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PROPRIETOR
VENKATRAMANA PRABHU K
MOB: 9620125777
PAN: JYOPK6529K



01/04/2026

To Campus mgmt
A →
To PA/WO / CHBA
① 61,84,100 / -
② 52,91,000 / -

To,
The Management
Canara Engineering College
Benjanapadavu Bantwal0
574219

Respected sir,

Subject: Regarding documentation of entire land.

I, Venkatramana Prabhu K, Proprietor of Prabhu Associates, have attached the detailed report concerning the entire land. The report includes the total time required for the completion of the work, along with the estimated amount required to complete the same.

Kindly review the attached documents and do the need full.

Thanking you.

Venkatramana Prabhu K
Proprietor, Prabhu Associates

Forwarded for further Guidance
A. S. Kumar
1/04/2026

W.O. may be issued
1.4.26

Survey No. 179/2A1A – Ammune Village, Bantwal Taluk, Dakshina Kannada,

Total Extent & Ownership Details

1. ಸರಕಾರ (Government) 2.21.0
2. ಕನರಾ ಹೈಸ್ಕೂಲ್ ಎಸೋಸಿಯೇಶನ್ 1.14.0
3. ಶ್ರೀಮತಿ ಸುಗಂಧಿ ಗೋಪಾಲ ಬೆಳ್ಳಡ 0.2.75
4. ಪುಷ್ಪಾ ಐತಪ್ಪ 0.2.75
5. ಪ್ರೇಮ ಮೋಹನ ಪೂಜಾರಿ 0.2.75
6. ಬಿ. ಸುಂದರ ಪುರುಷ ಐತಪ್ಪ 0.2.75
7. ಲೀಲಾವತಿ ಶೀನ ಬೆಳ್ಳಡ 0.2.75
8. ಇಂದಿರಾ ಶ್ರೀನಿವಾಸ ಬೆಳ್ಳಡ 0.2.75
9. ಪೂವಮ್ಮ ತಿಮ್ಮಪ್ಪ 0.2.75
10. ಕೆ. ಪೂವಪ್ಪ ಯಾನೆ ಪೂವಯ್ಯ ಕೃಷ್ಣಪ್ಪ ಕುಲಾಲ್ 0.2.75
11. ಚಂದ್ರಹಾಸ ದಿ. ಮಾಧವ ಪೂಜಾರಿ 0.2.75
12. ಇಂದಿರಾ ದಿ ಶ್ರೀನಿವಾಸ 0.2.75
13. ಗಿರಿಜ ಕೊರಗ ಕೊಟಾರಿ 0.2.75
14. ಮೋಹನ ವೀರಪ್ಪ ಪೂಜಾರಿ 0.2.75
15. ಸಂಧ್ಯಾ ಯಾನೆ ಸುಮಿತ್ರ ದಿ ನಟೀಶ್ ಕುಮಾರ್ 0.2.75
16. ನಾಗೇಶ ಜೋಗಿ ಶೀನ ಪುರುಷ 0.2.75
17. ವಿಶಾಲಾಕ್ಷಿ ಕುಮಾರ್ 0.2.75
18. ಬೇಬಿ ದಿ ಉಮೇಶ್ ಕುಲಾಲ್ 0.2.75
19. ಲಲಿತಾ ಗೋಪಾಲ ಪೂಜಾರಿ 0.2.75
20. ನಾಗಮ್ಮ ಸೋಮಶೇಖರ 0.2.75
21. ಸೋಮಶೇಖರ ಸುಬ್ರಹ್ಮಣ್ಯ 0.2.75
22. ಇಂದಿರಾ ದಿ ಶ್ರೀನಿವಾಸ ಬೆಳ್ಳಡ 0.2.75

1. Present Status

Total Extent & Ownership Details

The survey number contains multiple ownerships, including:

1. Government land: 2.21 acres
2. Canara High School Association: 1.14 acres
3. Several private landholders (each approximately 0.2.75 acres share in many cases)

Hence, the survey number consists of Government, institutional and private ownership Portions.

