

TROUBLE BREWING AS CITY DIGS INTO LAKE RECORDS FROM 1930S

By Niranjan Kaggere, Bangalore Mirror Bureau | May 6, 2015, 04.00 AM IST



Scene at Sarakki on Tuesday

This could be a disaster, if followed through, for a chunk of B'luru as sub-registrars have been asked to get all info on extent of lakes then, and start razing encroachers

"The Bengaluru Urban administration on Monday issued a diktat to all sub-registrars to fish out — by month-end — land records and sale deeds dating way back to 1930s. The idea is to dig into the revenue archives and find out the original extent of lakebeds as it existed in 1938 when a detailed survey was done by the Raj, and to take action against the culprits who engineered the encroachment.

After the recent demolition of real estate developments that have come up on lakebeds in both Sarakki and Banaswadi, the revelations that the sub-registrars unearth could spell serious trouble for several housing and commercial structures in the city. It could even be 50% of the city. The government is considering referring to the Lakshman Rao committee report and an original survey of Bangalore lakes done by the British authorities in the 1930s. As per the Lakshman Rao report, Bangalore Urban district had a total of 262 lakes and out of which 46 were dead then itself that later paved way for several buildings in the heart of the city. The House Committee set up in July 2014 to review lake encroachment in

Bengaluru has found that both Bengaluru Urban and Rural districts had more than 1,400 lakes several decades ago and have now been depleted to only a few hundreds.

Racing against the deadline, sub-registrars of Bengaluru Revenue district have embarked on a major record hunting mission which would give more teeth to the ongoing encroachment eviction drive by the district administration. Determined to clear the prevailing confusion over the extent of lakebed as both private and public (BDA) layouts have been developed around lakes of Bengaluru, the officials have decided to refer to original survey maps of lakes and sale deeds of land around the lake for better clarity.

LC Nagaraj, assistant commissioner, Bengaluru South, said that the old records will be crucial in safeguarding the lakes. V Shankar, Deputy Commissioner, Bengaluru Urban, also clarified that a meeting of all the sub-registrars was held in connection with the encroachment eviction drive. "All sub-registrars have been asked to dig out and get details of land records and sale deeds as old as 60-70 years. Not only the sub-registrars but we have even sought details of the land records from BDA too as there have been complaints that BDA has also developed layouts on lakebeds," Shankar clarified.



First survey in 1898

According to Nagaraj, the first-ever survey of Bengaluru lakes were done by British surveyors. "There are three different surveys done on Bengaluru lakes. While the 1898 survey was the first one by the British, subsequently in 1938 a second reclassification survey was carried out. After Independence, in 1958, the ISSA survey was carried out. However, there have been differences between survey reports of 1938 and 1958. Hence we need to get hold of sale deeds executed way back in 1930s. The 1938 survey report is believed to have recorded even the minutest details like trees, tree parks, lakebed, irrigated land etc. If the land has been diverted for any other purpose then the sale deeds and other records would give us a clearer picture about the extent of land," Nagaraj said. He said that even if the last survey had missed out details the preceding report would have all the details pertaining to the nature of the lakebed and other sale details of the land around the lake.

To ward off the allegations that it has razed houses and buildings of only the poor, the government is determined it would not allow developers who cheated people to go scot-free. "Original land records and sale deeds will update us about the ownership of the land. If at all these records reveal that no alteration was done to the lakebed, then we can find the original people who encroached and sold lake land to common people," Shankar clarified.

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BDA is a regular arm of the Government of Karnataka, and revenue department is another arm, If BDA had planned and sold sites without getting permission from revenue department, why were they quiet for 25 years, for the faults of BDA the buyer should not be punished, BDA has allotted the sites and also indemnified the buyers

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swar • 149 days ago

the most pathetic people are in karnataka govt offices!!! i wonder what they were doing till date? when they knew these thigns were happening... will we lose majestic as well? coz it was once a lake bed! they are focusing on residents and not on pathetic real estate gaints!!

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Arun • 149 days ago

It is Siddu's play to overshadow CBI inquiry on Ravi case. Court must take sue motto action on govts (including previous), BDA and land sharks as they have been the prime reason for encroachment not the people who were shown the forged documents by them and provide justice to victims in getting proper compensation or rehabilitation.

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hasuke • 150 days ago

If the government taking action on all land grabbers, half of Bengaluru will be empty.

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Vijay D • 150 days ago

Useless! Why was the sub registrar registering a land which belonged to lake till now and has been collecting taxes ?

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sameer • 150 days ago

Relying on a report made in 1938 since it has authentic info! This shows how much of 'work' that has been done since independence. India as a country has gone to dogs

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103459 **146541** more points needed to reach next level. [Know more about Times Points](#) Surya • • Unknown • 150 days ago

Can BBMP also file a combine case against all builders who grabbed and sold such land, please.

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