

**Before the National Green Tribunal (Southzone) Chennai**  
**in**  
**Application No. 77/2022**

Between

Paramesh.V.

Applicant

Vs.

The Commissioner, BBMP and others

Respondents

**Index**

Sl. No.	Particulars	Page No.
1	Private Notice from Amritha Law Associates dated 22.07.2022	1-2
2	Notice under section 313 of BBMP Act 2020 dated 03.08.2022 in kannada	3
3	Notice under section 313 of BBMP Act 2020 dated 03.08.2022 in English language translated	4
4	Reply letter from Venkateshwara Builders dated 21.08.2022 with enclosures	5-14
5	Notice under section 248(1) and 248(2) of BBMP act 2020 dated 22.08.2022 in kannada language	15-17
6	Notice under section 248(1) and 248(2) of BBMP act 2020 dated 22.08.2022 in English language translated	18-20
7	Reply letter from Venkateshwara Builders dated 23.08.2022	21-22
8	Notice under section 248(3) of BBMP act 2020 dated 08.09.2022	23
9	Reply letter from Venkateshwara Builders dated 12.09.2022 along with photos	24-29
10	Lower court records (Sub division note sheets)	30-32
11	Parawise remarks	33-35



Brinda A S  
Dr. Sandeep K  
Advocate & Legal Consultant  
No.21, 7<sup>th</sup> 'A' Main Road,  
3<sup>rd</sup> Block, Thyagarajanagara,  
Bangalore-560028  
Email id: [advocatebrinda@gmail.com](mailto:advocatebrinda@gmail.com)  
Mobile: 9886250158 / 9900327792

Date: 22.07.2022

**BEFORE THE NATIONAL GREEN TRIBUNAL (SZ) CHENNAI**

**Application No.77/ 2022**

**BETWEEN:**

SRI. PARAMESH. V

.....Applicant

**AND**

THE COMMISSIONER, BBMP,

AND OTHERS

.....Respondents

**PRIVATE NOTICE**

To,

**THE ASST. EXECUTIVE ENGINEER**

Burhat Bengaluru Mahanagara Palike,

Hoodi Ward -54, Whitefield Main Road

ITPL Main Road, Mahadevapura

Bengaluru - 560048

E-Mail - [aee.hoodysubdivision@gmail.com](mailto:aee.hoodysubdivision@gmail.com)

Dear Sir,

Please take notice that my client SRI. PARAMESH. V, aged about 38 years, S/o. S/o. Sri. Late- Venkatesh residing at Near Om Shakthi Temple, Belthuru Colony, Kadugodi Post, and Bengaluru - 560067 has filed a application/petition before the Hon'ble National Green Tribunal, Southern

**TRUE COPY**

**Assistant Executive Engineer**  
Hoodi Sub-Division  
Bruhat Bengaluru Mahanagara Palike  
BANGALORE - 560 048



C,  
Put up for  
Legal action  
Wakals M  
GOD  
30/7/22





7

ಬೃಹತ್ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ,

ಸಹಾಯಕ ಕಾರ್ಯಪಾಲಕ ಅಭಿಯಂತರರು ಹೂಡಿ ಉಪ ವಿಭಾಗ, ಬೆಂಗಳೂರು-48

ಸಂ. ಬೃ.ಬೆಂ.ಮ.ಪಾ/ಹೂಡಿ/ಸಅ/ 54 / 44 / 2022-23

ದಿನಾಂಕ: 3/08/2022

ಬಿಬಿಎಂಪಿ ಕಾಯ್ದೆ 2020 ಕಲಂ 313 ಅಡಿಯಲ್ಲಿನ ನೋಟೀಸ್

ವಿಷಯ:- ಬೃಹತ್ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆಯ ವ್ಯಾಪ್ತಿಯಲ್ಲಿನ ಕಟ್ಟಡದ ದಾಖಲೆಗಳನ್ನು ಪರಿಶೀಲನೆಗಾಗಿ ಹಾಜರು ಪಡಿಸುವ ಕುರಿತು.

ಉಲ್ಲೇಖ:- ರಿಟ್ ಅರ್ಜಿ ಸಂಖ್ಯೆ:41517/2019 ಪ್ರಕರಣದಲ್ಲಿ ದಿನಾಂಕ:19.09.2019 ಮತ್ತು ದಿನಾಂಕ:25.11.2019 ರಂದು ನೀಡಿರುವ ನಿರ್ದೇಶನಗಳು.

\*\*\*\*\*

ಮೇಲ್ಕಂಡ ವಿಷಯಕ್ಕೆ ಸಂಬಂಧಿಸಿದಂತೆ, ವಾರ್ಡ್ ಸಂಖ್ಯೆ: 54 ರಲ್ಲಿ ತಾವು ವಸತಿ/ವಾಣಿಜ್ಯ ಕಟ್ಟಡ ಕಂಡು ಬರುತ್ತದೆ, ಪಾಲಿಕೆ ಕಛೇರಿಯಲ್ಲಿ ಸದರಿ ಕಟ್ಟಡಕ್ಕೆ ಮಂಜೂರಾದ ನಕ್ಷೆ/ಪರಿವಾನಿಗೆಯನ್ನು ನೀಡಿರುವ ದಾಖಲೆಗಳನ್ನು ಲಭ್ಯವಿರುವುದಿಲ್ಲ. ಆದ್ದರಿಂದ ಕಟ್ಟಡದ ದಾಖಲೆಗಳಾದ ಖಾತಾ ಪ್ರಮಾಣ ಪತ್ರಗಳು, ಮಂಜೂರಾದ ನಕ್ಷೆ, ಕಟ್ಟಡ ನಿರ್ಮಾಣ ಪ್ರಾರಂಭಿಸುವ ಪ್ರಮಾಣ ಪತ್ರ, ಸ್ವಾಧೀನಾನುಭವ ಪ್ರಮಾಣ ಪತ್ರ ಮತ್ತು ಪಾಲಿಕೆಗೆ ಪತ್ರಿ ವರ್ಷಕಂದಾಯ ಪಾತಿಸಿರುವ ರಸೀದಿಗಳನ್ನು ಪರಿಶೀಲಿಸಲು ಸದರಿ ದಾಖಲೆಗಳನ್ನು ಈ ನೋಟೀಸು ತಲುಪಿದ 7 ದಿನದೊಳಗಾಗಿ ಈ ಕಛೇರಿಗೆ ತಲುಪಿಸಲು ಸೂಚಿಸಲಾಗಿದೆ.

ಸೂಚಿಸಲಾದ ದಾಖಲೆಗಳನ್ನು ಪರಿಶೀಲಿಸಿದ ನಂತರ ನ್ಯೂನತೆಗಳು ಕಂಡುಬಂದಲ್ಲಿ ಅಥವಾ ಸೂಕ್ತ ದಾಖಲೆಗಳನ್ನು ಹಾಜರುಪಡಿಸದೇ ಇದ್ದಲ್ಲಿ ಮೇಲಿನ ವಿಳಾಸದಲ್ಲಿನ ಕಟ್ಟಡವು ಅನಧಿಕೃತ ಎಂದು ಪರಿಗಣಿಸಲಾಗುವುದು. ಮುಂದುವರೆದು ಸದರಿ ಕಟ್ಟಡದ ವಿರುದ್ಧ ಬಿಬಿಎಂಪಿ ಕಾಯ್ದೆ 2020 ಮತ್ತು ಕಟ್ಟಡ ಉಪ ವಿಧಿಗಳ ನಿಯಮ, 2003 ರಂತೆ ನಿಯಮಾನುಸಾರ ಮುಂದಿನ ಕ್ರಮ ಜರುಗಿಸುವುದು.

ಸಹಾಯಕ ಕಾರ್ಯಪಾಲಕ ಅಭಿಯಂತರರು  
ಬಿಬಿಎಂಪಿ, ಹೂಡಿ ಉಪವಿಭಾಗ  
ಬೆಂಗಳೂರು-48.

ರವರಿಗೆ,

S.V. Elegant  
By No. 2/1, 2/1,  
National public school road,  
Opp to Tejavans Grandeur Apartment  
Kumbura Agrahara  
Kadugodi post, Bangalore

TRUE COPY

5/8/22

9600265481

Mallikarjun, 1/c

Assistant Executive Engineer  
Hoodi Sub-Division  
Bruhat Bangalore Mahanagara Palike  
BANGALORE - 560 048



# BRUHATH BENGALURU MAHANAGARA PALIKE

7

BBMP/AEE/HSD/W.54/ 44 /2022-23

Asst. Executive Engineer,  
Hoody Sub-Division  
Hoody, Bangalore-560048,  
Dated :03.08.2022

## Notice under section 313 of BBMP Act 2020

Subject - Regarding the production of building documents under the jurisdiction of the Bruhath Bangalore Mahanagara Palike for verification.

Ref - Directions issued on dated: 19.09.2019 and dated: 25.11.2019, in WP no 41517/2019.

\*\*\*\*

Regarding the above matter, you have constructed residential building in ward no. 54. The approval sanction plan is not found in this office. Hence you are directed to produce Khata certificate, Sanctioned plan, commencement certificate, occupancy certificate, and tax paid receipt for verification

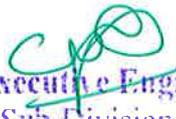
If any deficiencies are found after verification of the prescribed documents or on non-submission of appropriate documents, the building at the above address will be treated as "unauthorized. Further action will be taken against the said building as per BBMP Act 2020 and Building, Bye-laws Rules 2003".

Sd/-

Assistant Executive Engineer  
Hoody Sub division BBMP,  
Bangalore -48

To  
S V Elegant  
National public school road  
Opp to Jeevays Grandeurs Apartment  
Kumbena Agrahara, Kadugodi  
Kadugodi post, Bangalore.

TRUE COPY

  
Assistant Executive Engineer  
Hoody Sub-Division  
Bruhat Bangalore Mahanagara Palike  
BANGALORE - 560 048

Date: 21/08/2022

To,

BBMP, Hoodi Division

Bangalore – 560048.

From:

**M/s.Venkateshwara Builders**

Sy No.2/1 &amp; 2/7, Kumbena agrahara

Belathur, Kadugodi

Bangalore – 560067.

**SUB: Regarding Documents Submitted vide Notice No:41517/2019 Dated:03/08/2022**

Sir/Madam,

With regards to the above subject we would request you to let us the status on the submitted Documents vide Notice No:41517/2019 Dated:03/08/2022

We have already submitted the documents to the concern authority and have got the acknowledgement duly signed by the authorised person, Sri.Jagadish (A C)

Kindly please accept this second letter with the photo copies of the documents required as per the notice Issued and let us know the status regarding the same.

Kindly do the Needful.

**NOTE: Documents attached:**

- 1) BBMP approved Licence copy
- 2) BBMP Sanction Plan
- 3) Commencement Certificate
- 4) Occupancy Certificate
- 5) Katha & Extract
- 6) Tax paid Receipt
- 7) Acknowledgement received from BBMP Authority

Thanking You

Regards

**TRUE COPY**

*CJP*  
Assistant Executive Engineer  
Hoodi Sub-Division

Bruhat Bangalore Mahanagara Palike  
BANGALORE - 560 048

For VENKATESHWARA BUILDERS

*Jagadish*  
Authorised Signature  
21/8/2022

Sy.No.2/1 &amp; 2/7, Kumbena Agrahara, Belathur, Kadugodi, Bangalore-560067.

Mobile: +91 8088388855, +91 7026076665 Email:svelegantsales@gmail.com

www.svelegant.com



MODIFIED PLAN

(2)

ಬೃಹತ್ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ

No. B 26519

Ad.Com/MDP/1.P./0868/2019-20

ಓಟ ಮಜಕೂರ್ ... ನೇ ಡಿವಿಜನ್ ... ನೇ

PRAVEEN KUMAR VYSYARASU and OTHERS vs ORDER M/S VENKATESHWARA BUILDERS Rep by Giriraj ...

ಸಾಹೀರಾಯಿತು. ... 9,97,400 = 00 ... 5,35,000 = 00 ... 6,62,400 = 00

ಸೂಚನೆ :- ಇದರ ಹಿಂಭಾಗದಲ್ಲಿ ಅಡಕವಾಗಿರುವ ಷರತ್ತುಗಳನ್ನು ಗಮನಿಸಿ ಅದಕ್ಕೆ ಒಳಪಟ್ಟು ಕೆಡುಕೊಳ್ಳಬೇಕು.

