
|---|---|--------------------------------|
| <p>necessary to give analysis separately or highlighting the differences wherever necessary.</p>  | <p>minimal.</p>   |                                |
| <p>The graphic presentation in the analysis chapter pertaining to all Pie charts, do not serve any purpose. The reason being, the hatching / highlighting each part of the pie chart is hazy / unclear and it is difficult to correlate percentage data with details provided in the chart. All these graphs / pie charts are from Chapter – 10. This kind of problem appears in the graphs when, coloured graphs / charts are printed in black and white or colour printed charts are taken black and white photocopies. So these graphs may be removed / printed in colour and inserted as coloured charts in the report / hatch each part of the pie chart clearly to match with the details provided in each chart / graph, if printed black and white.</p> | <p>The charts and graphic representation are in colour now for clarity and easy representation and understanding.</p> | <p>-</p>                       |
| <p><b>8. Conclusions &amp; Recommendations</b></p>  |   |                                |
| <ul style="list-style-type: none"> <li>There are no conclusions and suggestions given in the report separately.</li> </ul>  | <p>Reflections and Conclusions are now provided in Chapter 11.</p>  | <p>Chapter 11; Pg. No.108</p>  |
| <ul style="list-style-type: none"> <li>Conclusions, suggestions and recommendations are given jointly in Chapter 13 page No. 106 in the report. There is no emphasis / importance given to deal with these three aspects separately. It is all in one.</li> </ul>   | <p>Recommendations are provided in Chapter 12</p>   | <p>Chapter 12; Pg. No.113.</p> |
| <ul style="list-style-type: none"> <li>The recommendations need to be given under heading of short term, long term and change in policy. The given recommendations need to be re-oriented to suit KEA requirement already mentioned above.</li> </ul>   | <p>The recommendations are modified as suggested</p>  | <p>Chapter 12; Pg. No. 113</p> |

| Observation   | Compliance                        | Reference                 |
|---|-----------------------------------|---------------------------|
| <ul style="list-style-type: none"> <li>The recommendations based on study &amp; analysis of field data is very well studied.</li> </ul> | No comments                       | -                         |
| <b>9. Importance of Study &amp; Limitations</b>   |                                   |                           |
| The importance of the study is covered adequately but limitations of study are missing.   | The limitations are included now. | Chapter 11;<br>Pg. No 113 |

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### APPENDIX 11: Compliance on Observations by KHB

#### Compliance on observations by KHB

KHB has stated that a demand survey was undertaken to ensure the success of the housing project. KHB has also proposed the following issues and suggestions for evaluation of the project.

| Sl. No | Observation   | Compliance   |
|--------|---|--|
|        | <b>Chapter 9: Analysis and Findings: Interview</b>  |  |
| 1      | The change of land use from P/PG/OS as earmarked in the master plan, is not yet changed to Residential purpose as required under the KT&CP Act.   | This has been brought out in the report.   |
| 2      | KHB had applied to obtain permission for construction of group housing complex to BUDA. But BUDA has approved only the Development Plan and building permission was sanctioned by Belgaum City Corporation based on BUDA approval.  | This has been brought out in the report.   |
| 3      | Subsequently, the Master Plan then in force was revised by BUDA, but the land use which was in P/PG/OS is still unchanged. In this regard KHB has requested the Govt. as well as BUDA vide letter dated: 29.01.2010 for change of land use, but no action has been taken. | This has been brought out in the report.   |
| 4      | While approving development plan Railway boundary was verified by BUDA authorities. Accordingly, KHB had taken up the construction of compound wall and apartment without any objection from authorities.   | This point also has been brought out in the report. However, a mere no objection being raised by railway authority may not be sufficient. Any written form of NOC would have been appropriate. |
| 5      | KSPCB has issued CFE stipulating the condition that STP has to be provided. In this regard provision is made in the DPR. KHB is intending to construct STP after full occupation, so that optimum use of the STP can be made.   | This aspect has been brought out in the report. The earlier the stipulation by KSPCB is adhered to, the better it will be for the  |

| Sl.   | Observation   | Compliance   |
|---|---|--|
|   |   | resident's hygiene.  |
| 6   | Though the road width is not proposed in the development plan, but there is scope for widening of road in future.   | At present, the road width is not there. Without the road width, the construction ought not to have been started as it would be a violation of Development Plan. |
| <b>Chapter 10. Analysis and Findings: Residents interview and Inspection.</b> |   |  |
|   | <p>As far as the quality of construction is concerned 86% were satisfied due to poor finishing and poor quality furnishings. Generally, the residents are happy with the borewell water supply and not with the sewage disposal. As explained above after construction of STP, UGD disposal problems would be solved.</p> <p>SWD is good, but during heavy floods on account of heavy rains there is clogging of drains and causing some concern to the residents, due to entry of reptiles into the residential complex. Approximately, about 85% of the residents have changed some of the internal fittings and as well made some internal alterations as per their taste and requirements. But no major changes have been made such as dismantling wall etc.</p> <p>There are leakage problems in the upper floors due to usage of bathroom for cleaning utensils and washing clothes. Resident's co-operation can avoid such complaints. The parking places have not been allotted because of limited occupation in the allotted flats and as such parking space is being used on first come first basis. Las per KHB allotment rules, now, KHB is planning to allot the parking place to the allottees, as per their request. In respect of space for children to play, the KHB has developed children play space as per sanctioned</p> | No comments. This has been brought out in the report.  |



| Sl. | Observation  | Compliance  |
|-----|--|---|
|     | development & building plan. The construction of Ramp for disabled persons will be considered as per availability of space.  |   |
|     | <b>Chapter 11: Analysis and Findings: FGDs</b>   |   |
|     | <p>The residents are satisfied with the location as it is within the proximity of city limits &amp; civic amenities such as shops, health clinics, bus stand, railway station, community halls are in a reachable distance. The residents are not happy with the usage of C.I. Pipes for sewage conveyance. They prefer PVC pipes. But the CI pipes are more durable and less maintenance as compared to PVC pipes. Considering these facts the DPR was prepared. The majority of owners have not paid property tax due to misguidance as KHB was not obtained OC, from BCC so far, because of violation in building plan.</p> <p>As explained in par 8 of 9.3 Development Planning Compliance, if the building plan is violated more than 5% of the occupancy certificate will be denied. But as per approved plan violation not exceeding 5%. But as per present zoning regulations (FAR is increased from 2 to 2.5) Hence there is no violation. In this regards letter has been addressed to Commissioner, Belgaum City Corporation vide letter dated 07.05.2016 stating that as per the approved Belgaum City Development Authority Zonal Regulations, the FAR for the said place has been increased to 2.5. Due to increase in FAR, there is no violation in the building plan. Considering this fact KHB has requested for revised approval for building plan as per current zoning regulations. Hence as recommended in the Chapter -11 BCC has to provide basic</p> | <p>This aspect has been brought out in detail in the report.</p> <p>Even if present ZR is applied, still there is no scope for regularizing the violations.</p> |

| Sl. | Observation   | Compliance   |
|-----|---|--|
|     | infrastructure in public interest.  |  |
|     | <b>Chapter 12: Reflections (now chapter 11)</b>   |  |
|     | <p>There is not much to dwell on the socio-economic viability as the allotment has been done according to norms and pricing is also fair as the KHB is a no profit no-loss agency. Now KHB is allotting/auctioning the flats duly giving advertisement for transparent allotment as per KHB rules and regulations periodically.</p> <p>As per as technical compliance is concerned, the physical and structural characteristics of the building shows that they are designed and constructed based on Government approved specifications and building is structurally safe. However, it is observed that,</p> <ol style="list-style-type: none"> <li>i. As explained above provision is made in the DPR for construction of STP. Once the occupancy is full, action will be initiated to construct STP.</li> <li>ii. There has been violation of sanctioned plan, but as per current zoning regulations there is no violation in building plan. Hence requested for approval of building plan (Reasons and actins is already explained).</li> <li>iii. Change of land use has not been obtained Action is already initiated by KHB and BUDA, but it is yet to be approved by the Government.</li> </ol> <p>The KHB we take care of your Techno / Environmental / Socio related suggestions, recommendations in future projects.</p> | <p>In fact, KHB has recognized the issues in this chapter and have stated that they would be taking care of the suggestions and recommendations.</p> |