3. Pending Works

The following works must be completed before plotting and registration:

SCHEDULE OF WORK			
SL NO	TYPE OF WORK	TIME OF PAYMENT	AMOUNT
1	SECTION 125 PROCEEDINGS	APRIL	2,00,000
2	GOVERNMENT NOC & GOVERNMENT RESTRICTIONS REMOVAL	NOVEMBER	10,000
3	PLOTTING & RTC CORRECTION	DECEMBER	80,000
4	LAND CONVERSION	JANUARY	1,00,000
5	SINGLE LAYOUT	MARCH	1,00,000
6	INDIVIDUAL KHATA	AUGUST	1,94,000
	TOTAL	18 MONTHS	6,84,000

4. Estimated Documentation & Work Expenses.

Approximate cost for completing the above works:

₹5,000 – ₹6,000 per cent

This includes survey work, legal documentation, government approvals, conversion, layout Preparation, and khata work.

Note: Final expenses may vary depending on government fees and survey requirements.

1. Proposed Layout Plan.
2. Road width details (normally minimum 9m or as per authority rules).
3. Site dimensions and numbering.
4. Drainage plan.
5. Open space / park area reservation.
6. Civic amenity area reservation if required.

5. NOCs / Department Approvals

1. Planning Authority Approval
 - o Example: Bantwal Planning Authority / Town Planning Dept.
2. Panchayat / Municipality NOC.
3. Electricity NOC from
 - o Mangalore Electricity Supply Company (MESCOM).
4. Water Supply / Drainage NOC.
5. Road Access Certificate if access is through public road.
6. Fire NOC (rare for small layouts but may be required).

6. Additional Legal Documents

1. Affidavit of ownership.

Encumbrance Certificate (EC) for 30 years.

2. Land Use Certificate from planning authority.
3. Zoning Certificate.

Layout Approval / Scrutiny Fees

Paid to Planning Authority / Town Planning.

- Layout scrutiny & approval fees vary by authority.
- Often calculated as a percentage of guidance value or development fee.

Approximate Cost:

₹1,800/- to ₹2,200/- per cents

This estimate is **only towards survey, documentation, and technical preparation work** and **does not include the following:**

Government Layout Approval Fees

Note: Final expenses may vary depending on government fees and survey requirements.

SCHEDULE OF WORK			
SL NO	TYPE OF WORK	TIME OF PAYMENT	AMOUNT
1	ADVANCE	APRIL	1,00,000
2	SCRUTINY AND SURVEY WORK		
3	BCROAD AND MANGALORE OFFICE WORK	MAY	2,00,000
4	MYSORE OFFICE WORK	JULY	9,00,000
5	BANGALORE OFFICE WORK	SEPTEMBER	10,00,000
6	FEEES PAYMENT	NOVEMBER	30,00,000
7	FINAL DOCUMENTATION	JANUARY	91,000
	TOTAL	12 MONTHS	52,91,000

Village: Ammunje Village

Taluk: Bantwal Taluk

Sl. No	Conversion Order No.	Survey Numbers Covered	Total Extent (Acres-Cents)
1	441/2000-01	Sy.No. 85/*, Sy.No. 179/3 (P)	2-81 Acres
2	283/2000-01	Sy.No. 85/*, Sy.No. 179/3, Sy.No. 179/3 (P)	7-30 Acres
3	285/2000-01	Sy.No. 179/4, Sy.No. 85/*, Sy.No. 179/43, Sy.No. 179/3 (P)	7-94 Acres
4	284/2000-01	Sy.No. 179/1 (P), Sy.No. 85/*, Sy.No. 179/3 (P)	6-00 Acres

Grand Total Converted Land

Total Extent 24-05 Acres

Documents Required

For completing the proposed **land verification, survey work, and layout preparation**, the following documents are normally required:

- 1. Conversion Orders**
 - o Conversion Order No. **441/2000-01**
 - o Conversion Order No. **283/2000-01**
 - o Conversion Order No. **285/2000-01**
 - o Conversion Order No. **284/2000-01**
- 2. Latest RTC (Pahani)** – To verify the present revenue entries and ownership details.
- 3. Mutation Extract (MR Register Extract)** – To confirm the mutation history and transfer of khata in the revenue records.
- 4. Survey Sketch** – Official survey sketch issued by the Revenue Department showing the boundaries and measurements.
- 5. Akarbandh** –
- 6. Tippani** –
- 7. Village Map** – Certified village map indicating the location of the survey numbers within the village limits.
- 8. Title Deeds (Sale Deeds / Ownership Documents)** –
- 9. Encumbrance Certificate (EC)** –.
- 10. Layout Plan prepared by a Licensed Surveyor** – Proposed layout plan indicating roads, sites, civic amenity areas, and open spaces as per planning norms.