5058.28 ... 10.8 ... 14314.92 ... 11/02/2020

ತಾರೀಖು 11 ನೇ ... 02 ಮಾಹೆ 2020 ಇಸವಿ

TRUE COPY

Assistant Executive Engineer Hoodi Sub-Division Bruhat Bangalore Mahanagara Palike BANGALORE - 560 048



9

## ಬೃಹತ್ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ

ಸಹಾಯಕ ನಿರ್ದೇಶಕರು ನಗರ ಯೋಜನೆ, ಮಹದೇವಪುರ ವಲಯ, ಬೆಂಗಳೂರು.

ಸಂಖ್ಯೆ: ಬಿಬಿಎಂಪಿ/ನಯೋ/ಮವ/69/2019-20

ದಿನಾಂಕ: 11/02/2020

### “ಪ್ರಾರಂಭಕ ಪ್ರಮಾಣ ಪತ್ರ”

ವಿಷಯ:- ಆನ್ ಲೈನ್ ಎಲ್.ಪಿ.ಸಂಖ್ಯೆ.BBMP/Ad.Com/MDP/0868/2019-20 ದಿ:11/02/2020 ರಂದು ಕಟ್ಟಡ ನಕ್ಷೆ ಪರಿಶೀಲನೆಗೆ ಪಡೆದಿರುವ ವಸತಿ ಸಮುಚ್ಚಯ ಕಟ್ಟಡ ನಿರ್ಮಾಣವನ್ನು ಮುಂದುವರಿಸಲು ಪ್ರಾರಂಭಕ ಪ್ರಮಾಣ ಪತ್ರ ನೀಡುವ ಬಗ್ಗೆ.

ಉಲ್ಲೇಖ:- ತಮ್ಮ ಮನವಿ ಪತ್ರದ ದಿನಾಂಕ:26/12/2019

\*\*\*\*\*

ಬೆಂಗಳೂರು ಪೂರ್ವ ತಾಲ್ಲೂಕು, ಬಿದರಹಳ್ಳಿ ಹೋಬಳಿ, ಕುಂಬೇನ ಅಗ್ರಹಾರ ಗ್ರಾಮ, ಸರ್ವೆ ಸಂ.2/1, 2/7, ಖಾತಾ ಸಂಖ್ಯೆ.439, 128 ರ ಆಸ್ತಿಯನ್ನು ದಿನಾಂಕ:27/12/2019 ರಂದು ಸಹಾಯಕ ನಿರ್ದೇಶಕರು, ನಗರ ಯೋಜನೆ ಮಹದೇವಪುರ ವಲಯ ರವರು ಸಹಾಯಕ ಅಭಿಯಂತರರೊಡನೆ ಪರಿಶೀಲನೆ ಮಾಡಲಾಗಿ ತಳ ಅಂತಸ್ತಿನಲ್ಲಿ ನಿರ್ಮಿಸಿರುವ ಸ್ಥಂಭಗಳನ್ನು ಬೃಹತ್ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆಯಿಂದ ಆನ್ ಲೈನ್ ಎಲ್.ಪಿ.ಸಂಖ್ಯೆ.BBMP/Ad.Com/MDP/0868/2019-20 ದಿನಾಂಕ:11/02/2020 ರಂದು ಮಂಜೂರಾಗಿರುವ ನಕ್ಷೆಗೆ ಹೋಲಿಕೆ ಮಾಡಲಾಗಿ ಈ ನಡುಪಾಕಗಳು ಮಂಜೂರಾತಿ ನೀಡಿರುವ ನಕ್ಷೆಯಂತೆ ಬೈಲಾ ಪ್ರಕಾರ ಇರುವುದು ಕಂಡುಬಂದಿದೆ. ಪ್ರಾರಂಭಕ ಪ್ರಮಾಣ ಪತ್ರ ಪಡೆಯಲು ಪಾವತಿಸಬೇಕಾದ ಶುಲ್ಕ ರೂ.1,54,000/- ಗಳನ್ನು ಪಾವತಿಸಲು ತಿಳಿಸಿದ್ದು, ತಾವು ರೂ.1,54,000/- ಡಿ.ಡಿ.ಸಂಖ್ಯೆ.745252, ದಿನಾಂಕ:11/02/2020 ರಲ್ಲಿ ಪಡೆದಿರುವ ಡಿ.ಡಿ.ಗಳನ್ನು ದಿನಾಂಕ:11/02/2020 ರಲ್ಲಿ ಈ ಕಛೇರಿಗೆ ಸಲ್ಲಿಸಿದ್ದು, ಸದರಿ ಮೊತ್ತವನ್ನು ದಿನಾಂಕ:11/02/2020 ರಂದು ಬೃಹತ್ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ ಬೊಕ್ಕಸಕ್ಕೆ ಪಾವತಿಸಲಾಗಿದೆ.

ಆದ್ದರಿಂದ ಕೆಳಕಂಡ ಷರತ್ತುಗಳಿಗೆ ಒಳಪಟ್ಟು ಕಾಮಗಾರಿಯನ್ನು ಮುಂದುವರಿಸಲು ಈ ಮೂಲಕ ಅನುಮೋದನೆ ನೀಡಲಾಗಿದೆ.

- 1) ಯಾವುದೇ ಬದಲಾವಣೆಗಳನ್ನಾಗಲೀ, ಮಾರ್ಪಾಡುಗಳನ್ನಾಗಲೀ ಅಥವಾ ಉಲ್ಲಂಘನೆಗಳನ್ನಾಗಲೀ ಮಾಡದೆ ಕಟ್ಟುನಿಟ್ಟಾಗಿ ಮಂಜೂರಾತಿ ನೀಡಿರುವ ನಕ್ಷೆಯ ಮತ್ತು ಕಟ್ಟಡ ಉಪವಿಧಿಗಳ ಪ್ರಕಾರವೇ ಕಾಮಗಾರಿಯನ್ನು ಕೈಗೊಳ್ಳತಕ್ಕದ್ದು.
- 2) ಕಾಮಗಾರಿಯು, ಅಡಿಪಾಯದ ಅಥವಾ ಸ್ಥಂಭಗಳ ಆಧಾರ ಅಥವಾ ಸ್ಥಂಭಗಳ ಸ್ಥಿರೀಕರಣ ಕಾರ್ಯವು ಪೂರ್ಣಗೊಂಡ ಹಂತವನ್ನು ತಲುಪಿದಾಗ ನಿರ್ಮಾಣವನ್ನು ಮಂಜೂರಾತಿ ನೀಡಿರುವ ನಕ್ಷೆಯ ಮತ್ತು ಕಟ್ಟಡ ಉಪವಿಧಿಗಳ ಪ್ರಕಾರ ಕೈಗೊಂಡಿರುವ ಬಗ್ಗೆ ಕಾಮಗಾರಿಯನ್ನು ಪರಿಶೀಲನೆ ಮತ್ತು ಶೋಧನೆ ಮಾಡಲು ನೆರವು ನೀಡುವ ದೃಷ್ಟಿಯಿಂದ ಮಹಾನಗರ ಪಾಲಿಕೆಗೆ ಸಂದೇಶವನ್ನು ಕಳುಹಿಸತಕ್ಕದ್ದು ಹಾಗೂ ಕಟ್ಟಡ ಪೂರ್ಣಗೊಂಡ ನಂತರ ಸ್ವಾಧೀನಾನುಭವ ಪತ್ರವನ್ನು ಪಡೆಯಲು ಬೃಹತ್ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆಗೆ ಸಂದೇಶವನ್ನು ಕಳುಹಿಸತಕ್ಕದ್ದು ಹಾಗೂ ಸ್ವಾಧೀನಾನುಭವ ಪತ್ರವನ್ನು ಪಡೆಯುವುದು.
- 3) ಕಾಲಕಾಲಕ್ಕೆ ಸಂದರ್ಭಾನುಸಾರ ಬೃಹತ್ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆಯು ನೀಡುವ ಸೂಚನೆಗಳನ್ನು ಪಾಲಿಸತಕ್ಕದ್ದು ಹಾಗೂ ಮಂಜೂರಾತಿ ಸಮಯದಲ್ಲೇ ನೀಡಿರುವ ಷರತ್ತುಗಳಿಗೆ ಬದ್ಧರಾಗಿರತಕ್ಕದ್ದು.

*(Signature)*  
 ಸಹಾಯಕ ನಿರ್ದೇಶಕರು ನಗರ ಯೋಜನೆ  
 ಬೃ.ಬಿ.ಎಂ.ಪಿ. ಮಹದೇವಪುರ  
 ಬೆಂಗಳೂರು-48  
 ಬಿ.ಬಿ.ಎಂ.ಪಿ., ಬೆಂಗಳೂರು

ರವರಿಗೆ,

Sri Praveen Kumar Vysyaraju & Others  
 M/s Venkateshwara Builders (GPA Holder),  
 Rep by Sri Giri Babu G K  
 Sri Mithun Gowda K,  
 Survey No.2/1, 2/7,  
 Khatha No.439, 128,  
 Kumbena Agrahara Village,  
 Bidarahalli Hobli,  
 Bangalore.

TRUE COPY

*(Signature)*  
 Assistant Executive Engineer  
 Hoodi Sub-Division  
 Bruhat Bangalore Mahanagara Palike  
 BANGALORE - 560 048



BRUHAT BANGALORE MAHANAGARA PALIKE  
MAHADEVAPURA ZONE

No.BBMP/ADTP/MDP/O.C/L.P/0868/2019-20

Assistant director of town Planning  
BruhatBangaloreMahanagaraPalike  
Mahadevapura Zone, Bangalore  
Date:03.08.2021

**OCCUPANCY CERTIFICATE**

**Sub:** Issue of Occupancy Certificate for the Residential Apartment Building at Sy No-2/1 & 2/7 Khatha No: 439, Bidarahalli Hoblie, Kumbena Agrahara Village, Ward No.54, Bangalore.

**Ref:** 1.Application by **Sri Praveen kumar Vysyaraju & Others Ms Venkateshwara Builders** (Repd by its Managing Partners **1.Giribabu G K, 2.Mithun Gowda K**)  
Dated: 02.07.2021  
2.Approval of Joint Commissioner, Mahadevapura Zone.  
BBMP Dated:07.07.2021

**TRUE COPY**  
*CyD*  
Assistant Executive Engineer  
Hoodi Sub-Division  
Bruhat Bangalore Mahanagara Palike  
BANGALORE - 560 048

\*\*\*\*\*

The Plan was sanctioned by this office vide Online L.P No.BBMP/Ad.com/MDP /0868/2019-20 and Dated:11.02.2020 for construction of Residential Apartment Building at at Sy No-2/1 & 2/7 Khatha No: 439, Bidarahalli Hoblie, Kumbena Agrahara Village, Ward No.54, Bangalore. Consisting of S+G+3 Floor.

The building was inspected for issue of Occupancy certificate. During the inspection, it is observed that there is a deviation in construction with reference to the sanctioned plan, which is within the permissible limits of regularization with a levy of Compounding fee. The compounding fee for the deviated portion works out to Rs.15,34,182.97/- (Rs.Fifteen Lakhs Thirty four Thousand One Hundred Eighty Two and Ninty seven Paise Only). The applicant has paid Rs.15,34,182/- (Rs.Fifteen Lakhs Thirty four Thousand One Hundred Eighty Two Only) in the form of D.D No.745713, Dated: 02.08.2021, Bank of Maharashtra and taken to BBMP account vide receipt No.RE-IFMS 366-TP/000040, Dated: 03.08.2021. The deviations effected by the applicant are regularized.

Permission is hereby granted to Occupy Residential Apartment Building at Sy No-2/1 & 2/7 Khatha No: 439, Bidarahalli Hoblie, Kumbena Agrahara Village, Ward No.54, Bangalore. Consisting of S+G+3 Floor, with the following details.