## APPENDIX 12: Compliance to Comments Received In the 36<sup>th</sup> TCM of KEA

| Sl. No | Observations of TCM  | Compliance   |
|--------|--|--|
| 1      | Key stakeholders of the scheme to be clearly identified. { Revenue Department, Karnataka Housing Board and General Public}   | Key stakeholders have been identified as Revenue Department, Karnataka Housing Board and General Public.<br>(Ref. Pg. 72.) [Rev. Pg. 62, 63] |
| 2      | SWOT analysis to be revised without any bias to a single stakeholder.  | SWOT analysis has been suitably modified. (Ref. Pg. 112) [Rev. Pg. 102]  |
| 3      | Whether allocations of houses /apartments to the target populations are as per scheme guidelines and deviations taken are to be clearly brought out.                                       | Details of Allocations of apartments are dealt with. No deviations are visible.<br>(Ref. Pg. 73.) [Rev. Pg. 63-65]                           |
| 4      | Impact of price differential of houses between allotment and auction on stakeholders to be explored.   | Impact of price differential is dealt with<br>(Ref. Pg. 74) [Rev. Pg. 64-65]   |
| 5      | Recommendations to be synchronized with the objectives.<br>(Eg; cost effective constructions of staff quarters for Revenue Department) of the scheme and analysis of evaluation questions. | Recommendations have been revised and synced with objectives.<br>(Ref. Pg. 113) [Rev. Pg.103,104]  |
| 6      | A part of the limitations of the study to be revised.  | Limitations have been revised<br>(Ref. Pg. 113) [Rev. Pg. 103]   |

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## APPENDIX 13: Auction Proceedings

ಸಂ.ಕಗ್ಯಮಂ.ಸಕಾ.ಗ್ರಾನೇ.ಹರಾಜು.14-15/1432

ಕಾರ್ಯಪಾಲಕ ಅಭಿಯಂತರವರ ಕಛೇರಿ,  
ಕರ್ನಾಟಕ ಗೃಹ ಮಂಡಳಿ,  
ಬೆಳಗಾವಿ, ದಿನಾಂಕ 5.2.2015.

ರಿಗೆ,

ಗೃಹ ಆಯುಕ್ತರು,  
ಕರ್ನಾಟಕ ಗೃಹ ಮಂಡಳಿ,  
ಕಾವೇರಿ ಭವನ,  
ಬೆಂಗಳೂರು.  
ಮಾನ್ಯರೇ,

ವಿಷಯ: ಮೂಲೇ ನಿವೇಶನ/ಮನೆ/ಪ್ಲಾಟ್‌ಗಳನ್ನು ಹರಾಜು ಮಾಡುವ ಕುರಿತು.  
ಉಲ್ಲೇಖ: ಹಣಕಾಸು ನಿಯಂತ್ರಕರು ಕಗ್ಯಮಂ. ಬೆಂಗಳೂರು ಇವರಿಗೆ ಬರೆದ ಈ ಕಛೇರಿ ಪತ್ರ  
ಸಂಖ್ಯೆ ಕಗ್ಯಮಂ.ಸಕಾ.ಹರಾಜು.14-15.1147 ದಿನಾಂಕ 9.12.14.

\*\*\*\*\*

ಈ ಕೆಳಕಂಡ ಮೂಲೇ ನಿವೇಶನಗಳನ್ನು /ಮನೆ/ಪ್ಲಾಟ್‌ಗಳನ್ನು ಹರಾಜುಗಾಗಿ ಪ್ರಕಟಣೆ ನೀಡಲು  
ಕೋರಲಾಗಿದೆ.

## 1. 100 ವಸತಿ ಯೋಜನೆಗಳು ಗೋಕಾಕ. (ಮೂಲೇ ನಿವೇಶನಗಳು)

| Sl.No. | Category | Corner Site No | Measurment | Area in sft |
|--------|----------|----------------|------------|-------------|
| 1      | MIG      | 44             | 8.90x15.24 | 1459.38sft  |
| 2      | MIG      | 38             | 8.90x15.24 | 1459.38sft  |
| 3      | MIG      | 50             | 8.90x15.24 | 1459.38sft  |
| 4      | LIG      | 35             | 9x12.20    | 1181.45sft  |

ಈ ಮೇಲ್ಕಂಡ ಮೂಲೇ ನಿವೇಶನಗಳನ್ನು ಈ ಹಿಂದೆ ದಿನಾಂಕ 23.11.2011 ರಂದು ಬಹಿರಂಗ ಹರಾಜು  
ಮಾಡಿದ್ದು, ನಂತರದಲ್ಲಿ ಸಂಬಂಧಿಸಿದ ಯಶಸ್ವಿ ಬಿಡ್ಡದಾರರು ಬಾಕಿ ಉಳಿದ 75% ರಷ್ಟು ಬಡ್ ಮೊತ್ತವನ್ನು ಸಾಕಷ್ಟು  
ಕಾಲಾವಕಾಶ ನೀಡಿದಾಗ್ಯೂ ಪಾವತಿ ಮಾಡದೇ ಇದ್ದ ಕಾರಣ ಸದರಿ ನಿವೇಶನಗಳ ಹಂಚಿಕೆಯನ್ನು ರದ್ದು  
ಪಡಿಸಲಾಗಿರುತ್ತದೆ. ಕಾರಣ ಸದರಿ ಎಲ್ಲ ಮೂಲೇ ನಿವೇಶನಗಳಿಗೆ ಸಂಬಂಧಪಟ್ಟಂತೆ ಬಿಡ್ಡದಾರರು ಪಾವತಿಸಿರುವ ಶೇ  
25 ರಷ್ಟು ರೂ 6,68,541.00 ಮೊತ್ತವನ್ನು ಕರ್ನಾಟಕ ಗೃಹ ಮಂಡಳಿಗೆ ಮುಟ್ಟುಗೋಲು ಹಾಕಿಕೊಳ್ಳಲಾಗಿರುತ್ತದೆ.  
ಸದರಿ ಮೂಲೇ ನಿವೇಶನಗಳನ್ನು ಮತ್ತೊಮ್ಮೆ ದಿನಾಂಕ 22.1.2015 ರಂದು ಮರು ಹರಾಜಿಗಿಡಲಾಗಿದ್ದು, ಸದರಿ  
ನಿವೇಶನಗಳಿಗೆ ಹರಾಜಿನ ಕನಿಷ್ಠ ಮಂಡಳಿ ದರ ರೂ 1000.00/ಚದರ ಅಡಿಯಂತೆ ನಿಗದಿ ಪಡಿಸಿದ್ದರಿಂದ  
ಸಾರ್ವಜನಿಕರು ಯಾರು ಹರಾಜಿನಲ್ಲಿ ಭಾಗವಹಿಸಿರುವುದಿಲ್ಲ. ಸದರಿ ಬಹಿರಂಗ ಹರಾಜಿಗಾಗಿ ಈ ಕಛೇರಿಯಿಂದ  
ಉಲ್ಲೇಖದಲ್ಲಿಯ ಪತ್ರದನ್ವಯ ರೂ 500.00/ಚ.ಅಡಿಯಂತೆ ನಿಗದಿಪಡಿಸಲು ಶಿಪಾರಸ್ಸು ಮಾಡಿದ್ದು, ಸದರಿ ದರ  
ನಿಗದಿಪಡಿಸಿದಲ್ಲಿ ಬಹಳಷ್ಟು ಜನರು ಭಾಗವಹಿಸಬಹುದಾಗಿದ್ದು, ಬಹಿರಂಗ ಹರಾಜಿಗಾಗಿ ಪ್ರಸ್ತಾವನೆ ಸಲ್ಲಿಸಿದೆ.

## 2. 100 ವಸತಿ ಯೋಜನೆಗಳು ಸವದತ್ತಿ. (ಮೂಲೇ ನಿವೇಶನಗಳು)

| Sl.No. | Category | Site No. | Measurments                 | Area in sft. |
|--------|----------|----------|-----------------------------|--------------|
| 1      | HIG      | 1        | ½(9.50+12)x1/2(13.50+17.50) | 1619.93sft   |
| 2      | HIG      | 13       | ½(18+18.05)x1/2(8.95+10.75) | 1911.05sft   |
| 3      | HIG      | 12       | 18x1/2(10.75+12.50)         | 2252.29sft   |

ಈ ಮೇಲ್ಕಂಡ ಮೂಲೇ ನಿವೇಶನಗಳನ್ನು ಈ ಹಿಂದೆ ದಿನಾಂಕ 9.11.2012 ರಂದು ಬಹಿರಂಗ ಹರಾಜು ಮಾಡಿದ್ದು,  
ನಂತರದಲ್ಲಿ ಸಂಬಂಧಿಸಿದ ಯಶಸ್ವಿ ಬಿಡ್ಡದಾರರು ಬಾಕಿ ಉಳಿದ 75% ರಷ್ಟು ಬಡ್ ಮೊತ್ತವನ್ನು ಸಾಕಷ್ಟು ಕಾಲಾವಕಾಶ  
ನೀಡಿದಾಗ್ಯೂ ಪಾವತಿ ಮಾಡದೇ ಇದ್ದ ಕಾರಣ ಸದರಿ ನಿವೇಶನಗಳ ಹಂಚಿಕೆಯನ್ನು ರದ್ದು ಪಡಿಸಲಾಗಿರುತ್ತದೆ. ಕಾರಣ  
ಸದರಿ ಎಲ್ಲ ಮೂಲೇ ನಿವೇಶನಗಳಿಗೆ ಸಂಬಂಧಪಟ್ಟಂತೆ ಬಿಡ್ಡದಾರರು ಪಾವತಿಸಿರುವ ಶೇ 25 ರಷ್ಟು ರೂ

