



Bellandur Development Forum

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Date: 19-Oct-2019

To,
Mr. Venkata Chalapathy,
Joint Commissioner, Mahadevapura Zone
Bangalore

Subject: Commercial Building Violations without Parking & In Residential Areas

Dear Sir,

We are a forum in Bellandur (Ward 150, Bengaluru) and a citizen advocacy group representative of over 90 RWAs across Bellandur. Over the past few years, there is unrestricted growth happening especially of **Commercial and Paying Guest Complex** in Mahadevapura ITCorridor **due to unplanned growth and non administration**. We feel there is a **clear collaboration between the BBMP, Town planning BDA officials and real estate, small time builders in this violation** as none of sahaaya complaints, ward committee escalations or personal escalation through MLA offices are acted upon. We request :

1. A thorough investigation into each case the alleged nexus between Town planning, BDA and BBMP officials(AEE, AEs) with the Real Estate on the ground. We will soon represent a petition to UpaLokayukta too but wanted to highlight this issue. If you see tabular list below some are pending for action since 2017.
2. The table below, refer #1 through #13 have got BBMP notice issuance through former Joint Commissioner, Mahadevapura, BBMP but later no action by any BBMP officials in spite of reminding in-front of the same JC, AEE, CE. In one case(Refer#13 below) even Police FIR lodged with Bellandur Police Station from BBMP has been compromised. The concerned openly challenge citing they have took care of BBMP or concerned officials, so how can anyone evict them. **This is totally unacceptable.**
3. Closure of all such illegal commercials and a thorough raid of commercials in these localities is a must, as we expect more cases of other commercials also in violation. **Commercials violation without parking facility is impacting severely the traffic movement on roads, illegally occupying mobility infrastructure for pedestrians and in many of our arterial roads, it reduces capacity by over 20%. Further, in residential facilities like teashops, steel rod godowns, pubs, recreational facilities are both giving pyschological and physical stress to all residents living.**
4. **Note that such complaints invoke counter harassment from BBMP officials including issuance of Police complaint on residents, Provisional Order on their homes etc and we need absolute anonymity, support from your offices.**
5. "Paying Guest" Mushrooming in Bellandur & holistically in Mahadevapura is a huge stress on environment. It is worse than commercials as 30x40 plot carries 5 to 7 floors with over 25 to 30 people residing. Everyone has a 2 wheeler, water supply is stressed with tankers always blocking roads, Garbage is dumped at will to drains and entire system is unaccountable. **No policy implementation is feasible unless you do a clean up drive with strong enforcement.**

We need action on below tabular list(it's just tip of iceberg) from you. Refer row #1 through 13, BBMP even have issued notice of violation but at ground DHO failed to act further.



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SI No	Address	Type of Violation	Complaint Reference	Ward	Comments/Supporting Documents
1	No23, PGK Chambers, Kasavanahalli, Bangalore 35	Building Violation - No Parking & Plan Violations	BBMP Notice -187/2018-2019 dt 25/06/2019	150	Refer https://tinyurl.com/y4bar9bt
2	Care Dental Grand, Opposite Amrutha Grand, Kasavanahalli, Bangalore 35	Building Violation - No Parking & Plan Violations	BBMP Notice -187/2018-2019 dt 25/06/2019	150	Refer https://tinyurl.com/y4bar9bt
3	Somashekhar, Nova Salon, Below SBI, Kasavanahalli, Bangalore 35	Building Violation - No Parking & Plan Violations	BBMP Notice -187/2018-2019 dt 25/06/2019	150	Refer https://tinyurl.com/y4bar9bt
4	Manzoor, Tech Garage Service center, Opp Green wines, Kasavanahalli, Bangalore 35	Building Violation - No Parking & Plan Violations	BBMP Notice -187/2018-2019 dt 25/06/2019	150	Refer https://tinyurl.com/y4bar9bt
5	Balasubramanyam, Shiva enterprises, Opp Bhuvana Greens, Kasavanahalli, Bangalore 35	Building Violation - No Parking & Plan Violations	BBMP Notice -187/2018-2019 dt 25/06/2019	150	Refer https://tinyurl.com/y4bar9bt
6	Imroz Pasha, Opposite Oceanus Monarda, MMI Computer, Kasavanahalli, Bangalore 35	Building Violation - No Parking & Plan Violations	BBMP Notice -187/2018-2019 dt 25/06/2019	150	Refer https://tinyurl.com/y4bar9bt
7	Madan, Mataji Home Appliances, No 12/13, Opposite BRS School, Kasavanahalli, Bangalore 35	Building Violation - No Parking & Plan Violations	BBMP Notice -187/2018-2019 dt 25/06/2019	150	Refer https://tinyurl.com/y4bar9bt
8	Ramesh N, Dhruva Dental Care, No 58/4, GR Arcade, Opp Lacasa Restaurant, Kasavanahalli, Bangalore 35	Building Violation - No Parking & Plan Violations	BBMP Notice -187/2018-2019 dt 25/06/2019	150	Refer https://tinyurl.com/y4bar9bt
9	Sri Sai Handlooms, #No, Tulasi Layout, Opp Lacasa restaurant, Kasavanahalli Bangalore 35	Building Violation - No Parking & Plan Violations	BBMP Notice -187/2018-2019 dt 25/06/2019	150	Refer https://tinyurl.com/y4bar9bt
10	Kantha Raju, BMB Chambers, No 23, PGK Chambers, Kasavanahalli, Bangalore 35	Building Violation - No Parking & Plan Violations	BBMP Notice -187/2018-2019 dt 25/06/2019	150	Refer https://tinyurl.com/y4bar9bt
11	Dr.Keshava, SportHood Badminton, No 22, Tulasi	Commercial In Residential Plots	Complaint In Ward	150	https://tinyurl.com/y2bnhm7j