No	Floors Descriptions	Built Up Area (in Sqm)	Remarks
1	Stilt	2607.85	Reserved for Car Parking Purpose, 2 Staircase, 3 Lift, RWH, STP and Transfermer.
2	Ground floor	2818.74	27 Residential Units, Toilet, 2 Staircase, 3 Lift and Corridor
3	1 <sup>st</sup> Floor	3045.28	27 Residential Units, Toilet, 2 Staircase, 3 Lift and Corridor
4	2 <sup>nd</sup> floor	3045.28	27 Residential Units, Toilet, 2 Staircase, 3 Lift and Corridor
5	3 <sup>rd</sup> floor	3045.28	27 Residential Units, Toilet, 2 Staircase, 3 Lift and Corridor
6	Terrace Floor	62.41	Lift Machine room, Stair Case Head room, Solar

AK  
8 Coverage

2.24  
51.56

2.24-228 within sanction limit  
51.56-50 within permissible limit of 5% Sanction

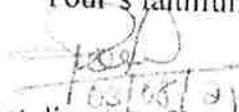
9

**Subject to the following conditions:-**

1. The car parking at Stilt floor shall have adequate safety measures. It shall be done entirely at the risk and cost of owner and BBMP will not be responsible for any kind of damage, losses, risks, etc., arising out of the same.
2. Facility for physically Handicapped persons prescribed in schedule 11 (Bye law-31) of building bye-laws 2003 shall be ensured.
3. The structural safety of building will be entirely at the risk and cost of owner/Architect/structural Engineer and BBMP will not be responsible for the structural safety.
4. The Owner/Applicant shall not add/alter materially, the Structure or a part of the structure there off without specific permission of BBMP. In the Event of the Applicant Violating, the BBMP has the right to demolish the deviated /altered/added portion without any prior notice.
5. Rain water harvesting structure shall be maintained in good condition for storage of water for non potable purpose or recharge of ground water at all times as per building bye-laws 2003 clause No.32 (B).
6. Since, Deviation has been done with respect to the sanctioned plan, while constructing the building, hence the security deposit is here with forfeited.
7. The Applicant shall plant trees in the premises and maintain the same in good condition.
8. Owner shall make his own arrangements to dispose the debris/Garbage after segregating it in to organic and in organic waste generated from the building. Suitable arrangements shall be made by the owner himself to transport and dump these segregated wastes in consultation with the BBMP Zonal health Officer.
9. In case of any false information, misrepresentation of facts, or pending court cases, the occupancy certificate shall be deemed to be cancelled.
10. Arrangements like fire extinguisher and facilities to be provided in the building and maintained properly. For any untoward incident in case of fire. BBMP is not responsible in any way and solely the owner will be held responsible for any loss of life or damage to public property.
11. Safety to electrical installations, transformer is the entire responsibly of the owner. Any untoward incident that may cause out of electrical installations or transformer, the BBMP shall not be responsible in any way. The electrical installation should not be altered as the alteration/extra tapping of power may cause short circuit that may lead to hazard. The applicant/owner is solely responsible & BBMP is in no way responsible for this.

On default of the above conditions, the Occupancy Certificate issued will be withdrawn without any prior notice.

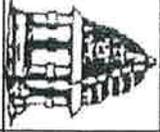
Your's faithfully

  
Assistant director of town Planning  
Bruhat Bangalore MahanagaraPalike  
Mahadevapura Zone.

**TRUE COPY**

To,  
Sri Praveen kumar Vysyaraju & Others  
Ms Venkateshwara Builders (Repd by its Managing Partners  
1.Giribabu G K, 2.Mithun Gowda K).at Sy No-2/1 & 2/7,  
Khatha No: 439, Bidarahalli Hoblie,  
Kumbena Agrahara Village, Ward No.54, Bangalore.

  
Assistant Executive Engineer  
Hoodi Sub-Division  
Bruhat Bangalore Mahanagara Palike  
BANGALORE - 560 048



**ಬೃಹತ್ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ - ಕಂದಾಯ ಇಲಾಖೆ**  
**BRUHAT BENGALURU MAHANAGARA PALIKE - REVENUE DEPARTMENT**

ಎಸ್.ಎ.ಎಸ್. ಮೂಲ ಅರ್ಜಿ ಸಂಖ್ಯೆ  
SAS Base Application No:

552010000

DIGIT

738ZGH0

2021-2022	ಅರ್ಜಿ ಸಂಖ್ಯೆ Application No :	1500135262	ಹುದ್ದೆ ಮತ್ತು ವಾರ್ಡ್ ಸಂಖ್ಯೆ ಮತ್ತು ಹೆಸರು Ward No & Name as declared	54- Hoodi	ಪಾವತಿಸಿದ ಸ್ಥಳ : Payment Location :	HDFC
-----------	----------------------------------	------------	---	-----------	---------------------------------------	------

**ಆಸ್ತಿ ತರಿಗೆ ರಸೀತಿ PROPERTY TAX RECEIPT (ಎಂ.ಎ.ಆರ್. 31ಎ ನಿಯಮ 73 M.A.R. 31A Rule 73)**

ರಸೀತಿ ಸಂಖ್ಯೆ Receipt No.	21222841498	ದಿನಾಂಕ : Date:	09-09-2021	ವಸತಿ ವಲಯ ವರ್ಗೀಕರಣ Residential zone classification declared by tax payer	F	ವಸತಿಯೇತರ ವಲಯ ವರ್ಗೀಕರಣ Non Residential zone classification declared by tax payer
-----------------------------	-------------	-------------------	------------	---	---	--

ಮಾಲೀಕರ ಹೆಸರು : Owner's Name :	PRAVEEN KUMAR VAISYARAJU AND OTHERS	ಸ್ಥಳೀಯ ವಿಳಾಸ : Property Address :	21 F Zone, KUMBENA AGRAHARA, BIDARAHALLI HOBLI, KADUGODI POST, BANGALORE - 560067,	Old PID No / Khatha / Survey No :	2/1
----------------------------------	-------------------------------------	--------------------------------------	--	---	-----

Mode of payment Online / Cheque / DD / PO / Cash	110274833178	ಪಾವತಿ ವಿವರ Payment Details:	Full Payment	ಪಾವತಿ ವ್ಯವಹಾರ ಸಂಖ್ಯೆ Payment Transaction Number :	252177205417
---	--------------	--------------------------------	--------------	--	--------------

1	2	3	4	5	6	7	8	9	10	11	12
ತರಿಗೆ ಪಾವತಿ ವರ್ಷ Tax Paid Year	ಆಸ್ತಿ ತರಿಗೆ Property Tax	ಉಪತರಿಗೆಗಳು Cesses	ಒಟ್ಟು ತರಿಗೆ Total Tax	ವಹಿವಿರುವ ಒತ್ತಾಯಿತಿ Rebate Available	ದಂಡ Penalty	ಬಡ್ಡಿ Interest	ಛೇನ ತ್ಯಾಜ್ಯ ಉಪತರಿಗೆ SWM Cess	ಪಾವತಿಯಾದ ನೆಟ್ಟು ತರಿಗೆ ಮೊತ್ತ Net Tax to be Paid	ಮುಂಗಡ ತರಿಗೆ Advance Tax	ಪಾವತಿಸಿರುವ ಬಾಕಿ ತರಿಗೆ ಮೊತ್ತ Balance Tax Paid	ಹೊಂದಾಣಿಕೆ ಮಾಡಬೇಕಾದ ಮೊತ್ತ Excess amount to be adjusted
2021-2022	11761.63	3058.02	14819.65	0.00	0.00	166.72	0.00	14986.00	0.00	14986.00	0.00

Amount in Words : Rupees Fourteen Thousand Nine Hundred And Eighty Six only

**Please Note :** This payment is accepted subject to verification of accounts. If payment instrument is dishonored, then action as per Negotiable Instruments Act will be initiated. Further this payment is accepted subject to verification of the property by the BBMP. If the above declaration made under SAS is found to be false action as per KMC Act will be initiated. If the tax-reassessed is more than 5 % than the tax remitted under self-declaration, the evaded tax shall be payable together with a penalty not less than twice the tax payable along with interest for the difference amount payable calculated @ 24% p.a.

**Terms and conditions :** This computation of property tax capping the increase to 20%-25% is subject to verification of property and verification of previous property tax returns filed. The tax payer is liable to pay the balance property tax as per rules in all cases of discrepancies.

**This is a computer generated receipt and does not require a seal and signature.**

**TRUE COPY**

Assistant Executive  
Hoodi Sub-Division  
Bruhat Bangalore Mahanagara Palike  
BANGALORE

P.T.O



ಬೃಹತ್ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ - ಕಂದಾಯ ಇಲಾಖೆ

**BRUHAT BENGALURU MAHANAGARA PALIKE - REVENUE DEPARTMENT**

ಎಸ್.ಎ.ಎಸ್. ಮೂಲ ಅರ್ಜಿ ಸಂಖ್ಯೆ  
SAS Base Application No: 1901272263

2021-2022	ಅರ್ಜಿ ಸಂಖ್ಯೆ Application No: 1901272263	ಅಯ್ಯಿ ಮಾಡಿದ ವಾರ್ಡ್ ಸಂಖ್ಯೆ ಮತ್ತು ಹೆಸರು Ward No & Name as declared: 54- Hoodi	ಪಾವತಿಸಿದ ಸ್ಥಳ: Payment Location: HDFC
-----------	--	--	--

**ಆಸ್ತಿ ತೆರಿಗೆ ರಸೀದಿ PROPERTY TAX RECEIPT (ಎಂ.ಎ.ಆರ್. 31ಎ ನಿಯಮ 73 M.A.R. 31A Rule 73)**

ರಸೀದಿ ಸಂಖ್ಯೆ Receipt No. 21222841427	ದಿನಾಂಕ: Date: 09-09-2021	ವಸತಿ ಪಲಯ ವರ್ಗೀಕರಣ Residential zone classification declared by tax payer: E	ವಸತಿಯೇತರ ಪಲಯ ವರ್ಗೀಕರಣ Non Residential zone classification declared by tax payer:
---	-----------------------------	---	---

ಮಾಲೀಕರ ಹೆಸರು : Owner's Name : PRAVEEN KUMAR VYSYARAJU AND OTHERS	ಸ್ಥಳೀನ ವಿಳಾಸ : Property Address : SY NO 27 F Zone, KUMBENA AGRAHARA VILLAGE KADUGODI POST, BENGALURU,	Old PID No / Khatha / Survey No : 2/7
---	--	---------------------------------------

Mode of payment Online / Cheque / DD / PO / Cash	11027482489	ಪಾವತಿ ವಿವರ Payment Details:	ಪಾವತಿ ವ್ಯವಹಾರ ಸಂಖ್ಯೆ Payment Transaction Number : 252172605417
1 ತೆರಿಗೆ ಪಾವತಿ ವರ್ಷ Tax Paid Year: 2021-2022	2 3920.26	5 ಪೂರ್ಣ ಪಾವತಿ Full Payment	10 ಮುಂಗಡ ತೆರಿಗೆ Advance Tax: 0.00
	3 1019.27	6 ದಂಡ Penalty: 0.00	11 ಪಾವತಿಸಲಾದ ಬಾಕಿ Balance Tax Paid: 4995.00
	4 4939.53	7 ಬಡ್ಡಿ Interest: 55.57	12 ಹೊಂದಾಣಿಕೆ Excess amount to be adjusted: 0.00
	5 1019.27	8 ಪಡೆದಿರುವ ರಿಯಾಯಿತಿ Rebate Availed: 0.00	
	6 4939.53	9 ಒಟ್ಟು ತೆರಿಗೆ Total Tax: 4939.53	
	7 1019.27	10 ಪಾವತಿಸಬೇಕಾದ ನಿವ್ವಳ ತೆರಿಗೆ Net Tax to be Paid: 4995.00	
	8 1019.27	11 ದಂಡ Penalty: 0.00	
	9 4939.53	12 ಪಾವತಿ ವಿವರ Payment Details:	

Amount in Words: Rupees Four Thousand Nine Hundred And Ninety Five only

**Please Note :** This payment is accepted subject to verification of accounts. If payment instrument is dishonored, then action as per Negotiable Instruments Act will be initiated. Further this payment is accepted subject to verification of the property by the BBMP. If the above declaration made under SAS is found to be false action as per KMC Act will be initiated. If the tax-reassessed is more than 5 % than the tax remitted under self-declaration, the evaded tax shall be payable together with a penalty not less than twice the tax payable along with interest for the difference amount payable calculated @ 24% p.a.

**Terms and conditions :** This computation of property tax capping the increase to 20%-25% is subject to verification of property and verification of previous property tax returns filed. The tax payer is liable to pay the balance property tax as per rules in all cases of discrepancies.

This is a computer generated receipt and does not require a seal and signature.

**TRULY COPY**

Assistant Executive Engineer  
Hoodi Survey Division  
Bruhat Bangalore Mahanagara Palike  
BANGALORE - 560 001



ಬೃಹತ್ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ  
Bruhat Bangalore Mahanagara Palike

12

ವಾರ್ಡ್ ಸಂಖ್ಯೆ ಡಿ.ಎ.