12.20.023.00 ಮೊತ್ತವನ್ನು ಕರ್ನಾಟಕ ಗೃಹ ಮಂಡಳಿಗೆ ಮುಟ್ಟುಗೋಲು ಹಾಕಿಕೊಳ್ಳಲಾಗಿರುತ್ತದೆ. ಸದರಿ ಮೂಲೇ ನಿವೇಶನಗಳನ್ನು ಮತ್ತೊಮ್ಮೆ ದಿನಾಂಕ 22.1.2015 ರಂದು ಮರು ಹರಾಜಿಡಲಾಗಿದ್ದು, ಸದರಿ ನಿವೇಶನಗಳಿಗೆ ಹರಾಜಿನ ಕನಿಷ್ಠ ಮಂಡಳ ದರ ರೂ 600.00/ಚದರ ಅಡಿಯಂತೆ ನಿಗದಿ ಪಡಿಸಿದ್ದರಿಂದ ಸಾರ್ವಜನಿಕರು ಯಾರು ಹರಾಜಿನಲ್ಲಿ ಭಾಗವಹಿಸಿರುವುದಿಲ್ಲ. ಸದರಿ ಬಹಿರಂಗ ಹರಾಜಿಗಾಗಿ ಈ ಕಚೇರಿಯಿಂದ ಉಲ್ಲೇಖದಲ್ಲದ ಪತ್ರದನ್ವಯ ರೂ 400.00/ಅಡಿ ನಿಗದಿಪಡಿಸುವಂತೆ ಶಿಪಾರಸ್ಸು ಮಾಡಿದ್ದು, ಸದರಿ ದರ ನಿಗದಿಪಡಿಸಿದಲ್ಲಿ ಬಹಳಷ್ಟು ಜನರು ಭಾಗವಹಿಸಬಹುದಾಗಿದ್ದು, ಬಹಿರಂಗ ಹರಾಜಿಗಾಗಿ ಪ್ರಸ್ತಾವನೆ ಸಲ್ಲಿಸಿದೆ.

3. 100 ವಸತಿ ಯೋಜನೆಗಳು ಸವಡತಿ, ಮನೆಗಳು

| Sl.No. | Category | House No. | Measurement | Amount      |
|--------|----------|-----------|-------------|-------------|
| ✓1     | MIG      | 3         | 9x15        | 735588.00 ✓ |
| ✓2     | MIG      | 4         | 9x15        | 735588.00 ✓ |
| ✓3     | MIG      | 7         | 9x15        | 735588.00 ✓ |
| ✓4     | MIG      | 9         | 9x15        | 735588.00 ✓ |
| ✓5     | MIG      | 10        | 9x15        | 735588.00 ✓ |
| ✓6     | MIG      | 11        | 9x15        | 735588.00 ✓ |

ಈ ಮೇಲ್ಕಂಡ ಮನೆಗಳನ್ನು ಈ ಹಿಂದೆ 2008-2009 ನೇ ಸಾಲಿನಲ್ಲಿ ಲಾಟರಿ ಮೂಲಕ ಹಂಚಿಕೆ ಮಾಡಲಾಗಿದ್ದು, ಹಂಚಿಕೆದಾರರಿಗೆ ಸಾಕಷ್ಟು ಕಾಲಾವಕಾಶ ನೀಡಿದಾಗ್ಯೂ ಹಣ ಪಾವತಿಸದೇ ಇದ್ದ ಕಾರಣ ಮನೆ ಹಂಚಿಕೆಯನ್ನು ರದ್ದುಪಡಿಸಲಾಗಿರುತ್ತದೆ. ಸದರಿ ಮನೆಗಳು ಜಿಡಿ ಮನೆಗಳಾಗಿದ್ದು, (ಸ್ಥೇ ಮನೆಗಳು) 6 ವರ್ಷಗಳ ಕಾಲ ನಿರ್ವಹಣೆ ಇಲ್ಲದೆ ಖಾಲಿ ಇದ್ದುದರಿಂದ ಮತ್ತೇ ರಿಬೇರಿ ಕೆಲಸ ಸುಣ್ಣ ಬಣ್ಣ ವಗೈರೆ ಮಾಡಿ ಸುಸ್ಥಿತಿಯಲ್ಲಿ ಮನೆಗಳನ್ನು ಹಂಚಿಕೆ ಮಾಡುವುದರಿಂದ ಮಂಡಳಿಗೆ ಅನವಶ್ಯಕ ಹಣಕಾಸಿನ ಹೊರೆ ಆಗುತ್ತದೆ ಹಾಗೂ ಇತ್ತೀಚೆಗೆ ಸದರಿ ಮನೆಗಳಿಗೆ ಸಾರ್ವಜನಿಕರಿಂದ ಬೇಡಿಕೆ ಇರುವುದರಿಂದ ಹರಾಜು ಮಾಡಿದಲ್ಲಿ ಮಂಡಳಿಗೆ ಹೆಚ್ಚಿನ ಆದಾಯ ದೊರಕಬಹುದಾಗಿರುತ್ತದೆ. ಕಾರಣ ಸದರಿ ಎಲ್ಲ ಜಿಡಿ ಮನೆಗಳನ್ನು ಹೇಗೆ ಇದೆಯೋ ಅದೇ ಸ್ಥಿತಿಯಲ್ಲಿ ಹರಾಜುಮೂಲಕ ವಿಲೇವಾರಿ ಮಾಡುವುದು ಸೂಕ್ತವಿದ್ದು, ಈ ಮೇಲೆ ತಿಳಿಸಲಾದ ಮನೆಗಳನ್ನು ಹರಾಜು ಮೂಲಕ ವಿಲೇವಾರಿ ಮಾಡಲು ಪ್ರಸ್ತಾವನೆಯನ್ನು ಸಲ್ಲಿಸಿದೆ.

4. ಕೆ.ಕೆ.ಪಿ.ಬಿ.ಹೆರಿಟಿಜ್, ಜಿಕ್ವೇರಿಹೊಂಡಾ ಬೆಳಗಾವಿ. (ಫ್ಲಾಟ್‌ಗಳು)

