

**BEFORE THE NATIONAL GREEN TRIBUNAL
SOUTHERN ZONE, CHENNAI
ORIGINAL APPLICATION NO. 165/2024**

IN THE MATTER OF:

A Shivakumar

...APPLICANT

Versus

Vijayshekhar Thangaiah

...RESPONDENTS

INDEX

S. No.	Particulars	Page No.
1.	Report on behalf of Respondent No. 8 (Deputy Commissioner, Bengaluru Urban District, Bengaluru)	1-4

Filed by



Date: 22.09.2025

**Darpan KM
Standing Counsel
State of Karnataka
K-6, Lower Ground Floor
Lajpat Nagar – 3, New Delhi – 110 024
darpan.advocate@gmail.com | +91 98991 25060**

BEFORE THE NATIONAL GREEN TRIBUNAL
SOUTHERN ZONE, CHENNAI
ORIGINAL APPLICATION NO. 165/2024

IN THE MATTER OF:

A Shivakumar

...APPLICANT

Versus

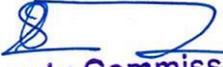
Vijayshekhar Thangaiah

...RESPONDENTS

**REPORT ON BEHALF OF RESPONDENT NO. 8 (DEPUTY
COMMISSIONER, BENGALURU URBAN DISTRICT, BENGALURU)**

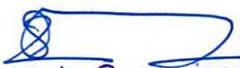
MOST RESPECTFULLY SHOWETH:

1. In the instant case, this Hon'ble Tribunal by way of order dated 22.11.2024 has directed to the answering Respondent/Deputy Commissioner, Bengaluru Urban District to file a report along with the revenue records relating to the issue of encroachment.
2. It is humbly submitted that in order comply the above direction, he answering Respondent had issued a direction to the jurisdictional Tahsildar and Additional Director of Land Records 28.01.2025.
3. It is submitted that the Tahsildar upon investigation reported that as per the communications dated 25.07.2025 and 14.08.2024 from the Deputy Director of Land Records, Bengaluru East Taluk, and as per


Deputy Commissioner
Bangalore Urban District
Bangalore.

the Taluk Surveyor, who has prepared the survey map, the village falls within the urban planning limits.

4. According to the second re-survey records, the land in question includes 0-10 guntas for bund ownership, 0-02 guntas for drainage, 0-01 gunta for pathway totalling 0-13 guntas recorded as kharab, and as per the current on field situation, there appears to be encroachment by the holders of Survey No.2/2.
5. It is submitted that in Survey 2/2, a total area of 0-11 guntas has been found to be encroached upon as per the land records, with a total area of 0-10 guntas for the embankment (water storage) and 1 gunta for the canal/village.
6. On 19.07.2025, joint site inspection and survey work was carried out by the Assistant Executive Engineer, Storm Water Drainage East, Revenue Inspector, Mahadevapura B.B.M.P. Village Administrative officer of Baiyyappanahalli Village, Bengaluru along with villagers present at the site.
7. As per the village map, ponds/streams/drains were noted in Survey Numbers 2/2, 7/1A, 7/1A3, and 7/1B. However, physically, no drains were found on the site. The survey conducted on 19.07.25025 following the survey map provided by the surveyors confirmed that


Deputy Commissioner
Bangalore Urban District
Bangalore.

there were no physical drains in Survey Numbers 2/2, 7/1A3, and 7/1B.

8. Upon verification of records maintained at their office, no information was available regarding the drain/canal. The revised master plan (R.M.P) 2015 Map No.2-06 of the Bruhat Bengaluru Mahanagara Palike (BBMP), which is currently in force, also does not mention any drain or canal. Since there are no physical drains in the said map, no buffer zone information is available.
9. Further, on 20.12.2022, during a meeting chaired by the Chief Commissioner, B.B.M.P. and in the presence of the answering Respondent, Bengaluru Urban District, the details regarding the buffer zone are as follows:
10. The Chief Engineer, Storm Water Drain Department, BBMP was instructed to obtain a report from the Executive Engineer regarding the width of the drains and submit the same to the Chief Commissioner. The report in this regard was submitted along with maps to his office by the Deputy Director of Land Records on 25.07.2025 as per rules, for further action. The report indicates that in Survey Numbers 2/2, 7/1B, and 7/1A1A3, there is a *kharab* land having width of 2.40 meters, being a pathway. This has been


Deputy Commissioner
Bengaluru Urban District
Bengalure.

reported by the Bruhat Bengaluru Mahanagara Palike, Storm Water Drain Department, and the Deputy Director of Land Records, Bengaluru East Taluk.

11. The delay in filing this report is neither intentional nor deliberate but only for the time consumed in carrying out the survey verification of the revenue records. The above report is hence placed on record for consideration of this Hon'ble Tribunal in the interest of justice and equity.

Filed by


Respondent No. 8
Deputy Commissioner
Bangalore Urban District
Bangalore.


Darpan KM
Standing Counsel
State of Karnataka

Date: 22.09.2024