ಆಯುಕ್ತರವರ ಕಛೇರಿ

Office of the Commissioner,

No.: DA/W-54-KT/1608/19-20

ಕಂದಾಯ ಇಲಾಖೆ, ಹೊದಿ ಸಬ್ ಡಿವಿಷನ್, ವಲಯ,

Revenue Department Range

ಬೆಂಗಳೂರು, ದಿನಾಂಕ : 21.11.2020

Bangalore, Date :



ಪ್ರಮಾಣ ಪತ್ರ / CERTIFICATE

ಬೆಂಗಳೂರಿನ ಹೊದಿ - ಹೊದಿ ನೆಯ ವಿಭಾಗದ ಕೊಂಕಿನೇ ಅಧಿಕಾರಿ

ಇರುವ ಕ್ರಿ.ನಂ - 439 ಸ್ಥಳ - 128 ಸೆಲೆಕ್. 21, 2H ನೆಯ ಸಂಖ್ಯೆಯು ಆಸ್ತಿ ಖಾತೆಯ ಈ ಕಛೇರಿಯ ದಾಖಲೆ ಪುಸ್ತಕದಲ್ಲಿ

1) Praveen Kumar Vysyaraju 2) Purarla Narasimha Rao 3) Ravikumar Seema Kumar  
ಶ್ರೀ / ಶ್ರೀಮತಿ

4) Nagaraju Srinahadr: 5) Ramachandru Srinahadr: 6) Lunavant Salyanarayan Bhat  
Certified that the Khatha of Property No.

7) Sasanaapur: Jaggarao Laxta 8) Sasanaapur: Suryarao 9) Malle Sravanthi

10) Malta Reddy Mannem 11) Satish Nayak 12) Mohan Rao Sasanaapur: 13) Thirvi Kram Devaltha  
Ward No. Bangalore, Stands in the name of

14) Vi Jay Kumar: Thirvi Veedhi: 15) Vysyaraju Nagaraju 16) Govinda Reddy Kurri

17) Lakshmi Kusuma Kumari: Samudrala 18) Rama Krishna C 19) Annabathula Venkata Surya  
in the register of this office. Prasad Rao

20) Divya Banovathu 21) Sindir: Sonta Rao 22) Vamsih: Tangudu 23) Thirupathi Katakam

24) Sri Ranga Pradhanth Padala 25) Naga Kalyani Tammana 26) N.V Govinda Kumar

27) Shankar Kadiyala 28) Bichitra Sahoo 29) Mekapali Srinivas 30) Tangudu Sureswaraiah

31) Devareddy Satish 32) Vysyuru Sri: Lakshmi: 33) Pradeep Chava

34) Tangudu Sri Lakshmi: 35) Sudhakar Rao Siripuraju

36) K.V Krishna Rao 37) Boyina Venkatarao 38) K. Kirish Kumar

39) Saravan: Chalavadi: 40) Kalyani: Katakam 41) Vysyaraju Jayesh Kumar

42) Satish Kumar Baratham 43) Sridevi: Baratham

44) Ramagopal Pentu

ಸದರಿ ಪುಸ್ತಕ ಬಗ್ಗೆ ನಡವಳಿಗೆ ಕಂಪಿ ತೆರವು  
ಬಂದರೆ ಕ. ಮು. ನಂ. 19753 ಕೆಐಂ114ಎ  
ಪ್ರಕಾರ ಖಾತೆ ನಡವಳಿಯನ್ನು ಪರಿಶೀಲಿಸಬಹುದು

ಸಹ ಕಂದಾಯ ಅಧಿಕಾರಿ  
ಹೊದಿ ಸಬ್ ಡಿವಿಷನ್  
Assistant Revenue Officer  
ಹೊದಿ ಸಬ್ ಡಿವಿಷನ್

ಬೃಹತ್ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ  
ಬೆಂಗಳೂರು - 560048  
Bruhat Bangalore Mahanagara Palike

ಗೆ/To.

ಶ್ರೀ/ಶ್ರೀಮತಿ/ Praveen Kumar Vysyaraju  
Sri/Smt.

ಕೊಂಕಿನೇ ಅಧಿಕಾರಿ

TRUE COPY

Assistant Executive Engineer  
Hoodi Sub-Division  
Bruhat Bangalore Mahanagara Palike  
BANGALORE - 560048

ಬೃಹತ್ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ  
ಕಂದಾಯ ಇಲಾಖೆ  
ಮನೆಗಳು ಮತ್ತು ಖಾಲಿ ಜಾಗಗಳ ದಾಖಲೆ ಪುಸ್ತಕ  
2019 ರಿಂದ 2020 ರವರೆಗೆ

ಪುಸ್ತಕದ ಸಂಖ್ಯೆ: 115  
ಮುಖದ ಸಂಖ್ಯೆ: 115

TRUE COPY  
Assistant Executive Engineer  
Hosadi Sub-Division  
Bruhat Bangalore Mahanagara Palike  
BANGALORE - 560 048

ಕ್ರ. ಸಂಖ್ಯೆ	ನಾಮ	ವರ್ಗ	ಮಾನ್ಯತೆ
2	ರವಿಯ ಸಂಖ್ಯೆ		
3	ಹಳೆಯದು		
4	ಹೊಸದು		
5	ನಿವೇಶನ ಅಳತೆ		
6	ಕಟ್ಟಡದ ಅಳತೆ		
7	ಮಾಲೀಕರ ಹೆಸರು		
8	ಆನುಭವದಾರರ / ಬಾಡಿಗೆದಾರರ ಹೆಸರು		
9	ಖಾಲಿ ನಿವೇಶನದ ವಾರ್ಷಿಕ ಮೌಲ್ಯ		
10	ವಸತಿಗಾಗಿ ಉಪಯೋಗ ವಾರ್ಷಿಕ ಮೌಲ್ಯ		
11	ವಸತಿಯೇತರ ಉಪಯೋಗ ವಾರ್ಷಿಕ ಮೌಲ್ಯ		
12	ಒಟ್ಟು ವಾರ್ಷಿಕ ಮೌಲ್ಯ 10-11ನೇ ಕಾಲಂಗಳ ಮೊತ್ತ		
13	ಕಂದಾಯ ಬೇಡಿಕೆ		
14	ಉಪಕರಗಳು : ಶಿಕ್ಷಣ 10% ಆರೋಗ್ಯ 15% ಗ್ರಂಥಾಲಯ 6% ಭಿಕ್ಷುಕ 3% ಒಟ್ಟು 34%		
15	ಒಟ್ಟು ಬೇಡಿಕೆ		
16	ಖಾಲಿ ನಿವೇಶನದ ವಾರ್ಷಿಕ ಮೌಲ್ಯ		
17	ವಸತಿಗಾಗಿ ಉಪಯೋಗ ವಾರ್ಷಿಕ ಮೌಲ್ಯ		
18	ವಸತಿಯೇತರ ಉಪಯೋಗ ವಾರ್ಷಿಕ ಮೌಲ್ಯ		
19	ಒಟ್ಟು ವಾರ್ಷಿಕ ಮೌಲ್ಯ 17-18 ನೇ ಕಾಲಂಗಳ ಮೊತ್ತ		
20	ಕಂದಾಯ ಬೇಡಿಕೆ		
21	ಉಪಕರಗಳು : ಶಿಕ್ಷಣ 10% ಆರೋಗ್ಯ 15% ಗ್ರಂಥಾಲಯ 6% ಭಿಕ್ಷುಕ 3% ಒಟ್ಟು 34%		
22	ಒಟ್ಟು ಬೇಡಿಕೆ		
23	ಕಂದಾಯ ನಿಗದಿ ಮಾಡುವ ಅಧಿಕಾರಿಯ ರುಜು		
24	ಕಮ್ಪ್ಯೂಟರ್ ದಾಖಲೆ ಪುಸ್ತಕದಲ್ಲಿರುವ ಕ್ರಮ ಸಂಖ್ಯೆ		
25	ಹೆಚ್ಚು ಯಾ ಕಮ್ಪ್ಯೂಟರ್		
26	ಜಾರಿಗೆ ಬರುವ ತಾರೀಖು		
27	ಅಕ್ಷೇಪಣೆ ಅರ್ಜಿ ಮೇಲಿನ ತೀರ್ಮಾನ ವಿವರ ರೂಲ್ 8, 9		
28	ಅಭಿವೃದ್ಧಿ ಶುಲ್ಕ		
29	ಷರಾ		

ಮಾನ್ಯತೆ: 21/10/20  
ಪಾಲಿಕೆ ಸಂಖ್ಯೆ: 1000/345714  
ದಿನಾಂಕ: 16/1/2020  
ಪಾವತಿ ಮಾಡಿದ ಸ್ಥಳ: B-I  
ಸಹಾಯಕ ಮಹಾನಗರ ಪಾಲಿಕೆ  
ಬೃಹತ್ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ  
16/1/2020





# ಬೃಹತ್ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ,

15

ಸಹಾಯಕ ಕಾರ್ಯಪಾಲಕ ಅಭಿಯಂತರರ ಕಛೇರಿ, ಹೂಡಿ ಉಪವಿಭಾಗ, ಬೆಂಗಳೂರು-48.

ಬಿಬಿಎಂಪಿ/ಸಕಾಅ/ಹೂಉವಿ/ಪಿ.ಓ/56 /2022-23

ದಿನಾಂಕ:22-08-2022

## ಬೃಹತ್ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ ಕಾಯ್ದೆ 2020 ಕಲಂ 248(1) ರ ಪ್ರಕಾರ ಹೊರಡಿಸಿರುವ ತಾತ್ಕಾಲಿಕ ಆದೇಶ

\*\*\*\*

ಬೃಹತ್ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ ಮಹದೇವಪುರ ವಲಯ ಹೂಡಿ ಉಪ ವಿಭಾಗದ ವ್ಯಾಪ್ತಿಯಲ್ಲಿ ಬರುವ ವಾರ್ಡ್ ನಂ. 54 ರ ಸರ್ವೆ ನಂ.2/1 & 2/7,ಖಾತಾ ನಂ:439, ಕುಂಬೇನ ಅಗ್ರಹಾರ ಬೆಂಗಳೂರು ಸ್ವತ್ತಿನ ಮಾಲೀಕರಾದ ಮೆ|| ವೆಂಕಟೇಶ್ವರ ಬೀಲ್ವರ್ (S.V.Elegant) (ಶ್ರೀ ಗಿರಿಬಾಬು ಮತ್ತು ಶ್ರೀ ಮಿಥುನ್‌ಗೌಡ ರವರು ಪಾಲುದಾರರು) ರವರು ವಸತಿ ಸಮುಚಾಯ ಕಟ್ಟಡವನ್ನು ನಿರ್ಮಿಸಲು ಸಹಾಯಕ ನಿರ್ದೇಶಕರು, ನಗರ ಯೋಜನೆ (ಮಹದೇವಪುರ ವಲಯ), ಬೃಹತ್ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ (ಬಿಬಿಎಂಪಿ), ಬೆಂಗಳೂರು ರವರ ಕಛೇರಿಯಿಂದ ನಕ್ಷೆ ಮಂಜೂರಾತಿಯನ್ನು ಎಲ್.ಪಿ.ಸಂಖ್ಯೆ BBMP/Ad.com//MDP/0868/2019-20 ರಂದು ಎರಡು ವರ್ಷದ ಅವಧಿಗೆ ಅಂದರೆ ದಿನಾಂಕ 11.02.2020 ರಿಂದ 10.02.2022 ರ ವರೆಗೆ ಪಡೆದುಕೊಂಡಿರುತ್ತೀರಿ.

ಮುಂದುವರೆದು, ಕಟ್ಟಡ ನಿರ್ಮಾಣ ಪೂರ್ಣಗೊಳಿಸಿದ ನಂತರದಲ್ಲಿ ಸಹಾಯಕ ನಿರ್ದೇಶಕರು, ನಗರ ಯೋಜನೆ (ಮಹದೇವಪುರ ವಲಯ), ಬಿಬಿಎಂಪಿ ರವರಿಂದ ಸ್ವಾಧೀನಾನುಭವ ಪ್ರಮಾಣ ಪತ್ರವನ್ನು ಸಂ: BBMP/ADTP/MDP/O.C/L.P/0868/2019-20 ದಿನಾಂಕ:03-08-2021 ರಲ್ಲಿ ಪಡೆದುಕೊಂಡಿರುತ್ತೀರಿ.