ಜಿಕ್ವೇರಿಹೊಂಡಾ ವಸತಿ ಸಮುಚ್ಚಯದಲ್ಲಿ ಒಟ್ಟು 35 ಫ್ಲಾಟ್‌ಗಳನ್ನು ಸಂಬಂಧಿಸಿದ ಹಂಚಿಕೆದಾರರು ಹಣ ಪಾವತಿಸದೇ ಇದ್ದ ಕಾರಣ ಫ್ಲಾಟ್ ಹಂಚಿಕೆಯನ್ನು ರದ್ದುಪಡಿಸಲಾಗಿರುತ್ತದೆ. ಸದರಿ ಫ್ಲಾಟ್‌ಗಳ ಪೈಕಿ 10 ಫ್ಲಾಟ್‌ಗಳನ್ನು ದಿನಾಂಕ 18.9.2014 ರಂದು ಬಹಿರಂಗ ಹರಾಜು ಮಾಡಲಾಗಿದ್ದು, ಅದರಲ್ಲಿ 8 ಫ್ಲಾಟ್‌ಗಳು ಮಾತ್ರ ಕೇಂದ್ರ ಕಚೇರಿಯಿಂದ ಅನುಮೋದನೆಗೊಂಡಿರುತ್ತದೆ. ಸದರಿ ವಸತಿ ಸಮುಚ್ಚಯದಲ್ಲಿಯೇ ಫ್ಲಾಟ್‌ಗಳಿಗೆ ಸಾರ್ವಜನಿಕರಿಂದ ಹೆಚ್ಚಿನ ಬೇಡಿಕೆ ಇದ್ದು, ಕಳೆದ ಬಾರಿಯ ಹರಾಜಿನಲ್ಲಿ ಗರಿಷ್ಠ 3300.00 /ಚದರ ಅಡಿ ರವರೆಗೆ ಹರಾಜಾಗಿರುತ್ತದೆ. ಹಂಚಿಕೆ ರದ್ದತಿಗೊಳಿಸಲಾದ ಸದರಿ ಎಲ್ಲ ಫ್ಲಾಟ್‌ಗಳನ್ನು 9ಎ, 9ಬಿ, 9ಸಿ ಪ್ರವರ್ಗದಡಿ ವಿಂಗಡಿಸಿ ಅದರಂತೆ ಇದುವರೆಗೆ 10 ಫ್ಲಾಟ್‌ಗಳನ್ನು ಮಾತ್ರ ಹರಾಜು ಮೂಲಕ ವಿಲೇವಾರಿ ಮಾಡಲು ಅನುಮತಿ ನೀಡಿರುವಂತೆ ದಿನಾಂಕ 18.9.2014 ರಂದು ಬಹಿರಂಗ ಹರಾಜು ಮಾಡಲಾಗಿದೆ. ಹಂಚಿಕೆ ರದ್ದತಿಯಿಂದ ಖಾಲಿಯಾಗಿರುವ ಸದರಿ ಎಲ್ಲ ಫ್ಲಾಟ್‌ಗಳನ್ನು ಬಹಿರಂಗ ಹರಾಜು ಮೂಲಕ ವಿಲೇವಾರಿ ಮಾಡುವುದರಿಂದ ಮಂಡಳಿಗೆ ಹೆಚ್ಚಿನ ಆದಾಯವನ್ನು ನಿರೀಕ್ಷಿಸಬಹುದಾಗಿದ್ದು, ಮಂಡಳಿಯ ಸದ್ಯದ ಆರ್ಥಿಕ ಸ್ಥಿತಿಯ ಕುತದೃಷ್ಟಿಯಿಂದ ಬಹಿರಂಗ ಹರಾಜಿಗಾಗಿ ಶಿಪಾರಸ್ಸು ಮಾಡಲಾಗಿದೆ. ಕಾರಣ ಈ ಕೆಳಗೆ ತಿಳಿಸಿದ ಫ್ಲಾಟ್‌ಗಳನ್ನು ಹರಾಜು ಮಾಡುವ ಮೂಲಕ ವಿಲೇವಾರಿ ಮಾಡಲು ಪ್ರಸ್ತಾವನೆಯನ್ನು ಸಲ್ಲಿಸಿದೆ.

| Sl.No. | Block       | Category | Flat No. | Area in Sft. |
|--------|-------------|----------|----------|--------------|
| 1      | Ghataprabha | 2BHK     | 4/B1     | 980.00 ✓     |
| 2      | Ghataprabha | 2BHK     | 13/B1    | 980.00 ✓     |
| 3      | Ghataprabha | 3BHK     | 5/B1     | 1200.00 ✓    |
| 4      | Ghataprabha | 3BHK     | 205/B1   | 1200.00 ✓    |

|    |             |      |         |         |   |
|----|-------------|------|---------|---------|---|
| 5  | Ghataprabha | 3BHK | 417/B1  | 980.00  | ✓ |
| 6  | Malaprabha  | 2BHK | 9/B2    | 960.00  | ✓ |
| 7  | Malaprabha  | 2BHK | 218/B2A | 840.00  | ✓ |
| 8  | Malaprabha  | 2BHK | 311/B2  | 960.00  | ✓ |
| 9  | Malaprabha  | 3BHK | 105/B2  | 1200.00 | ✓ |
| 10 | Malaprabha  | 3BHK | 503/B2  | 1200.00 | ✓ |

5. 100 ವಸತಿ ಯೋಜನೆಗಳು ಕಾಲೋದಿ ಬೆಳಗಾವಿ.

| Sl.No. | Category  | House No. | Measurement | Amount      |
|--------|-----------|-----------|-------------|-------------|
| 1      | LIG House | 5/3       | 9x12        | 13.00 Lakhs |

ಈ ಮೇಲೆ ತಿಳಿಸಲಾದ ಮನೆಯನ್ನು ದಿನಾಂಕ 20.9.2014 ರಂದು ಬಹಿರಂಗ ಹರಾಜು ಮಾಡಿದ್ದು, ಯಶಸ್ವಿ ಬಡ್ಡಿದಾರರು ಮನೆಯ ಬಡ್ಡು ಮೊತ್ತದ ಶೇ 25 ರಷ್ಟು ಮೊತ್ತವನ್ನು ನಿಗದಿತ ಅವಧಿಯಲ್ಲಿ ಪಾವತಿಸದೇ ಇದ್ದ ಕಾರಣ ಆರಂಭಿಕ ಶೇವಣಿ ಹಣ ರೂ 25000.00 ಮಂಡಳಿಗೆ ಮುಟ್ಟುಗೋಲು ಹಾಕಿಕೊಳ್ಳಲಾಗಿದೆ. ಈಗ ಸದರಿ ಮನೆಯನ್ನು ಮರು ಹರಾಜು ಹಾಕುವ ಕುರಿತು ಪ್ರಸ್ತಾವನೆ ಸಲ್ಲಿಸಿದೆ.

6. 100 ವಸತಿ ಯೋಜನೆಗಳು ಕಿತ್ತೂರ ಮೂಲೆ ನಿವೇಶನಗಳು

| Sl.No. | Category | Site No. | Measurements                            | Area in sft. |
|--------|----------|----------|---|--------------|
| 1      | HIG      | 4        | $\frac{1}{2}(17.50+17.40) \times 24.00$ | 4506.29      |
| 2      | HIG      | 48       | 15x24                                   | 3873.60      |
| 3      | MIG      | 26       | $\frac{1}{2}(13.10+11.50) \times 18.60$ | 2382.26      |
| 4      | MIG      | 30       | $\frac{1}{2}(15.70+17.30) \times 13.60$ | 3195.72      |

1. 100 ವಸತಿ ಯೋಜನೆಗಳು ಕಿತ್ತೂರ (ಮನೆಗಳು).

| Sl.No. | Category  | House No. | Measurement | Amount      |
|--------|-----------|-----------|-------------|-------------|
| 1      | LIG House | 167       | 9x12        | 10.89 Lakhs |
| 2      | LIG House | 169       | 9x12        | 10.89 Lakhs |
| 3      | LIG House | 168       | 9x12        | 10.89 Lakhs |
| 4      | LIG House | 119       | 9x12        | 10.89 Lakhs |

ಈ ಮೇಲ್ಕಂಡ ಮನೆಗಳನ್ನು ಈ ಹಿಂದೆ ಲಾಟರಿ ಮೂಲಕ ಹಂಚಿಕೆ ಮಾಡಲಾಗಿದ್ದು, ಹಂಚಿಕೆದಾರರಿಗೆ ಸಾಕಷ್ಟು ಕಾಲಾವಕಾಶ ನೀಡಿದಾಗ್ಯೂ ಹಣ ಪಾವತಿಸದೇ ಇದ್ದ ಕಾರಣ ಹಂಚಿಕೆ ರದ್ದುಪಡಿಸಲಾಗಿರುತ್ತೆ. ಸದರಿ ಮನೆಗಳು ಬಿಡಿ ಮನೆಗಳಾಗಿದ್ದು, (ಸ್ವೀ ಮನೆಗಳು) ಹೇಗೆ ಇದೇಯೋ ಅದೇ ಸ್ಥಿತಿಯಲ್ಲಿ ಹರಾಜುಮೂಲಕ ವಿಲೇವಾರಿ ಮಾಡುವುದು ಸೂಕ್ತವಿದ್ದು, ಈ ಮೇಲೆ ತಿಳಿಸಲಾದ ಮನೆಗಳನ್ನು ಹರಾಜು ಮೂಲಕ ವಿಲೇವಾರಿ ಮಾಡಲು ಪ್ರಸ್ತಾವನೆಯನ್ನು ಸಲ್ಲಿಸಿದೆ.

ತಮ್ಮ ವಿಶ್ವಾಸ,

*(Signature)* 4/12/2015  
ಕಾರ್ಯಪಾಲಕ ಅಭಿಯಂತರರು,  
ಕರ್ನಾಟಕ ಗೃಹ ಮಂಡಳಿ,  
ಬೆಳಗಾವಿ.

ಪ್ರತಿಯನ್ನು ಉಪ ಪ್ರಧಾನ ವ್ಯವಸ್ಥಾಪಕರು(ಗ್ರಾಸೇ) ಕರ್ನಾಟಕ ಗೃಹ ಮಂಡಳಿ, ಬೆಂಗಳೂರು ರವರಿಗೆ ಮಾಹಿಗಾಗಿ ಹಾಗೂ ಈ ಮೇಲ್ಕಂಡಂತೆ ತಿಳಿಸಲಾದ ಸ್ವತ್ತುಗಳ ಬಹಿರಂಗ ಹರಾಜಿಗಾಗಿ ಪತ್ರಿಕಾ ಪ್ರಕಟನೆ ನೀಡಲು ವಿನಂತಿಸಿದೆ.