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	Layout, Kasavanahalli, Bangalore 35		Committee Attached		
12	Lenskart, Opposite ICICI Bank, Kasavnahalli, Bangalore 560035	Building Violation - No Parking & Plan Violations	BBMP Notice -187/2018-2019 dt 25/06/2019	150	Refer https://tinyurl.com/y4bar9bt
13	Maruti Steel, 2nd Cross Tulasi layout, Kasavanahalli, Bangalore 560035	Residential Site Used as Steel Godown & occupy roads for Steel loading activity. Complaint in Ward committe, AEE ack attached		150	Multiple complaints, Police FIR yield no results Refer https://tinyurl.com/y2bnhm7j
14	Chayappa Tea Stall, Site 26, 2nd Cross, Tulasi Layout, Kasavanahalli, Bangalore 560035	Complaint in Ward committe, AEE ack attached	Dt 10th May 2019	150	https://tinyurl.com/y2bnhm7j
15	PG Facility, #26, 2nd cross, Tulasi Layout, Kasavanahalli, Bangalore 560035	Complaint in Ward committe, AEE ack attached	Dt 10th May 2019	150	https://tinyurl.com/y2bnhm7j
16	Owners Court East & West Entrances Commercial Building, Site #2, Khata #2775/2589-2, Opposite Owners Court, Kasavanahalli, Bangalore 560035	Complaint given in Ward Committee, AEE Ack, Sahaya ID attached. Plan approval also attached. Serious violation of plan refer LP/0721/17-18 dt 28-02-2018	AEE Letter dt 04-Dec-2018 given to Ward Committee, Sahaaya # 10867694 10815661 10861779 10868120 10855939 10884383 10728352 10547812 10877986 10728318 10885649 10728313 10809435 10728753 10732805 10859435 10864486 10858572 10779381	150	Sahaaya Complaints, followup meetings with CE, MLA, JC have yielded no results. Refer Building Plan and also complaints to prove violation of public space. Refer https://tinyurl.com/y6bk7bfv
17	Big Brewsky,	Violation of	Multiple	150	Refer



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	Off Sarjapur Road, Behind MK Retail, Before WIPRO Corporate Office, Bengaluru, Karnataka 560035	Commercials like Pub in residential with no proper provisions	petitions to Corporator, MLA, JC, CE, AEE		https://tinyurl.com/y4zddymu
18	#739, 1 st Main, C Block, AECS Layout	Paying Guest & Hotel Accomodation, Huge violations	BBMP Comm, Sahaaya 10746230 JC letter since 201	85	Refer https://tinyurl.com/y6yup2lq
19	No 620, 1 st Main, C Block, AECS Layout, Kundalahalli	Paying Guest & Hotel Accomodation, Huge violations	BBMP Comm, Sahaaya 10746230 JC letter since 201	85	Refer https://tinyurl.com/y6yup2lq
20	139A, ITPL Main Road, Whitefield	Paying Guest Construction violation Reported to AEE, JC, DyCM Janaspandana	AEE Letter submitted 28/Jan/19, Sahaaya # 10844993	83	Refer http://tiny.cc/jvjuetz
21	A105, Vicotoria Layout, Borewell road, Nallurahalli, Bangalore	PG/Unauthorized building	Submitted to AEE, copy to JC, BMTF since 23/11/17	84	Refer https://tinyurl.com/y2js7ct4

We see dozens of more such commercials in the vicinity of Kasavanahalli Road, Haralur Road, Sarjapur Road, Doddakanneli Road which we are collating, will send more once we see some concrete actions on above. **Please do note this can be done proactively as BBMP officials know all the onground issues, commercial violations and its only presumptuous of residents to make their own assessment when administration is not working.**

Thanks in anticipation.

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Contact: bellandurdevforum@gmail.com

(on behalf of Bellandur Development Forum- Citizen Advocacy group for Bellandur residents)

cc: Hon.Arvind Limbavali MLA Mahadevapura, Hon.PC Mohan Member of Parliament, Hon.Rajeev Chandrashekar Rajyashabha MP, Mr.BBMP Commissioner Mr.Anil , Mr.VenkataChalapathy Joint Commissioner Mahadevapura, Mr.BBMP Spl Commissioner Mr.Randeep Dev, Mr. Parameshwariah Chief Engineer Mahadevapura