ಸಹಾಯಕ ಅಭಿಯಂತರರ ವರದಿ ಪ್ರಕಾರ ಹಾಗೂ ಸ್ಥಳ ಪರಿಶೀಲನೆ ಪ್ರಕಾರ ಬೃಹತ್ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ, ಹೂಡಿ ಉಪ ವಿಭಾಗದ ಖಾತಾ ಸಂಖ್ಯೆ:439, ಸರ್ವೆ ನಂ.2/1 & 2/7, ಕುಂಬೇನ ಅಗ್ರಹಾರ ಬೆಂಗಳೂರು ನಗರದಲ್ಲಿ ಸ್ವಾಧೀನಾನುಭವ ಪ್ರಮಾಣ ಪತ್ರ ಪಡೆದ ನಂತರ ಸ್ವತ್ತಿನ ಪೂರ್ವ ಭಾಗದಲ್ಲಿ ಬಫರ್ ಜಾಗಕ್ಕೆ ಕಾಯ್ದಿರಿಸಿದ ಜಾಗದಲ್ಲಿ ತಾವು ನಕ್ಷೆಗೆ ವ್ಯತಿರಿಕ್ತವಾಗಿ ಈಜು ಕೊಳ ಹಾಗೂ ಸ್ನಾನದ ಕಟ್ಟಡಗಳನ್ನು ನಿರ್ಮಾಣ ಮಾಡಿರುವುದು ಬೃಹತ್ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ ಕಾಯ್ದೆ 2020 ರ ನಿಯಮ ಮತ್ತು ಬೈಲಾಗಳನ್ನು ಉಲ್ಲಂಘಿಸಿ ಕಟ್ಟಡ ನಿರ್ಮಾಣ ಮಾಡಿರುವುದು ನಮಗೆ ಮನಃಪೂರ್ತಿಯಾಗಿ ದೃಢಪಟ್ಟಿರುತ್ತದೆ. ಈ ಈಜು ಕೊಳವು ಕಾನೂನು ಬಾಹಿರವಾಗಿ ನಿರ್ಮಾಣ ಕಂಡು ಬಂದಿರುತ್ತದೆ.

ಕಟ್ಟಡ ನಿರ್ಮಾಣದಲ್ಲಿನ ಬಫರ್ ಜಾಗದಲ್ಲಿ ಉಲ್ಲಂಘನೆ ವಿವರಗಳು ಈ ಕೆಳಕಂಡಂತಿವೆ.

ವಿವರಗಳು	ಅನಧಿಕೃತವಾಗಿ ನಿರ್ಮಿಸುತ್ತಿರುವ ಕಟ್ಟಡದ ವಿಸ್ತೀರ್ಣ (ಚ.ಮೀ.ಗಳಲ್ಲಿ)	ಒಟ್ಟು
ಈಜು ಕೊಳ ನಿರ್ಮಾಣ	18.30 ಮೀ X 11.10 ಮೀ = 203.13 ಚ.ಮೀ	223.63ಚ.ಮೀ
ಸ್ನಾನದ ಕೊಠಡಿಗಳು	2.05 ಮೀ X 10.00 ಮೀ = 20.50 ಚ.ಮೀ	

ಆದ್ದರಿಂದ ಕಟ್ಟಡದ ಮಾಲೀಕರು / ನಿರ್ಮಾಣಗಾರರು ಮಂಜೂರಾದ ನಕ್ಷೆಗೆ ವ್ಯತಿರಿಕ್ತವಾಗಿ ಕಟ್ಟಡ ನಿರ್ಮಿಸಿರುವುದು ಕಂಡುಬಂದಿರುತ್ತದೆ ಮತ್ತು ಬೃಹತ್ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ ಕಾಯ್ದೆ 2020ರ ಮತ್ತು ಅದರಡಿಯಲ್ಲಿ ರಚಿತವಾಗಿರುವ ಕಟ್ಟಡ ನಿಯಮಾವಳಿಗಳು ಮತ್ತು ಬೈಲಾಗಳನ್ನು ಉಲ್ಲಂಘಿಸಿದ್ದಾರೆ. ಆದ್ದರಿಂದ ನಾನು ಈ ಕೆಳಕಂಡಂತೆ ಆದೇಶ ಮಾಡಿರುತ್ತೇನೆ.

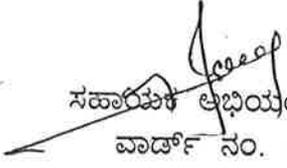
### TRUE COPY

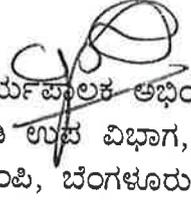
  
Assistant Executive Engineer  
Hoodi Sub-Division  
Bruhat Bangalore Mahanagara Palike  
BANGALORE - 560 048

ತಾತ್ಕಾಲಿಕ ಆದೇಶ

ಮೇಲ್ಕಂಡ ಅಂಶ ಹಾಗೂ ವಿವರಗಳಿಂದ ಕಟ್ಟಡದ ಮಾಲೀಕರು / ನಿರ್ಮಾಣಗಾರರು ಬೃಹತ್ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆಯ ವಾರ್ಡ್ ನಂ.54 ರ ಖಾತಾ ಸಂಖ್ಯೆ: ಸರ್ವೆ ನಂ.2/1 & 2/7, ಖಾತಾ ನಂ:439, ಕುಂಬೇನ ಅಗ್ರಹಾರದಲ್ಲಿ ಮೆ|| ವೆಂಕಟೇಶ್ವರ ಬಿಲ್ಡರ್ (S.V.Elegant) ರವರು ಇಲ್ಲಿ ವಸತಿ ಸಮುಚಾಯ ಕಟ್ಟಡಕ್ಕೆ ಸಂಬಂಧಿಸಿದಂತೆ ಮಂಜೂರಾದ ನಕ್ಷೆಗೆ ವ್ಯತಿರಿಕ್ತವಾಗಿ ಬೃಹತ್ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ ಕಾಯ್ದೆ 2020ರ ಮತ್ತು ನಿಯಮ ಮತ್ತು ಬೈಲಾಗಳನ್ನು ಉಲ್ಲಂಘಿಸಿ ನಿರ್ಮಾಣ ಮಾಡಿರುವ ಕಟ್ಟಡದ ಭಾಗಗಳನ್ನು ತೆಗೆದು / ಹೊಡೆದು ಹಾಕಿ ಬೃಹತ್ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ ಕಾಯ್ದೆ 2020 ರ ಮತ್ತು ಅದರಡಿಯಲ್ಲಿ ರಚಿತವಾಗಿರುವ ನಿಯಮ ಮತ್ತು ಬೈಲಾಗಳಿಗೆ ಅನುಗುಣವಾಗಿ ಕಟ್ಟಡವನ್ನು ನಿರ್ಮಿಸಬೇಕೆಂದು ಆದೇಶಿಸಲಾಗಿದೆ.

ಅದಲ್ಲದೇ ಈ ತಾತ್ಕಾಲಿಕ ಆದೇಶವನ್ನು ಏಕೆ ಸ್ಥಿರೀಕರಣಗೊಳಿಸಬಾರದು ಎಂಬುದಕ್ಕೆ ನಿಮ್ಮ ಸಮಜಾಯಿಷಿಯನ್ನು ಈ ತಾತ್ಕಾಲಿಕ ಆದೇಶ ತಲುಪಿದ ಹದಿನೈದು ದಿನಗಳೊಳಗಾಗಿ ನೀಡತಕ್ಕದ್ದು ಹಾಗೂ ಒಂದು ವೇಳೆ ಸಮಜಾಯಿಷಿ ನೀಡಲು ನೀವು ವಿಫಲರಾದಲ್ಲಿ ಅಥವಾ ನೀವು ನೀಡಿರುವ ಸಮಜಾಯಿಷಿಯು ಸಮಾಧಾನಕರವಾಗದಿದ್ದಲ್ಲಿ ಈ ತಾತ್ಕಾಲಿಕ ಆದೇಶವು ಸೂಕ್ತವೆಂದು ಕಂಡುಬರುವ ಮಾರ್ಪಾಟಿನೊಂದಿಗೆ ಸ್ಥಿರೀಕರಣ ಮಾಡಲಾಗುವುದು. ಸ್ಥಿರೀಕರಣ ಮಾಡಿದ ಆದೇಶವನ್ನು ಪಾಲಿಸಲು ನೀವು ಬದ್ಧರಾಗಿರತಕ್ಕದ್ದು ಎಂದು ಈ ಮೂಲಕ ತಿಳಿಸಲಾಗಿದೆ.

  
ಸಹಾಯಕ ಅಭಿಯಂತರರು  
ವಾರ್ಡ್ ನಂ. 54

  
ಸಹಾಯಕ ಕಾರ್ಯಪಾಲಕ ಅಭಿಯಂತರರು  
ಹೂಡಿ ಉಪ ವಿಭಾಗ,  
ಬಿಬಿಎಂಪಿ, ಬೆಂಗಳೂರು.

ರವರಿಗೆ,

ಶ್ರೀ.ಗಿರಿಬಾಬು ಮತ್ತು ಶ್ರೀ.ಮಿಥುನ್ ಗೌಡ,  
ಮೆ|| ವೆಂಕಟೇಶ್ವರ ಬಿಲ್ಡರ್ (S.V.Elegant),  
ಸರ್ವೆ ನಂ.2/1 & 2/7, ಖಾತಾ ನಂ:439,  
ಕುಂಬೇನ ಅಗ್ರಹಾರ, ಹೂಡಿ ವಾರ್ಡ್-54  
ಬೆಂಗಳೂರು

Received

  
Y. RAJA SEKHAR REDDY

Y. RAJA SEKHAR REDDY

Phone NO: 9848821436

TRUE COPY

  
Assistant Executive Engineer  
Hoodi Sub-Division  
Bruhat Bangalore Mahanagara Palika  
BANGALORE - 560 048

# ಬೃಹತ್ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ,

ಸಹಾಯಕ ಕಾರ್ಯಪಾಲಕ ಅಭಿಯಂತರರ ಕಛೇರಿ, ಹೂಡಿ ಉಪವಿಭಾಗ, ಬೆಂಗಳೂರು-48.

ನಂ:ಬಿಬಿಎಂಪಿ/ಸಕಾಅ/ಹೂಉವಿ/ಪಿ.ಆರ್/ 57 /2022-23

ದಿನಾಂಕ:22-08-2022.

## ಬೃಹತ್ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ ಕಾಯ್ದೆ 2020 ಕಲಂ 248(2) ರ ಪ್ರಕಾರ ಹೊರಡಿಸಿರುವ ನೋಟೀಸ್

\*\*\*\*\*

ವಿಷಯ:- ವಾರ್ಡ್ ನಂ. 54 ರ ಖಾತಾ ಸಂಖ್ಯೆ: ಸರ್ವೆ ನಂ.2/1 & 2/7, ಖಾತಾ ನಂ:439, ಕುಂಬೇನ ಅಗ್ರಹಾರದಲ್ಲಿ ಮೆ|| ವೆಂಕಟೇಶ್ವರ ಬಿಲ್ಲರ್ (S.V.Elegant) ಇಲ್ಲಿ ಮಂಜೂರಾದ ನಕ್ಷೆಗೆ ವ್ಯತಿರಿಕ್ತವಾಗಿ ಕಟ್ಟಡ ನಿರ್ಮಿಸುತ್ತಿರುವ ಬಗ್ಗೆ