ಕರ್ನಾಟಕ ಗೃಹ ಮಂಡಳಿ

ನಂ.ಕಗೃಮಂ.ಕಾಪಾಅ.ಹರಾಜು.ಬೆಳಗಾವಿ/2016-17/751

ಕಾರ್ಯಪಾಲಕ ಅಭಿಯಂತರರ ಕಛೇರಿ,  
ಕರ್ನಾಟಕ ಗೃಹ ಮಂಡಳಿ,  
ಬೆಳಗಾವಿ, ದಿನಾಂಕ 17-10-2016

ರಿಗೆ.

ಗೃಹ ಆಯುಕ್ತರು  
ಕರ್ನಾಟಕ ಗೃಹ ಮಂಡಳಿ,  
ಕಾವೇರಿ ಭವನ,  
ಬೆಂಗಳೂರು-560009

ಮಾನ್ಯರೇ

ವಿಷಯ: ಬೆಳಗಾವಿ ಜಿಲ್ಲೆ ಬೆಳಗಾವಿ ಜಕ್ಕರೆ ಹೊಂಡ ಬಡಾವಣೆಯಲ್ಲಿ ಹಂಚಿಕೆ ರದ್ದತಿಯಿಂದ ಖಾಲಿ ಇರುವ ವಿವಿಧ ವರ್ಗದ ಪ್ಲಾಟ್‌ಗಳನ್ನು ದಿನಾಂಕ: 23-9-2016 ರಂದು ಹರಾಜು ಮಾಡಿದ್ದು ಹರಾಜು ನಡವಳಿಗಳನ್ನು ಸಲ್ಲಿಸುತ್ತಿರುವ ಬಗ್ಗೆ ಉಲ್ಲೇಖ: ಹರಾಜು ಪತ್ರಿಕಾ ಪ್ರಕಟಣೆ ದಿನಾಂಕ: -

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ಮೇಲಿನ ವಿಷಯಕ್ಕೆ ಸಂಬಂಧಿಸಿದಂತೆ, ಬೆಳಗಾವಿ ಜಿಲ್ಲೆ ಬೆಳಗಾವಿ ಜಕ್ಕರೆ ಹೊಂಡ ಬಡಾವಣೆಗಳಲ್ಲಿ ಹಂಚಿಕೆ ರದ್ದತಿಯಿಂದ ಖಾಲಿ ಇರುವ ವಿವಿಧ ವರ್ಗದ (12) ಪ್ಲಾಟ್‌ಗಳನ್ನು ದಿನಾಂಕ: 23-9-2016 ರಂದು ಕಛೇರಿ ಅವರಣದಲ್ಲಿ ಹರಾಜು ಮಾಡಿದ್ದು, ಹರಾಜು ನಡವಳಿಗಳ ಸತ್ಯ, ಯಶಸ್ವಿ ಜಡ್ಡುದಾರರ ಪಟ್ಟಿ ಹಾಗೂ ಚಲನ್ ಪ್ರತಿಗಳನ್ನು ಈ ಪತ್ರದೊಂದಿಗೆ ಲಗತ್ತಿಸಿ ಮುಂದಿನ ಕ್ರಮಕ್ಕಾಗಿ ಸಲ್ಲಿಸಲಾಗಿದೆ.

ತಮ್ಮ ವಿಶ್ವಾಸಿ,

ಕಾರ್ಯಪಾಲಕ ಅಭಿಯಂತರರು,  
ಕರ್ನಾಟಕ ಗೃಹ ಮಂಡಳಿ,  
ಬೆಳಗಾವಿ



ಬೆಳಗಾವಿ ಜಿಲ್ಲೆ ಬೆಳಗಾವಿ ಜಿಲ್ಲೆ ಹೊಂಡ ಬಡಾವಣೆಯಲ್ಲಿ ಸಿಂಚಣಿ ರದ್ದತಿಯಿಂದ ಖಾಲಿ ಇರುವ ವಿವಿಧ ವರ್ಗದ ಫ್ಲಾಟ್‌ಗಳನ್ನು ದಿನಾಂಕ: 23-09-2016 ರಂದು ಕಛೇರಿ ಅವರಣದಲ್ಲೇ ಹರಾಜು ಮಾಡಿರುವ ಬಗ್ಗೆ ನಡವಳಿಗಳು.

1) ಜಿಲ್ಲೆ ಹೊಂಡ ಬಡಾವಣೆ, ಬೆಳಗಾವಿ ಜಿಲ್ಲೆ, ಬೆಳಗಾವಿ

| ಕ್ರಮ.ಸಂಖ್ಯೆ | ಬಡಾವಣೆ                                | ಫ್ಲಾಟ್ ಸಂಖ್ಯೆ | ವರ್ಗ   |
|-------------|---------------------------------------|---------------|--------|
| 1 ✓         | ಜಿಲ್ಲೆಹೊಂಡ, ಬೆಳಗಾವಿ (ಫಲಪ್ರಭಾ ಫ್ಲಾಟ್)  | 004/B1 ✓      | 2BHK ✓ |
| 2 ✓         |                                       | 013/ B1 ✓     | 2BHK ✓ |
| 3 ✓         |                                       | 016/ B1 ✓     | 2BHK ✓ |
| 4 ✓         |                                       | 005/ B1 ✓     | 3BHK ✓ |
| 5 ✓         |                                       | 007/ B1 ✓     | 3BHK ✓ |
| 6 ✓         |                                       | 008/ B1 ✓     | 3BHK ✓ |
| 7 ✓         | ಜಿಲ್ಲೆಹೊಂಡ, ಬೆಳಗಾವಿ (ಮಲ ಪ್ರಭಾ ಫ್ಲಾಟ್) | 09/ B2 ✓      | 2BHK ✓ |
| 8           |                                       | 218/ B2 ✓     | 2BHK ✓ |
| 9           |                                       | 05/ B2 ✓      | 3BHK ✓ |
| 10          |                                       | 105/ B2 ✓     | 3BHK ✓ |
| 11          |                                       | 305/ B2 ✓     | 3BHK ✓ |
| 12          |                                       | 307/ B2 ✓     | 3BHK ✓ |

ಹರಾಜಿನಲ್ಲಿ ಒಟ್ಟು 14 ಜನರು ಭಾಗವಹಿಸಿದ್ದು, ಪ್ರತಿಯೊಬ್ಬರಿಂದ ರೂ: 50,000/- ಠೇವಣಿ ಹಣ ಪಾವತಿಸಿಕೊಂಡು ಪತ್ರಿಕಾ ಪ್ರಕಟಣೆಯಲ್ಲಿ ನೀಡಿರುವಂತೆ ದರ ತಿಳಿಸಿ ಬಡ್ಡು ಮಾಡಲು ಹರಾಜು ಪ್ರಕ್ರಿಯೆ ಪ್ರಾರಂಭಿಸುವ ಮುನ್ನಾ ಫ್ಲಾಟ್ ಸಂ. 07/ ಬಿ ಮತ್ತು 08/ಬಿ ಇವುಗಳನ್ನು ಬೆಳಗಾವಿಯಲ್ಲಿ ನಡೆಯುವ ಪ್ರತಿ ವರ್ಷ ಬೆಳಗಾವಿ ಅಧಿವೇಶನದಲ್ಲಿ ಭಾಗವಹಿಸಲು ಬರುವ ಮಾನ್ಯ ವಸತಿ ಸಚಿವರ ಕಾರ್ಯಾಲಯದ ಅಧಿಕಾರಿಗಳು/ಸಿಬ್ಬಂದಿ ವರ್ಗದವರಿಗಾಗಿ ಅತಿಥಿ ಗೃಹಗಳು ಎಂದು ತಾತ್ಕಾಲಿಕವಾಗಿ ಕಾಯ್ದಿರಿಸಲು ಸೂಚನೆಯನ್ನು ನೀಡಿರುವ ಪ್ರಯುಕ್ತ ಸದರಿ 2 ಫ್ಲಾಟ್‌ಗಳನ್ನು ಹೊರತು ಪಡಿಸಿ ಉಳಿದ 10 ಫ್ಲಾಟ್‌ಗಳ ಹರಾಜು ಪ್ರಕ್ರಿಯೆ ಪ್ರಾರಂಭಿಸಲಾಯಿತು.

