

Minutes of Meeting with BDA on 01 Feb 2020

Attendees:

BDA Team:

BDA Commissioner, Engineering member, Land acquisition member, Finance member, DS team

NPKL Open Forum:

Sri Sridhar, Pavan, Gowdaiah, Nikhil, Anil, Vijay, Venkatesh, Prashant, Sham, Ajith, Bharath, Sairam, Surya, Sanjeev,

Meeting proceedings were recorded by BDA officials and it will be shared across soon by bda.

Preliminary talk was dispensed with and issues documented in our letter to BDA Commissioner were taken up systematically.

Commissioner said to approach him directly for any issues, grievances.

1. 120 days exemption : **Commissioner agreed to follow up on it with GoK and have the related clause will be removed from LCSD copy**
2. Physically Challenged Allottee refund of excess amount of 1 lakhs rupees paid: **Commissioner said refunds are being processed and anybody facing difficulty to approach him personally between 3 and 5 pm any working day.**
3. LCSD Period: Commissioner **confirmed that efforts are on from BDA to reduce the period to 5 year. No commitment as to when that would become effective.**
4. Notice from Banks regarding non commencement of construction and commercialization of interest rates:

Commissioner confirmed that they would intervene with the banks to resolve the issue. NPKL Open Forum reminded him of RERA directives to issue individual letters to all who have taken loans addressed to whom so ever it concerns explaining the reasons for delay in construction and requesting the banks not to convert home loans to commercial loans.

5. Delays in registration and repeated follow ups:

Commissioner initially contested the plaint but finally agreed to review and resolve the issue, anybody facing difficulty to approach him personally between 3 and 5 pm any working day

6. Grievance resolution meetings for individuals:

Commissioner got confused between individuals and common issues of Open Forum. This we need to get clarified again in up-coming days, shifting from Wednesday to Saturday for individuals.

7. Delay in PC and eKatha:

Commissioner instructed the BDA Systems Manager to remove the requirement for CD Report and to review the need for Aadhaar linked telephone number.

RO agrees manpower shortage is the reason for delay, for which he written letter to provide more manpower.

RO requested list of all allottees who applied khatha and not yet received to sort issues as early as possible.

8. e-CD report

Commissioner said implementation of e-CD report is in progress.

He also briefed below advantages of e-CD

8.1 It avoids duplicating of sites since aadhar and PAN number of allottees will be recorded on e-CD.

8.2 Google co-ordinates of the allotted site will be recorded on e-CD

8.3 Allottee can check the site on google map easily even he can check if any encroachment are made, since the e-CD report is equipped with google coordinates.

8.4 Template e-CD report was shared.

9. Request to share contact details of all Allottee/site owners:

Commissioner agreed to provide the same. It was brought to the note of commissioner that sharing of contact details is as per RERA clause. (promoter should encourage formation of association)

LAYOUT RELATED ISSUES

1. Regular meetings and layout visits:

Commissioner instructed the EE to conduct regular meetings with Open Forum at his office or the layout each month and in case of that day being a public holiday on the last working day prior it.

For every once in 3 months Commissioner will also join meeting to review work progress.

2. Newsletter and Maps: **Commissioner instructed his subordinates to do that immediately. Plans to be given to Open Forum immediately so that all modifications in CA, Park and other provisions for hospitals etc are reviewed and discussed with Open Forum before being finalized.**

3. RERA:
Commissioner confirmed compliance with RERA

4. Speedy layout development: **Commissioner confessed that they have no money but are looking to raise loans to complete the works within the new completion date of 31.12.2021. Delays are due to non payment of contractor bills. Commissioner instructed concerned engineer to come up with detailed report funds required for MAR,Layout Infrastructure work.**

5. Quality of work:
Open Forum to show the EM and EE all their concerns on site during the next joint site visit.

6. Land Acquisition and road continuity:
Commissioner expressed his helplessness due to pending litigations and lack of money. Where this is not the issue, he instructed the EM to resolve the issue immediately

Commissioner directed EE to make a list of sites/sectors which don't have proper connecting Roads and he asked EE to submit this report to him within a week of time

Commissioner instructed engineer to plan for spot visit along with us where all we highlighted roads connecting from Revenue layout,NNA, SirMV layout and other major roads are narrow.

This is an important development, even commissioner accepted roundabout roads are not accepted, only well defined connection should be provided in BDA layouts.

7. SWM plants:
Commissioner explained that they will remain as they would be catering to waste generated in the layout only. He said modern technology will be adopted to effectively address Solid waste management however he also directed EE to make sure it will not impact allottees who have been allotted nearby waste management plants and further when confronted with the fact that the required buffer zones are not being maintained he instructed his staff to review and correct where required.

8. Brick/Granite factories: **Commissioner confirmed that they will notify the brick factory.**

9. Arterial Road:

Bays for buses etc would be provided. He confirmed that MAR is being developed as part of NPKL budget and no separate funds are earmarked for it from the PRR project. BDA will raise the issue of including MAR in BMRCL plans for Metro expansion.

10. CA sites utilization:

Commissioner agreed to consult with Open Forum and ensure proper CA utilization including playgrounds, hospitals and bus bays etc.

He said All CA site will be handed over to BBMP.

It is the responsibility of BBMP to allot CA sites to government bodies.

Forum requested commissioner to allot major portion of CA sites to government bodies and avoid allocating to private parties.

11. Shrinking Park, Ca sites etc: **Commissioner confirmed that 45% of layout area will be used for common use such as roads, parks, CA etc. 15% will be reserved for parks. All as per norms. Will consult with Open Forum as in point 10 above.**

Commissioner said we need to reduce CA site area to accommodate for more sites else BDA has to face around ₹3000 cr loss.

12. Proposed roads not completed: **Commissioner referred to litigations but assured that they would be completed eventually within the deadline of end 2021**

13. Well planned roads :

Not discussed separately but Commissioner had previously assured bus bays etc

14. Bus bays:

Commissioner had Discussion with BMTD MD Shika and they will be visiting layout soon to decide bus bays across layout and handover land to BMTD

15. STP:

see 7 above,we requested for a demo on STP

16. Play grounds:

Commissioner assured that they will be provided as discussed above in consultation with Open Forum

17. Bridges to interconnect sectors which is separated by SWD:

We requested to increase more number of Bridges on SWD to connect sectors which separated by SWD, Commissioner mentioned they don't have sufficient funds to take up new bridge or other initiatives but he assured to finish planned works.

Environmental Initiatives

1. Parks and MAR see relevant points above
2. Lake rejuvenation:

Commissioner instructed the EM to install CCTV cameras and apprehend polluters and coordinate with the PCB

Other initiatives

We requested Commissioner to write letters GoK and respective departments like MAR metro to BMRCL, SEZ to KIADB, Multi-specialty hospital from their end.

**Thanks & Regards,
Npkl open-forum (R)**