### ಆದೇಶ

ಮೇಲ್ಕಂಡ ವಿಷಯಕ್ಕೆ ಸಂಬಂಧಿಸಿದಂತೆ, ಸದರಿ ಕಟ್ಟಡದ ಮಾಲೀಕರು ವಾರ್ಡ್ ನಂ. 54 ರ ಖಾತಾ ಸಂಖ್ಯೆ: ಸರ್ವೆ ನಂ.2/1 & 2/7, ಖಾತಾ ನಂ:439, ಕುಂಬೇನ ಅಗ್ರಹಾರದಲ್ಲಿ ಮೆ|| ವೆಂಕಟೇಶ್ವರ ಬಿಲ್ಲರ್ (S.V.Elegant) ಆದ ನೀವು ಕಟ್ಟಡವನ್ನು ಬೃಹತ್ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ ಕಾಯ್ದೆ 2020 ರ ನಿಯಮ ಮತ್ತು ಬೈಲಾಗಳನ್ನು ಉಲ್ಲಂಘಿಸಿ ಮಂಜೂರಾದ ನಕ್ಷೆಗೆ ವ್ಯತಿರಿಕ್ತವಾಗಿ ಸ್ವಾಧೀನಾನುಭವ ಪ್ರಮಾಣ ಪತ್ರ ಪಡೆದ ನಂತರ ನಿರ್ಮಾಣ ಮಾಡಿರುವ ಕಟ್ಟಡದ ಭಾಗಗಳನ್ನು ಹೊಡೆದು / ತೆಗೆದುಹಾಕಿ ಬೃಹತ್ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ ಕಾಯ್ದೆ 2020 ರ ಅದರಡಿಯಲ್ಲಿ ರಚಿತವಾಗಿರುವ ನಿಯಮಾವಳಿ ಮತ್ತು ಬೈಲಾಗಳಿಗೆ ಒಳಪಡುವಂತೆ ಕಟ್ಟಡವನ್ನು ತರಬೇಕೆಂದು ಈ ಮೂಲಕ ನಿಯಮಾವಳಿಗೆ ವಿರುದ್ಧವಾಗಿ ನಿರ್ಮಿಸಿರುವ ಭಾಗಗಳನ್ನು ಕಡವಿ ಹಾಕಬೇಕೆಂದು ಹಾಗೂ ಈ ತಾತ್ಕಾಲಿಕ ಆದೇಶವನ್ನು ಏಕೆ ಸ್ಥಿರೀಕರಿಸಬಾರದು ಎಂಬುದಕ್ಕೆ ಸಮಜಾಯಿಷಿಯನ್ನು ಈ ತಾತ್ಕಾಲಿಕ ಆದೇಶ ತಲುಪಿದ ಹದಿನೈದು ದಿನಗಳೊಳಗಾಗಿ ನೀಡತಕ್ಕದ್ದು ಹಾಗೂ ಒಂದು ವೇಳೆ ಸಮಜಾಯಿಷಿ ನೀಡಲು ನೀವು ವಿಫಲವಾದಲ್ಲಿ ಅಥವಾ ನೀವು ನೀಡಿರುವ ಸಮಜಾಯಿಷಿಯು ಸಮಾಧಾನಕರವಾಗಿರದಿದ್ದಲ್ಲಿ ಈ ತಾತ್ಕಾಲಿಕ ಆದೇಶವನ್ನು ಸೂಕ್ತವೆಂದು ಕಂಡು ಬರುವ ಮಾರ್ಪಾಟಿನೊಂದಿಗೆ ಸ್ಥಿರೀಕರಣ ಮಾಡಲಾಗುವುದು. ಸ್ಥಿರೀಕರಣ ಮಾಡಿದ ಆದೇಶವನ್ನು ಪಾಲಿಸಲು ನೀವು ಬದ್ಧರಾಗಿರತಕ್ಕದ್ದು. ಇಲ್ಲವಾದಲ್ಲಿ ಬೃಹತ್ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ ಕಾಯ್ದೆ 2020 ರ ಕಲಂ ಪ್ರಕಾರ ಮುಂದಿನ ಕ್ರಮ ಜರುಗಿಸಲಾಗುವುದು ಹಾಗೂ ಈ ಸಂಬಂಧ ತಗಲುವ ಖರ್ಚುಗಳನ್ನು ಕಾನೂನಿನಂತೆ ವಸೂಲಿಮಾಡಲಾಗುವುದು ಎಂದು ಈ ಮೂಲಕ ತಿಳಿಯಪಡಿಸಿದೆ.

ಸಹಾಯಕ ಅಭಿಯಂತರರು  
ವಾರ್ಡ್ ನಂ. 54

ಸಹಾಯಕ ಕಾರ್ಯಪಾಲಕ ಅಭಿಯಂತರರು  
ಹೂಡಿ ಉಪ ವಿಭಾಗ,  
ಬಿಬಿಎಂಪಿ, ಬೆಂಗಳೂರು.

ರವರಿಗೆ,

ಶ್ರೀ.ಗಿರಿಬಾಬು ಮತ್ತು ಶ್ರೀ.ಮಿಥುನ್ ಗೌಡ,  
ಮೆ|| ವೆಂಕಟೇಶ್ವರ ಬಿಲ್ಲರ್ (S.V.Elegant)  
ಸರ್ವೆ ನಂ.2/1 & 2/7, ಖಾತಾ ನಂ:439,  
ಕುಂಬೇನ ಅಗ್ರಹಾರ, ಹೂಡಿ ವಾರ್ಡ್-54

Received

Y. Rajasekhara Reddy  
22/08/22  
Y. RAJASEKHAR Reddy  
Mobile no:- 9848821436

TRUE COPY

Assistant Executive Engineer  
Hoodi Sub-Division  
Bruhat Bangalore Mahanagara Palike  
BANGALORE - 560 048



18

## **BURHAT BANGALORE MAHANAGARA PALIKE**

BBMP/AEE/HSD/PO/PR/56/2022-23

Asst. Executive Engineer,  
Hoodi Sub-Division  
Bangalore-560048.  
Dated : 22.08.2022.

### **Provisional Order**

It is to intimate you that, the plan for the construction of Residential use buiding had been approved/sanctioned by BBMP Authorities vide LP No\_ 0868/2019-20 dated: 03.08.2021 in favour of **Sri Giribabu and Mithungowda (M/s Venkateshwara Builders) (S V Elegant)** in respect of the property bearing Sy. No 2/1,2/7,Khatha No.439, Kumbena Agrahara, Hoodi ward no 54 of Mahadevpura Zone of BBMP Bangalore. You have obtained Occupancy Certificate from BBMP on 03.08.2021 Subsequently, you have done construction violating the sanctioned plan

The Building Constructed in the property bearing Sy. No 2/1,2/7,Khatha No.439, Kumbena Agrahara, Hoodi ward no 54 is found to be in violation of the sanctioned plans and this is against the provisions of BBMP Act-2020 and the Building Bye-laws. The Violation were established during the site inspection conducted by Assistant Engineer on 28.08.2022 in the presence of your representative. You all have constructed Swimming pool and bath room on the eastern side of your site earmarked as buffer zone of storm water drain The Deviations Details observed as below

Sl.No	Details of deviated construction	As per Sanctioned plan	As per Built Building	Deviation with reference to sanctioned plan	Percentage of Deviation	Remarks
1	2	3	4	5	6	7
11	Swimming Pool	18.30x11.10 m = 203.13 sqm			Total = 223.63 Sqm	
	Bathrooms	2.05x10.00 = 20.50 Sqm				

From the above it is observed that the owner responsible is constructed the building in violation of sanctioned plan. Since, the Building violates the provisions of BBMP Act-2020 and the Bye-laws; following provisional order is passed;

**TRUE COPY**

  
Assistant Executive Engineer  
Hoodi Sub-Division  
Brihat Bangalore Mahanagara Palike  
BANGALORE - 560 048

**Provisional Order**

I the under signed, being the delegated authority after considering the above facts I am of the view that the constructed building in the Sy. No 2/1,2/7,Khatha No.439, Kumbena Agrahara, Hoodi ward no 54 violates the sanctioned plan.

Hence it is here by ordered that the deviations listed in the above table shall be removed/ dismantled forthwith, which are violations of the BBMP Act-2020 and the Building BYE-laws and They shall be removed to make the building to comply the BBMP Act-2020 & Building Bye-laws.

Acting Under sec -284 (1) (iii) I direct that further construction of the Building if any shall be stopped immediately till this order is obeyed.

Given this 22.8.2022

Sd/-  
Assistant Engineer  
Ward No -54  
BBMP, Bangalore

Sd/-  
Assistant Executive Engineer  
Hoody Sub division  
BBMP, Bangalore  
and Delegated Authority

To

Sri Giribabu and Mithungowda  
(M/s Venkateshwara Builders) (S V Elegant)  
Sy. No 2/1,2/7 ,Khatha No.439,  
Kumbena Agrahara,  
Hoodi ward no 54 , Bangalore

**TRUE COPY**

  
Assistant Executive Engineer  
Hoody Sub-Division  
Bruhat Bangalore Mahanagara Palike  
BANGALORE - 560 048



20

## BRUHATH BENGALURU MAHANAGARA PALIKE

BBMP/AEE/HSD/SD/PR/57/2022-23

Asst. Executive Engineer,  
Hoody Sub-Division  
Bangalore-560048.  
Dated : 22.08.2022.

**“Show cause Notice”**  
**(Issued u/s 248/(2) of BBMP Act-2020)**

Under section 248(1) and (2) of BBMP Act-2020, you are here by called upon to show cause within 15 days as to why you should not demolish that part of building which is in violation of the sanctioned plan and building bye-laws and that further construction of the building if any should not be stopped forth with.

In the case of failure of compliance of the provisional order within 15 days or failure to submit the satisfactorily, please take notice that provisional order will be confirmed and an order of confirmation will be passed under 248 (3) of BBMP Act 2020.

It is also informed to you that action will be initiated under section 356 R/W 353 of BBMP Act 2020, and other appropriate provisions of law, in executing the confirmation order issued u/s 248(3) of BBMP Act 2020 and you are liable and responsible for the payment of expenditures in causing to implement the above order. The expenditures will be collected from you.

Sd/-

Assistant Executive Engineer  
Bruhat Bengaluru Mahanagara Palike  
Hoody Sub-division

To,

Sri Giribabu and Mithungowda  
(M/s Venkateshwara Builders) (S V Elegant)  
Sy. No 2/1,2/7 ,Khatha No.439,  
Kumbena Agrahara,  
Hoodi ward no 54 , Bangalore

**TRUE COPY**

  
Assistant Executive Engineer  
Hoody Sub-Division  
Bruhat Bangalore Mahanagara Palike  
BANGALORE - 560 048

To,

23.08.2022

- 1) Executive Engineer (EE)  
Hoodi Sub-Division.  
BBMP , Bengaluru -560048
- 2) Assistant Executive Engineer (AEE)  
Hoodi Sub-Division.  
BBMP , Bengaluru - 560048

Respected sir/s,

Sub: Reply to your provisional order dated 22.08.2022 issued under Section 248 (1) of BBMP Act 2020.

With reference to aforesaid subject of provisional order dated 22.08.2022 issued to us on 22.08.2022, we wish to bring to your kind notice that we have constructed the multi storey residential apartment on the land bearing Sy.No.2/1 and 2/7, Khatha No.439 of Kumbena Agrahara Village under name and style S.V.Elegant after securing the plan vide LP No.BBMP/Ad.com/MDP/0868/2019-20 and completed the same without any deviations. After the completion, the Joint Director, Town Planning (Mahadevapura Zone), BBMP has also issued occupancy certificate Vide No.BBMP/ADTP/MDP/O.C/L.P/0868/2019-20 dated 03.08.2021 and the construction is completed in all aspects.

When such being the state of affairs, we have for the first time been served with the aforesaid provisional order on 22.08.2022 directing us to remove the swimming pool and demolish two bathrooms built on the reserved buffer area/zone located on the eastern side of the S.V.Elegant project by stating that same is built in violation of Plan sanctioned by the concerned authorities and Bye laws of BBMP Act 2020.

TRUE COPY

Assistant Executive Engineer  
Hoodi Sub-Division  
Bruhat Bangalore Mahanagara Palike  
BANGALORE - 560 048  
Sy.No.2/1 & 2/7, Kumbena Agrahara, Belathur, Kadugodi, Bangalore-560067.

For VENKATESHWARA BUILDERS

Managing Partners

22

We wish to inform you that we have completed the project as per the plan sanctioned by authority without any deviations in the building and thus secured the occupancy certificate as stated above. We came to know about the deviations with regard to construction of swimming pool and bathrooms for the first time only through this provisional order dated 22.08.2022 issued to us on the same day. We humbly submit that said deviation if any is not intentional one and same was an inadvertent mistake. Though said construction of swimming pool and bathroom was part of the our project , same was not objected at any point of time and we have not received any notice/s from any concerned authorities in this regard earlier and hence have been under the bonafide impression that said construction is in accordance with rules and regulations. We are always ready and willing to rectify the same as it is being brought to our notice now through this provisional order

In view of above, we would like to bring to your kind notice that we being law abiding builders hereby agree and accept to comply with the aforesaid provisional order dated 22.08.2022 and further undertake to remove the said swimming pool and two bathrooms which are stated to be unauthorised structures built inadvetentanly in buffer zone/ area on the eastern side of the said project and the restore the said area to its original position within four weeks from the date of this reply. Hence we request your good self to consider our reply and grant time as requested by us to comply with the said provisional order and oblige.