1) ಫ್ಲಾಟ್ ಸಂಖ್ಯೆ 004/B1 (ಫಲಪ್ರಭಾ ಫ್ಲಾಟ್) ✓

ಫ್ಲಾಟ್ ಸಂಖ್ಯೆ: 004/ಫ್ಲಾಟ್ ಕ್ಲೆ ಒಟ್ಟು 5 ಜನರು ಭಾಗವಹಿಸಿರುತ್ತಾರೆ. 5 ಜನರ ಪೈಕಿ ಶ್ರೀ ಸತೀಶ್.ಎಲ್.ಕರಾಳೆ, ರವರು ಮಂಡಳಿ ದರ 2750-ಕ್ವಿಂಟ್ (26,95,000-00.) ಹೆಚ್ಚಿನ ದರ ರೂ: 3400/-ಕ್ವೆ (33,32,000.00) ಅಂದರೆ ಶೇ.23.63% ರಷ್ಟು ಮಂಡಳಿಯ ದರಗಿಂತ ಹೆಚ್ಚಿಗೆ ಬಡ್ಡು ಮಾಡಿ ಹೆಚ್ಚಿನ ಬಡ್ಡುದಾರರಾಗಿರುತ್ತಾರೆ. ಸದರಿ ಬಡ್ಡುದಾರರಿಂದ ಶೇ.25% ರಷ್ಟು ರೂ: 8,33,000-00 ಮಂಡಳಿಗೆ ಚಲನ ಮುಖಾಂತರ ನಿಗದಿತ ಅವಧಿಯೊಳಗೆ ಪಾವತಿಸಬೇಕಾಗಿತ್ತು, ಅದರ ಹಣವನ್ನು ಸಂದಾಯ ಮಾಡಿರುವುದಿಲ್ಲ ಅದುದರಿಂದ ಸದರಿಯವರ ಠೇವಣಿ ಹಣ ರೂ:50,000/- ಗಳನ್ನು ಮುಟ್ಟುಗೋಲು ಹಾಕಿಕೊಳ್ಳಲಾಗಿದೆ.

2) ಫ್ಲಾಟ್ ಸಂಖ್ಯೆ 13/B1 (ಫಲಪ್ರಭಾ ಫ್ಲಾಟ್) ✓

ಫ್ಲಾಟ್ ಸಂಖ್ಯೆ: 013/ B1 ಕ್ಲೆ ಒಟ್ಟು 5 ಜನರು ಭಾಗವಹಿಸಿರುತ್ತಾರೆ. 5 ಜನರ ಪೈಕಿ ಶ್ರೀ.ಜಿ.ಆರ್.ಸೋಮಸೇಖರ ರವರು ಮಂಡಳಿ ದರ 2750/- ಕ್ವಿಂಟ್ (26,95,000-00.) ಹೆಚ್ಚಿನ ದರ ರೂ: 3215/-ಕ್ವೆ (31,50,700) ಅಂದರೆ ಶೇ. 16.91% ರಷ್ಟು ಮಂಡಳಿಯ ದರಗಿಂತ ಹೆಚ್ಚಿಗೆ ಬಡ್ಡು ಮಾಡಿ ಹೆಚ್ಚಿನ ಬಡ್ಡುದಾರರಾಗಿರುತ್ತಾರೆ. ಕಾರಣ ಬಡ್ಡುದಾರರಿಂದ ಶೇ.25% ರಷ್ಟು ರೂ:7,87,675.00 ಮಂಡಳಿಗೆ ಚಲನ ಮುಖಾಂತರ ನಿಗದಿತ ಅವಧಿಯೊಳಗೆ ಪಾವತಿಸಿಕೊಳ್ಳಲಾಗಿದೆ. ಸದರಿ ಬಡ್ಡನ್ನು ಅನುಮೋದಿಸಬಹುದಾಗಿದೆ.

3) ಫ್ಲಾಟ್ ಸಂಖ್ಯೆ 016/B1 (ಫಲಪ್ರಭಾ ಬ್ಲಾಕ್)

ಫ್ಲಾಟ್ ಸಂಖ್ಯೆ 016/ B1 ಕ್ಕೆ ಒಟ್ಟು 4 ಜನರು ಭಾಗವಹಿಸಿರುತ್ತಾರೆ. 4 ಜನರ ಪೈಕಿ ಶ್ರೀಬಸವರಾಜ.ವೀರಭದ್ರಯ್ಯ ಮುಖಮಠ, ರವರು ಮಂಡಳ ದರ 2750/- ಕ್ಕಿಂತ (26,95,000) ಹೆಚ್ಚಿನ ದರ ರೂ: 3035/- ಕ್ಕೆ (29,74,300) ಅಂದರೆ ಶೇ.10.36% ರಷ್ಟು ಮಂಡಳಯ ದರಗಿಂತ ಹೆಚ್ಚಿಗೆ ಬಡ್ಡು ಮಾಡಿ ಹೆಚ್ಚಿನ ಬಡ್ಡುದಾರರಾಗಿರುತ್ತಾರೆ. ಕಾರಣ ಬಡ್ಡುದಾರರಿಂದ ಶೇ.25% ರಷ್ಟು ರೂ: 7,43,575-00 ಮಂಡಳಗೆ ಚಲನ ಮುಖಾಂತರ ನಿಗದಿತ ಅವಧಿಯೊಳಗೆ ಪಾವತಿಸಿಕೊಳ್ಳಲಾಗಿದೆ. ಸದರಿ ಬಡ್ಡನ್ನು ಅನುಮೋದಿಸಬಹುದಾಗಿದೆ.

✓ 4) ಫ್ಲಾಟ್ ಸಂಖ್ಯೆ 05/B1 (ಫಲಪ್ರಭಾ ಬ್ಲಾಕ್)

ಫ್ಲಾಟ್ ಸಂಖ್ಯೆ 05/ B1 ಕ್ಕೆ ಒಟ್ಟು 5 ಜನರು ಭಾಗವಹಿಸಿರುತ್ತಾರೆ. 5 ಜನರ ಪೈಕಿ ಡಾ.ವಿಜಯಕುಮಾರ. ಎಸ್.ಕೊಟ್ಟಣ್ಣವರ ರವರು ಮಂಡಳ ದರ 2750/- ಕ್ಕಿಂತ (33,00,000-00) ಹೆಚ್ಚಿನ ದರ ರೂ: 3130/- ಕ್ಕೆ (37,56,000) ಅಂದರೆ ಶೇ.13.45% ರಷ್ಟು ಮಂಡಳಯ ದರಗಿಂತ ಹೆಚ್ಚಿಗೆ ಬಡ್ಡು ಮಾಡಿ ಹೆಚ್ಚಿನ ಬಡ್ಡುದಾರರಾಗಿರುತ್ತಾರೆ. ಕಾರಣ ಬಡ್ಡುದಾರರಿಂದ ಶೇ.25% ರಷ್ಟು ರೂ: 9,39,000.00 ಮಂಡಳಗೆ ಚಲನ ಮುಖಾಂತರ ನಿಗದಿತ ಅವಧಿಯೊಳಗೆ ಪಾವತಿಸಿಕೊಳ್ಳಲಾಗಿದೆ. ಸದರಿ ಬಡ್ಡನ್ನು ಅನುಮೋದಿಸಬಹುದಾಗಿದೆ.

✓ 5) ಫ್ಲಾಟ್ ಸಂಖ್ಯೆ 09/B2 ( ಮಲಪ್ರಭಾ ಬ್ಲಾಕ್ ) .

ಫ್ಲಾಟ್ ಸಂಖ್ಯೆ 09/ B2 ಕ್ಕೆ ಒಟ್ಟು 3 ಜನರು ಭಾಗವಹಿಸಿರುತ್ತಾರೆ. 3 ಜನರ ಪೈಕಿ ಶ್ರೀಎಂ.ಮದುಸೂದನ್ ರವರು ಮಂಡಳ ದರ 2750/- ಕ್ಕಿಂತ (26,40,000) ಹೆಚ್ಚಿನ ದರ ರೂ: 3060/- ಕ್ಕೆ (29,37,600) ಅಂದರೆ ಶೇ.11.27% ರಷ್ಟು ಮಂಡಳಯ ದರಗಿಂತ ಹೆಚ್ಚಿಗೆ ಬಡ್ಡು ಮಾಡಿ ಹೆಚ್ಚಿನ ಬಡ್ಡುದಾರರಾಗಿರುತ್ತಾರೆ. ಕಾರಣ ಬಡ್ಡುದಾರರಿಂದ ಶೇ.25% ರಷ್ಟು ರೂ: 7,34,400/- ಮಂಡಳಗೆ ಚಲನ ಮುಖಾಂತರ ನಿಗದಿತ ಅವಧಿಯೊಳಗೆ ಪಾವತಿಸಿಕೊಳ್ಳಲಾಗಿದೆ. ಸದರಿ ಬಡ್ಡನ್ನು ಅನುಮೋದಿಸಬಹುದಾಗಿದೆ.