Thanking you

Your's faithfully

**TRUE COPY**

For VENKATESHWARA BUILDERS

*V. Venkateshwar*  
*U. Venkateshwar*  
Managing Partners

*CMA*  
Assistant Executive Engineer  
Hoodi Sub-Division  
Bruhat Bangalore Mahanagara Palike  
BANGALORE - 560 048



# BRUHATH BENGALURU MAHANAGARA PALIKE

25

BBMP/AEE/HSD/W.82/ 56/2022-23

Asst. Executive Engineer,  
Hoody Sub-Division  
Hoody, Bangalore-560048.

Dated : 8/9/2022



## "Confirmation Order"

(Issued u/s 248/(3) of BBMP Act-2020)

It is to inform that provisional order BBMP/AEE/HSD/PO/PR/56/2022-23 dated:22.08.2022 and show cause notice had been served on Sri Giribabu and Mithungowda (M/s Venkateshwara Builders) (S V Elegant) for having constructed Unauthorised Swimming pool and bath rooms in Kumbena Agrahara village Sy. No 2/1,2/7,Khatha No.439, Kumbena Agrahara, Hoodi ward no 54 of Mahadevapura zone of BBMP bengaluru, in violation of the sanctioned plan . You have obtained Occupancy Certificate from BBMP on 03.08.2021 Subsequently, you have done construction violating the sanctioned plan

you have not complied the provisional order/Justification given by you is not satisfactory. Therefore it is again fully confirmed that the building construction is done in violation of BBMP Act-2020 and the building bye laws. Therefore there is no ground to drop the provisional order and hence I the under signed passes the order as below.

## "Order of confirmation"

Considering the above facts, I the undersigned being the delegated authority under the BBMP Act 2020, do here by confirm the provisional order under section 248(3) of BBMP Act and direct to demolish forthwith the portion of building which is in violation of plan sanctioned and is in violation of bye-laws, at property bearing Sy. No 2/1,2/7,Khatha No.439, Kumbena Agrahara, Hoodi ward no 54 of Mahadevapura zone of BBMP

you are here by directed to remove the violation done which is against the sanctioned plan and building bye-laws and to stop the construction of building till the violations are removed and compliance report is to be submitted to this office.

Given this . 08/09/2022

Assistant Engineer  
Ward No -54  
BBMP, Bangalore

Assistant Executive Engineer  
Hoody Sub division  
BBMP, Bangalore  
and Delegated Authority

To,

Sri Giribabu and Mithungowda  
(M/s Venkateshwara Builders) (S V Elegant)  
Sy. No 2/1,2/7 ,Khatha No.439,  
Kumbena Agrahara,  
Hoodi ward no 54 , Bangalore

Received

Y. K. Srinivas Reddy  
08/09/2022

**TRUE COPY**

Assistant Executive Engineer  
Hoodi Sub-Division  
Bruhat Bengaluru Mahanagara Palike  
BANGALORE - 560 048

From,

12.09.2022

Sri.Giribabu and Sri.Mithun Gowda  
Managing Partners  
M/s Venkateshwara Builders  
Sy. No.2/1 & 2/7 , Katha No.439,  
Kumbena Agrahara, Hoodi Ward-54  
Bengaluru

To,

1. Assistant Engineer  
Ward NO.54,  
BBMP, Bangalore
2. Assistant Executive Engineer (AEE)  
Hoodi Sub-Division.  
BBMP, Bengaluru

**TRUE COPY**

*[Signature]*  
Assistant Executive Engineer  
Hoodi Sub-Division  
Bruhat Bangalore Mahanagara Palike  
BANGALORE - 560 048

Respected sir,

Sub: Reply to your Confirmation order dated 08.09.2022 issued under Section 248 (3) of BBMP Act 2020

With reference to above, we wish to bring to your kind notice that we being the managing partners of M/s Venkateshwara Builders have constructed the multi storey residential apartment on the land bearing Sy.No.2/1 and 2/7, Khatha No.439 of Kumbena Agrahara Village under name and style S.V.Elegant after securing the plan vide LP No.BBMP/Ad.com/MDP/0868/2019-20 and completed the same without any deviations. After the completion, the Joint Director, Town Planning (Mahadevapura Zone), BBMP has also issued occupancy certificate Vide No.BBMP/ADTP/MDP/O.C/L.P/0868/2019-20 dated 03.08.2021 and the construction is completed in all aspects.

For VENKATESHWARA BUILDERS

*[Signature]*  
Managing Partners

95  
When such being the state of affairs, for the first time we have been slapped with the provisional order dated 22.08.2022 vide No.BBMP/AEE/HSD/PO /PR/56 /2022-23 from your reputed office directing us to remove the swimming pool and demolish two bathrooms built on the reserved buffer area/zone located on the eastern side of the S.V.Elegant project by stating that same is being built in violation of Plan sanctioned by the concerned authorities and Bye laws of BBMP Act 2020.

Immediately we issued a reply dated 23.08.2022 to your provisional order and undertook to remove the said swimming pool and two bathrooms which are stated to be unauthorised structures built on the buffer zone/ area on the eastern side of the said project and the restore the said area to its original position within four weeks from the date of the reply. We specifically stated in our reply that the said deviation was not at all intentional one and same was a bonafide mistake as the said structure was not objected at any point of time and no notice was issued from any concerned authorities in that regard earlier. Thus, we were under the bonafide impression that said construction was in accordance with rules and regulations until receipt of your provisional order and the said reply was duly served to your office on 23.08.2022.

As per our undertaking, we already removed the said unauthorised structures built earlier with a bonafide mistake. However, Inspite of our undertaking and compliance, now this confirmatory order is being issued to us without any verification and inspection in this regard.

We now would like to bring to your kind notice that we being law abiding builders have already removed said unauthorised structures and complied the provisional order as per our undertaking. The photographs showing the area of removed structures are enclosed herewith for your kind perusal.

Hence, in view of the above, we humbly request your good self to drop the further proceedings in this matter by considering the compliance.

Thanking you

**TRUE COPY**

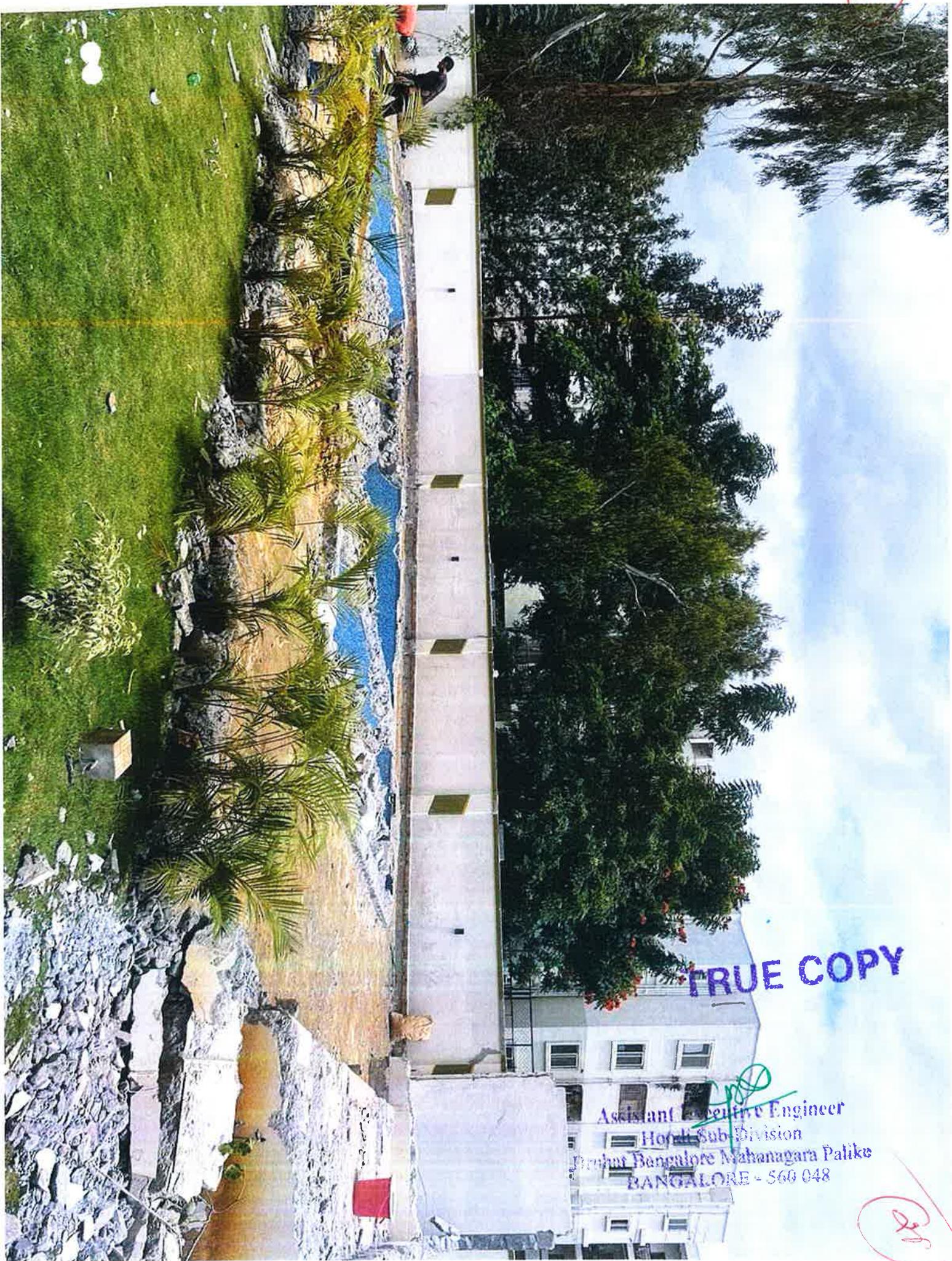
  
Assistant Executive Engineer  
Hoodi Sub Division  
Bruhat Bangalore Mahanagara Palika  
BANGALORE - 560 048

Your's faithfully

For VENKATESHWARA BUILDERS

  
Managing Partners

(26)



**TRUE COPY**

*[Signature]*  
Assistant Executive Engineer  
Hotel Sub-Division  
Municipal Bangalore Mahanagara Palike  
BANGALORE - 560 048

*[Signature]*

27

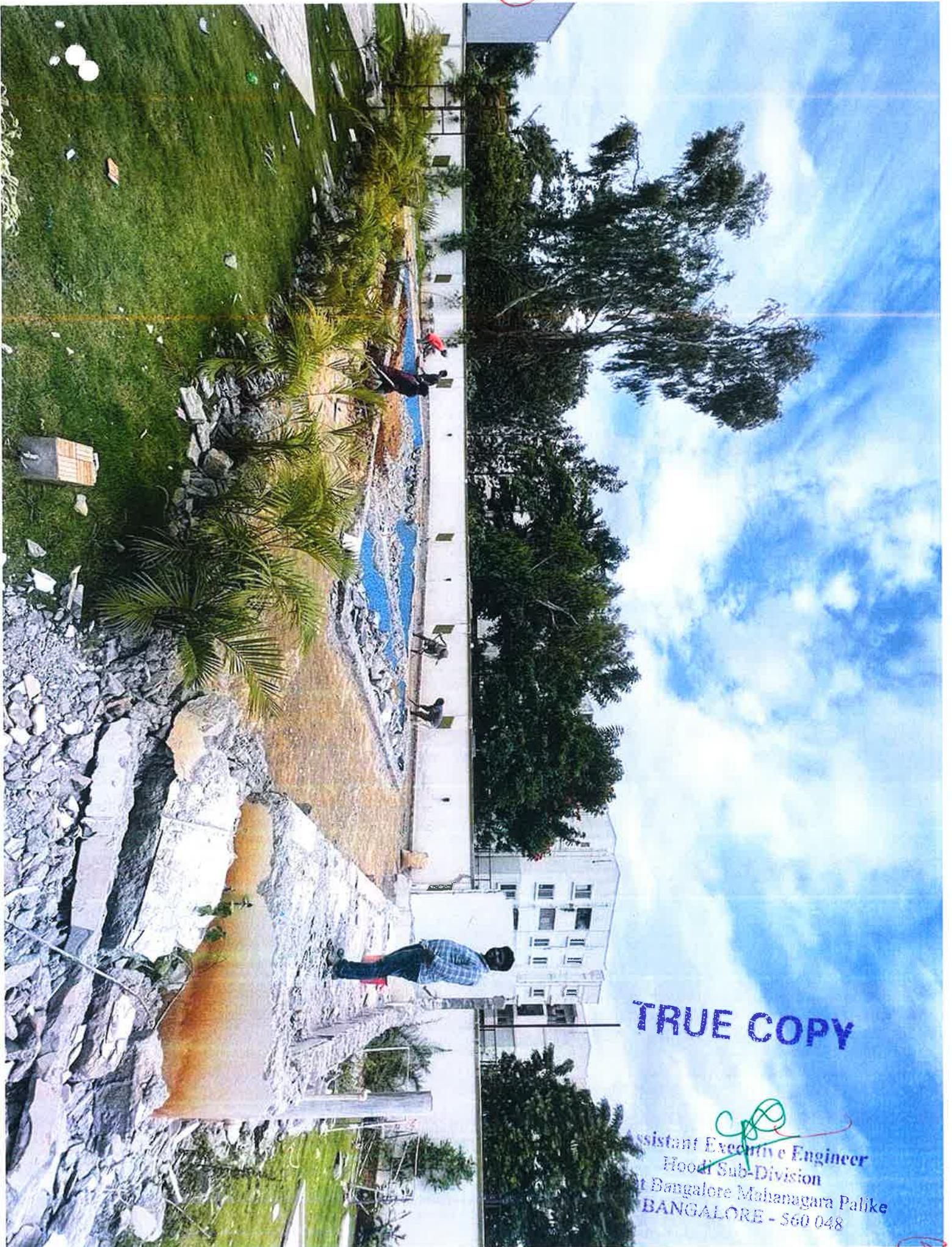


TRUE COPY

  
Assistant Executive Engineer  
Hoosur Sub-Division  
Bruhat Bangalore Mahanagara Palike  
BANGALORE - 560 048

27

28



**TRUE COPY**

  
Assistant Executive Engineer  
Hoodi Sub-Division  
Bangalore Mahanagara Palike  
BANGALORE - 560 048

28

29



TRUE COPY

  
 Assistant Executive Engineer  
 Hoodi Sub-Division  
 Bruhat Bangalore Mahanagara Palike  
 BANGALORE - 560 048

29



ಬೃಹತ್ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ  
ಟಿಪ್ಪಣಿ ಹಾಳೆ

ವಿಷಯ .....

ಪುಟದ ಸಂಖ್ಯೆ ..... 1

ಕಡತದ ಸಂಖ್ಯೆ AEE(HSD)/56/2022-23

ಕಂಡಿಕೆ ಸಂಖ್ಯೆ	ಟಿಪ್ಪಣಿಗಳು ಮತ್ತು ಆಜ್ಞೆಗಳು
1)	Submitted: Sub:-Application filed Before the National Green tribunal (SZ) chennai in Application No. 77/2022
2)	This office has received a private notice from Amritha Law Associates dated 22.07.2022 (Received in this office on 30.07.2022). In the said notice, it is mentioned that their client Sri Paramesh.V S/o Late Venkatesh has filed Application before the hon'ble National Green Tribunal (SZ), Chennai against the Commissioner, bbmp and others. The Application filed before the NGT with Annexure were found enclosed. Since the Applicant has filed application before the NGT, the note sheet is drafted in English language so as to avoid translation of note sheets from kannada to english since the NGT considers application and trial only in English language. The Application alleges violation of NGT rules by builder in the name and style of M/s. SLV Elegant by constructing swimming pool and other amenities in the area earmarked as buffer zone of Storm water drain (SWD).
4)	Notice u/s 313 of BBMP act 2020 is prepared and submitted for signature so as to obtain land and plan sanction records from measures M/s. SLV Elegant.
5)	AEE (HSD) Assistant Engineer Ward no. 54 <b>TRUE COPY</b> Assistant Executive Engineer Hoodi Sub-Division Bruhat Bangalore Mahanagara Palike BANGALORE - 560 048 ಪು.ತಿ.ನೋ

ವಿಷಯ :

ಪುಟದ ಸಂಖ್ಯೆ ..... ೨

ಕಡತದ ಸಂಖ್ಯೆ .....

ಕಂಡಿಕೆ ಸಂಖ್ಯೆ	ಟಿಪ್ಪಣಿಗಳು ಮತ್ತು ಅಜ್ಜೆಗಳು
6)	<p>AB - WDU)</p> <p>In response to the notice given issued by this office, Venkateshwara Builders (SLV Elegant) has submitted the following documents.</p> <ol style="list-style-type: none"><li>1. BBMP approved license copy</li><li>2. BBMP sanction copy</li><li>3. Commencement certificate</li><li>4. Occupancy certificate</li><li>5. Kath and Extract</li><li>6. Tax paid receipt</li><li>7. Acknowledgement received from BBMP authority</li></ol>
7)	<p>The site owner has obtained Occupancy Certificate vide no. BBMP/ADTP/MD/OC/LP/0868/2019-20 dated 03-08-2021. Upon perusal of the sanctioned plan copy with constructed building in Sy no 2/1 and 2/7 of kumbena Agrahara village, katha no 439, it is found that Builders have constructed swimming pool of sizes 18.3x11.1 mtr and bathroom size 2.5x10 mtr area violating the sanction plan. The construction of swimming pool is found have taken place after obtaining Occupancy Certificate. The swimming pool and constructed amenities are located on the eastern side of the site, on the space earmarked as buffer zone (SWD). Hence Provisional order (PO) u/s 248(1) and 248(2) is prepared and put up for kind Signature</p>
8)	<p>AEE (HSD)</p> <p>Accepted'</p> <p>22/8/22</p> <p>Assistant Engineer Ward no. 54</p> <p><b>TRUE COPY</b></p>
9)	<p>AB - WDU)</p> <p>Assistant Executive Engineer Hoodi Sub-Division Bruhat Bangalore Mahanagara Palika BANGALORE - 560 048</p>



ಬೃಹತ್ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆ  
ಟಿಪ್ಪಣಿ ಹಾಳೆ

ವಿಷಯ .....

ಪುಟದ ಸಂಖ್ಯೆ ..... - 3 -

ಕಡತದ ಸಂಖ್ಯೆ .....

ಕಂಡಿಕೆ ಸಂಖ್ಯೆ	ಟಿಪ್ಪಣಿಗಳು ಮತ್ತು ಆಜ್ಞೆಗಳು
	<p>The signed PO and Notice has been issued to the builders. In response to it, the Managing Partners of Venkateshwara Builders have submitted a letter dated 23.08.2022 stating that the said deviation is not intentional one and the same was an inadvertent mistake and have sought four weeks time to restore the said area (Buffer zone) to its original position from the date of their reply. For kind information.</p>
10) AEE (HSD)	<p>After 15 days in the CO to survey builder of this property. 25/8.</p> <p>Assistant Engineer Ward no. 54</p>
11) AEE - HSD	<p>As directed in para (10), Confirmatory orders in English language is prepared and submitted for kind signature.</p> <p>Assistant Engineer Ward no. 54</p>
12) AEE (HSD)	<p>25/8</p>
13) AEE - HSD	

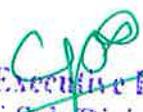
TRUE COPY

Assistant Executive Engineer  
Hoodi Sub-Division  
Bruhat Bangalore Mahanagara Palike  
BANGALORE - 560 048



**Para wise reply to Application No. 77/2022 filed by Sri Paramesh. V. (Applicant) against The Commissioner, BBMP (1<sup>st</sup> Respondent) and Others filed before the National Green Tribunal (SZ), Chennai**

<u>Para 1</u>	<p>It is submitted that M/s. Venkateshwara Builders represented by its partners Sri Giri babu.G.K and Sri Mithun Gowda.K had obtained approval for Modified plan for construction of residential apartment building in Survey No. 2/1 and 2/7, Khata No. 439, Kumbena Agrahara village, Bidarahalli hobli, Bangalore East Taluk vide Sanction No. BBMP/Ad.Com/MDP/0868/19-20 dated 11.02.2020 valid for two years from 11.02.2020 to 10.02.2022 from the Assistant Director of Town Planning, Mahadevapura Zone, Bruhat Bengaluru Mahanagara Palike (in short BBMP). The approval consisted of stilt floor, ground floor, first floor, second floor, third floor and terrace floor. On the eastern side of this property, storm water drain is existing. The sanctioned plan has earmarked 15 meter buffer line from the edge of the property on the eastern side.</p> <p>Upon construction of the said apartment building in the said survey numbers, the BBMP issued Occupancy Certificate vide No. BBMP/ADTP/MDP/OC/LP/0868/2019-20 dated 03.08.2021.</p> <p>The builders subsequently have constructed Swimming Pool along with toilets bath rooms on the portion of the property earmarked as Buffer zone in the sanctioned plan. The said illegal construction has not come to the notice of the respondent 1 to 3.</p>
<u>Para 2</u>	No comments.
<u>Para 3</u>	The matter recited in para 3 is not within the knowledge of the 1 <sup>st</sup> , 2 <sup>nd</sup> and 3 <sup>rd</sup> respondents.
<u>Para 4</u>	The matter recited in para 3 is not within the knowledge of the 1 <sup>st</sup> , 2 <sup>nd</sup> and 3 <sup>rd</sup> respondents.

  
Assistant Executive Engineer  
Hoodi Sub-Division  
Bruhat Bangalore Mahanagara Palike  
BANGALORE - 560 048

**TRUE COPY**

34

<u>Para 5</u>	<p>The respondent no. 3 issued notice under section 313 of the BBMP Act 2020 calling for records pertaining the site and building on it vide letter No. BBMP/HSD/AE/54/44/2022-23 dated 03.08.2022. The letter was received by the representative of the builder on 05.08.2022. The builder submitted the approved sanction plan vide his letter dated 21.08.2022 received on 22.08.2022. The builder enclosed a copy of the Occupancy Certificate <sup>issued</sup> given by me <del>me</del> <sup>BBMP</sup>.</p> <p>The 3<sup>rd</sup> respondent inspected the building along with the submitted sanctioned copy and found that the builder has violated the sanctioned plan by constructing swimming pool toilets and bath rooms on the eastern side of his property within the area earmarked as Buffer zone of storm water drain. The swimming pool and bath rooms are found to be fully constructed. No ongoing construction is found in the buffer zone.</p> <p>The 3<sup>rd</sup> respondent in tune with section 248(1) of BBMP Act 2020 issued Provisional order highlighting the illegal construction done by the builders vide BBMP/Sakaha/Hu.Upa.Vi/PR/57/2022-23 dated 22.08.2022. The 3<sup>rd</sup> respondent further issued Provisional notice calling for the builder to remove the illegal construction as mandated in section 248(2) of BBMP Act 2020 vide order BBMP/Sakaha/Hu.Upa.Vi/PR/57/2022-23 dated 22.08.2022. The said provisional order and notice has been delivered to the representative of the builder and acknowledgement obtained.</p>
<u>Para 6a</u>	The 1 <sup>st</sup> , 2 <sup>nd</sup> and 3 <sup>rd</sup> respondents will ensure that illegal construction is removed from the buffer zone and is free from encroachments.
<u>Para 6b</u>	The 3 <sup>rd</sup> respondent on behalf of the 1 <sup>st</sup> and 2 <sup>nd</sup> respondent has acted in accordance with the BBMP act 2020. Further action as per act will be initiated.
<u>Para 6c</u>	Upon receipt of the Private notice from the counsel of the applicant, dated 22.01.2022 the 3 <sup>rd</sup> respondent on behalf of the 1 <sup>st</sup> and 2 <sup>nd</sup>

**TRUE COPY**

  
Assistant Executive Engineer  
Hoodi Sub-Division  
Bruhat Bangalore Mahanagara Palike  
BANGALORE - 560 048

30

	respondent has acted in accordance with the BBMP act 2020. Further action as per act will be initiated.
Para 7	No comments.

  
Assistant Engineer  
Ward No. 54  
Hoodi Sub-Division

  
Assistant Executive Engineer  
Hoodi Sub-Division  
ಸಹಾಯಕ ಕಾರ್ಯಾಚಾರ್ಯ ಅಭಿಯಂತರರು  
ಮಹಾದೇವಪುರಾ ಜೋನ್-ಬಿಬಿಪಿ  
ಬೆಂಗಳೂರು - 560 048