✓ 6) ಫ್ಲಾಟ್ ಸಂಖ್ಯೆ 218/B2A ಕ್ಕೆ ಒಟ್ಟು ಯಾರು ಬಾಗವಹಿಸಿರುವುದಿಲ್ಲ ✓

✓ 7) ಫ್ಲಾಟ್ ಸಂಖ್ಯೆ 5/B2 (ಮಲಪ್ರಭಾ ಬ್ಲಾಕ್) .

ಫ್ಲಾಟ್ ಸಂಖ್ಯೆ 5/ B2 ಕ್ಕೆ ಒಟ್ಟು 3 ಜನರು ಭಾಗವಹಿಸಿರುತ್ತಾರೆ. 3 ಜನರ ಪೈಕಿ ಶ್ರೀ.ಸಂದೀಪ ಸುಭಾಷ್ ಸಗರ ರವರು ಮಂಡಳ ದರ 2750/- ಕ್ಕಿಂತ (33,00,000) ಹೆಚ್ಚಿನ ದರ ರೂ: 3010/- ಕ್ಕೆ (36,12,000) ಅಂದರೆ ಶೇ.9.45% ರಷ್ಟು ಮಂಡಳಯ ದರಗಿಂತ ಹೆಚ್ಚಿಗೆ ಬಡ್ಡು ಮಾಡಿ ಹೆಚ್ಚಿನ ಬಡ್ಡುದಾರರಾಗಿರುತ್ತಾರೆ. ಕಾರಣ ಬಡ್ಡುದಾರರಿಂದ ಶೇ.25% ರಷ್ಟು ರೂ: 9,03,000/- ಮಂಡಳಗೆ ಚಲನ ಮುಖಾಂತರ ನಿಗದಿತ ಅವಧಿಯೊಳಗೆ ಪಾವತಿಸಿಕೊಳ್ಳಲಾಗಿದೆ. ಸದರಿ ಬಡ್ಡನ್ನು ಅನುಮೋದಿಸಬಹುದಾಗಿದೆ.

8) ಫ್ಲಾಟ್ ಸಂಖ್ಯೆ 105/B2 (ಮಲಪ್ರಭಾ ಬ್ಲಾಕ್)

ಫ್ಲಾಟ್ ಸಂಖ್ಯೆ 105/ B2 ಕ್ಕೆ ಒಟ್ಟು 4 ಜನರು ಭಾಗವಹಿಸಿರುತ್ತಾರೆ. 4 ಜನರ ಪೈಕಿ ಶ್ರೀ.ಇಸ್ಮಾಯಿಲ್.ಆರ್.ಶೇಖ್ ರವರು ಮಂಡಳ ದರ 2750/- ಕ್ಕಿಂತ (33,00,000) ಹೆಚ್ಚಿನ ದರ ರೂ: 2860/- ಕ್ಕೆ (34,32,000) ಅಂದರೆ ಶೇ.4.4%ರಷ್ಟು ಮಂಡಳಯ ದರಗಿಂತ ಹೆಚ್ಚಿಗೆ ಬಡ್ಡು ಮಾಡಿ ಹೆಚ್ಚಿನ ಬಡ್ಡುದಾರರಾಗಿರುತ್ತಾರೆ. ಕಾರಣ ಬಡ್ಡುದಾರರಿಂದ ಶೇ.25% ರಷ್ಟು ರೂ: 8,58,000/- ಮಂಡಳಗೆ ಚಲನ ಮುಖಾಂತರ ನಿಗದಿತ ಅವಧಿಯೊಳಗೆ ಪಾವತಿಸಿಕೊಳ್ಳಲಾಗಿದೆ. ಸದರಿ ಬಡ್ಡನ್ನು ಅನುಮೋದಿಸಬಹುದಾಗಿದೆ.

9) ಫ್ಲಾಟ್ ಸಂಖ್ಯೆ 305/B2 (ಮಲಪ್ರಭಾ ಫ್ಲಾಟ್)

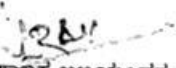
ಫ್ಲಾಟ್ ಸಂಖ್ಯೆ 305/ B2 ಕ್ಕೆ ಒಟ್ಟು 3 ಜನರು ಭಾಗವಹಿಸಿರುತ್ತಾರೆ. 3 ಜನರ ಪೈಕಿ ಶ್ರೀಮತಿ.ಪ್ರಿಯಾ.ಗಿರೀಶ್, ಭೂತೆ ರವರು ಮಂಡಳಿ ದರ 2750/- ಕ್ಕಿಂತ (33,00,000) ಹೆಚ್ಚಿನ ದರ ರೂ: 2805/- ಕ್ಕೆ (33,66,000) ಅಂದರೆ ಶೇ.2% ರಷ್ಟು ಮಂಡಳಿಯ ದರಗಿಂತ ಹೆಚ್ಚಿಗೆ ಬಡ್ಡು ಮಾಡಿ ಹೆಚ್ಚಿನ ಬಡ್ಡುದಾರರಾಗಿರುತ್ತಾರೆ. ಕಾರಣ ಬಡ್ಡುದಾರರಿಂದ ಶೇ.25% ರಷ್ಟು ರೂ: 8,41,500/- ಮಂಡಳಿಗೆ ಚಲನ ಮುಖಾಂತರ ನಿಗದಿತ ಅವಧಿಯೊಳಗೆ ಪಾವತಿಸಿಕೊಳ್ಳಬೇಕಾಗಿತ್ತು ಆದರೆ ಹಣವನ್ನು ಪಾವತಿಸಿರುವುದಿಲ್ಲ ಅದುದರಿಂದ ಆರಂಭಿಕ ಠೇವಣಿ ರೂ:50,000/-ಗಳನ್ನು ಮುಟ್ಟುಗೋಲು ಹಾಕಿಕೊಳ್ಳಲಾಗಿದೆ.

10) ಫ್ಲಾಟ್ ಸಂಖ್ಯೆ 307/B2 (ಮಲಪ್ರಭಾ ಫ್ಲಾಟ್)

ಫ್ಲಾಟ್ ಸಂಖ್ಯೆ 307/ B2 ಕ್ಕೆ ಒಟ್ಟು 2 ಜನರು ಭಾಗವಹಿಸಿರುತ್ತಾರೆ. 2 ಜನರ ಪೈಕಿ ಶ್ರೀಮತಿ.ರಾಜ್‌ಲಾಲ್ ರಾವಸಾಹೇಬ್ ಬಾಲಾಲ ರವರು ಮಂಡಳಿ ದರ 2750/- ಕ್ಕಿಂತ (33,00,000) ಹೆಚ್ಚಿನ ದರ ರೂ: 2855/- ಕ್ಕೆ (34,26,000) ಅಂದರೆ ಶೇ.3.82% ರಷ್ಟು ಮಂಡಳಿಯ ದರಗಿಂತ ಹೆಚ್ಚಿಗೆ ಬಡ್ಡು ಮಾಡಿ ಹೆಚ್ಚಿನ ಬಡ್ಡುದಾರರಾಗಿರುತ್ತಾರೆ. ಕಾರಣ ಬಡ್ಡುದಾರರಿಂದ ಶೇ.25% ರಷ್ಟು ರೂ: 8,56,500/- ಮಂಡಳಿಗೆ ಚಲನ ಮುಖಾಂತರ ನಿಗದಿತ ಅವಧಿಯೊಳಗೆ ಪಾವತಿಸಿಕೊಳ್ಳಲಾಗಿದೆ. ಸದರಿ ಬಡ್ಡನ್ನು ಅನುಮೋದಿಸಬಹುದಾಗಿದೆ.

ಒಟ್ಟಾರೆ ಹರಾಜು ಪ್ರಕ್ರಿಯೆ ಗಮನಿಸಿದರೆ ಜಕ್ಕೇರಿ ಹೊಂಡದಲ್ಲೆ ನಿರ್ಮಿಸಿದ ಕೆಎಚ್‌ಬಿ ಹೆರಿಟೇಜ್ ಅಪಾರ್ಟ್‌ಮೆಂಟ್ ರಲ್ಲಿಯೂ ಫ್ಲಾಟ್ ನಂ 1 ಅಂದರೆ ಫಲಪ್ರಭಾ ಫ್ಲಾಟ್‌ದಲ್ಲೂ ಫ್ಲಾಟ್‌ಗಳಿಗೆ ಬಡ್ಡುದಾರರು ಹೆಚ್ಚಿನ ಬಡ್ಡು ಮಾಡಿದ್ದು ಕಂಡು ಬರುತ್ತದೆ. ಸದರಿ ಫ್ಲಾಟ್ ಲೆಔಟದರ ಪೂರ್ವ ಭಾಗದಲ್ಲೆ ಹಾಗೂ ಮುಂಭಾಗದಲ್ಲೆ ಇರುವುದರಿಂದ ಹೆಚ್ಚಿನ ಬೇಡಿಕೆಯ ಕಾರಣವಾಗಿರಬಹುದು. ಫ್ಲಾಟ್ 2 & 2ಎ ಅಂದರೆ ಮಲಪ್ರಭಾ ಫ್ಲಾಟ್ ಲೆಔಟದರ ಪಶ್ಚಿಮ ಭಾಗದಲ್ಲೆ ಅಂದರೆ ಹಿಂಭಾಗದಲ್ಲೆ ಇರುತ್ತದೆ. ಈಗ ಹರಾಜು ಮಾಡಿರುವ ಫ್ಲಾಟ್‌ಗಳ ಪೈಕಿ ಕೆಲವು ಫ್ಲಾಟ್‌ಗಳು ಉತ್ತರದಲ್ಲೆ ಇರುವ ರೇಫ್ಟಿ ಹೆಚ್ಚಿನ ಹತ್ತಿರದಲ್ಲೆ ಇರುತ್ತದೆ. ಅದುದರಿಂದ ಮಲಪ್ರಭಾ ಫ್ಲಾಟ್‌ದಲ್ಲೆ ಇರುವ ಫ್ಲಾಟ್‌ಗಳಿಗೆ ಕಡಿಮೆ ದರ ಬಡ್ಡು ಮಾಡಿರುವ ಸಾಧ್ಯತೆಗಳಿರುತ್ತದೆ. ಕಾರಣ ಮೇಲೆ ಸಲ್ಲಿಸಿರುವ ನಡವಳಿಗಳೆಲ್ಲ ನಮೂದಿಸಿರುವ ಬಡ್ಡುದಾರರ ಬಡ್ಡನ್ನು ಅನುಮೋದಿಸಬಹುದಾಗಿದೆ.

ಅದುದರಿಂದ ಬೆಳಗಾವಿ ಜಕ್ಕೇರಿಹೊಂಡ ಬಡಾವಣೆಯಲ್ಲಿ ಲಭ್ಯವಿರುವ ಫ್ಲಾಟ್‌ಗಳನ್ನು ದಿನಾಂಕ: 23-09-2016 ರಂದು ಕಛೇರಿ ಅವರಣದಲ್ಲೆ ಹರಾಜು ಮಾಡಿರುವ ನಡವಳಿಗಳನ್ನು ಸದರಿ ಪತ್ರದೊಂದಿಗೆ ಮುಂದಿನ ಕ್ರಮಕ್ಕಾಗಿ ಸಲ್ಲಿಸಲಾಗಿದೆ.

  
ಕಾರ್ಯಪಾಲಕ ಅಭಿಯಂತರರು,  
ಕರ್ನಾಟಕ ಗೃಹ ಮಂಡಳಿ,  
ಬೆಳಗಾವಿ ವಿಭಾಗ ಬೆಳಗಾವಿ

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### APPENDIX 14: Compliance on Observations by KEA

| <b>Observation of KEA<br/>(Existing)</b>                            | <b>Observation of KEA<br/>(Required)</b>   | <b>Compliance</b>   |
|---|--|---|
| Executive Summary 11 pages  | Standard 3-5 pages   | Executive Summary has been condensed to the requisite.                                      |
| This is numbered as 1 Chapter                                       | The standard pattern is Executive Summary is not numbered as Chapter.              | Chapter numbering has been rectified.   |
| It is called Chapter 1 and each para is numbered as 2.1, 2.2, 2.3   | This is also not correct.  | Chapter numbering has been rectified.   |
| Sampling Table and Design is included in Executive Summary – 1 page | It is only given in brief – one para.  | It is now in brief.   |
| Evaluation Matrix is given – 1.5 page                               | Evaluation matrix not required only sources of data and brief methodology – 1 para | Evaluation Matrix is deleted. Sources of data are mentioned. Methodology is given in brief. |

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## APPENDIX 15: The KHB Regulations, 1983

110 The Karnataka Housing Board Regulations, 1983 [1963 : KAR. ACT 10

**Explanation.-** For the purpose of this rule 'authority' means the Bangalore Development Authority, City Improvement Boards constituted under the Karnataka Improvement Board Act, 1976 Municipal Corporations, Municipal councils or any other local authority.

**9. Procedure for Allotment.-**All the applications for particular category of house/sites such as Higher Income Group Middle Income Group, Low Income Group of Economically Weaker Section received for allotment of a house/site in each area shall be classified into the following categories;

- a. Scheduled Caste/Schedule Tribe and Backward Tribe;
- b. Defence Personnel/Ex-serviceman;
- c. Physically handicapped persons;
- d. State Government servants (including employees of Local Bodies, Employees of State Government undertakings, University);
- e. Central Government servants (excluding defence personnel but including employees of public sector undertakings, L.I.C., etc.); and
- f. Others

The notified houses/sites, after reserving the Boards discretionary quota as specified in Rule 4(1) in each area for each category of house, shall be earmarked to the above categories as follows.-

|  |     |
|--|-----|
| (a) Scheduled Caste/Scheduled Tribe/Backward Tribe | 18% |
| (b) Defence Personnel including Ex-servicemen      | 5%  |
| (c) Central Government Employees                   | 5%  |
| (d) State Government employees                     | 15% |
| (e) Physically handicapped persons                 | 2%  |
| (f) Others   | 55% |

Where the number of applications under each category exceeds the number of house reserved for them as indicated above, the allotment shall be made by drawal of lots in public by the Housing Commissioner or any other Officer authorized by him in this behalf. The manner of drawal of lots will be decided by the Housing Commissioner. **If the number of applications received**

for any category is less than the number of houses earmarked for that category, the number of houses exceeding the number of applications will be included in the quota earmarked for others.-

(a) the Housing commissioner shall make arrangements for drawal of lots among all the eligible applicants. Notice of not less than 7 days specifying the date, time and venue of the drawal of lots shall be given to all the applicants by publication in the Local News Papers;

(b) Lots shall be drawn separately for the houses/sites earmarked for each category scheme wise in the Office of the concerned Executive Engineer, Karnataka Housing board Division or any other suitable place, in the presence of eligible applicants, who may wish to be present at the time of drawal of lots;

(c) Lots shall be simultaneously drawn and recorded in respect of houses/sites and applicants and the number of applicants who have succeeded in the lots shall be arranged indicating the house number/site which has been drawn by lots against that applicant;

(d) After drawal of lots under Clause 'C' further lots may be drawn to an extent of 10% of the number of houses/sites available for allotment and selected persons shall be kept under waiting list. Persons kept under waiting list will be allotted house/site, in case the persons selected under clause (c) fail to pay the Initial Deposit or take possession of the house/site as the case may be.

The lists as per lots drawn up shall be placed before the Board and the Board shall approve the same. The approved list shall be published at the Office of the board or such other places as may be specified by the board.

**[9A. Allotment of stray sites/houses:-** The Karnataka Housing Board shall dispose of stray site/house to the following categories as per the quantum fixed against each category.



| Category | Description  | Percentage        |
|----------|--|-------------------|
| A        | By public auction  | 40%               |
| B(i)     | Eminent persons from Karnataka including Non-resident Indians whose service have been recognized at the International, National or State level | 30%               |
| (ii)     | Persons who have special recognition in the field of Art, Science, Education and Medicine at the National and International levels             |                   |
| (iii)    | Ex-servicemen and service personnel of the armed forces residing in Karnataka  |                   |
| (iv)     | Freedom fighters residing in the State for not less than 10 years  |                   |
| (v)      | Dependents of the State Government Employees who expire while in service   |                   |
| C        | Allotment at the discretion of the Government  | 30%] <sup>1</sup> |

1. Inserted by PD 80 w.e.f. 25.7.2002

**10. Revocation of Proposal for Allotment of Sites/Houses.**-(1) The Board or any Officer authorized by it, may at any time for reasons to be recorded, revoke or cancel or modify any proposal to dispose of any site/house, if it is necessary to do so.

(2) When a revocation or cancellation or modification is made under clause (1), the applicant concerned shall be given the option to apply for other sites/house and any application made accordingly shall be considered along with the other applications for sites/houses.

**11. Revision of Price.**-The Board is competent to revise the price of the site/house at any time, for any reason which discloses that the price fixed provisionally is less than what it should be. The decision of the Board in this behalf is final.

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**APPENDIX 16: References**

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18. The GB Tool Method Sinou & Kyvelou, 2006 Building, Environment and sustainability;
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