



सत्यमेव जयते

RAJEEV CHANDRASEKHAR
MEMBER OF PARLIAMENT
RAJYA SABHA

Member of Standing Committee on Defence
Member of Consultative Committee on Finance
Member of Central Advisory Committee for the National Cadet Corps
Co-Chairman, District Development Coordination & Monitoring Committee, Bengaluru Urban District

05 May 2017

Dear Siddaramaiah - aare

Sub: Issues faced by 424 Army families in VasanthVihar AWHO colony, Yelahanka

I write to you with deep concern over a media report (Enclosed) highlighting issues being faced by 424 army families who have bought property/apartments in the VasanthVihar Army Welfare Housing Organization (AWHO) colony, Billimaranahalli in 2013 but are yet to get Occupancy Certificates (OCs).

The home buyers, Armed Forces personnel and veterans, have put in their hard-earned life savings into buying in this project, however they have been denied OCs as the project has been found to be in violation of rules according to the Bangalore International Airport Area Planning Authority (BIAAPA), under whose jurisdiction the project falls.

Further, the Bangalore Electricity Supply Company Ltd (BESCOM) has disconnected the temporary power supply to 112 flats as it found the connections to be illegal. Regular electricity connections are not granted as the owners do not have *e-khatas* demanded by BESCOM, which can only be got once the Completion Certificate /Occupation Certificates are granted.

It is also learned that the BIAAPA granted permission for construction of 40% of the project, upon the completion of which the executors were to get further approval. However, the builder went ahead with the construction of the entire project.

As you are aware I have fought long for protection of home buyers' rights against the corrupt nexus between builders, politicians and government departments that abets in violations of building laws. This case of the AWHO project is just another example of the extent of corruption that has seeped into and flourished in the system in your Government. It is unacceptable that buyers have been denied the right to live in their homes because of the violations by the corrupt builder and negligence of BIAAPA and government officials.



Keeping in mind that the homebuyers belong to our Armed Forces - who have served and sacrificed for the Nation- and have been waiting to move into their homes since 2013, I request you to look into this at the earliest, initiate appropriate action against the builders and concerned government officials in BIAAPA and other departments and address the issues faced by the buyers.

Sincerely,

RAJEEV CHANDRASEKHAR

Shri Siddaramaiah
Hon'ble Chief Minister
Government of Karnataka
VidhanaSoudha
Bengaluru

Copy:

Shri Venkiah Naidu, Hon'ble Minister of Urban Development, Government of India
New Delhi

Encl: Media Report on AWHO Project

424 army families denied occupancy certificates

Chethan Kumar | TNN | Apr 21, 2017, 08.54 AM IST

BENGALURU: They've made payments in full. But 424 army families at VasanthVihar, a project completed by the Army Welfare Housing Organization (AWHO) in 2013, are yet to get occupancy certificates (OCs).

The 424 dwellings--312 individual villas and 112 two and three bedroom flats off Ballari Road -have been denied OCs as the Bangalore International Airport Area Planning Authority (BIAAPA), under whose jurisdiction the project falls, has found the construction to be in violation of its rules.

Compounding the misery of the families, which include many of veterans, the Bescom snapped power supply to the 112 flats as it found the connections to be illegal. The residents are being forced to use diesel generators in one of the harshest summers witnessed in Bengaluru. According to BIAAPA, permission was granted for construction of 40% of the project, upon the completion of which the executors were to get further approval. "It was to be subject to how the 40% of the construction has been carried out," a source said.

However, the AWHO and the contractor went ahead with the entire project, which led to BIAAPA denying the residents the OCs. Laws in Karnataka, including those under the Karnataka Apartment Ownership Act, 1972, mandate OCs, without which one cannot legally move into a building. Brig Shekhar Naidu, president, Vasanth Vi har residents' welfare association, says: "BIAAPA is not in the wrong technically as the builder did not comply with the rules. It is an issue of omission and not so much a violation."

Another occupant who's still serving in the army, said many occupants are retired soldiers and officers who have exhausted their savings to own a

house. "And now this has come to haunt us," he said on condition of anonymity.

Thirty-four of the villas are built on 2,700 sqft (300 sq yard) plots, while the rest stand on 3,600 sqft (400 sq yard) plots. Each villa cost about Rs 52 lakh. The apartments were priced in the range of Rs 35-45 lakh. The project was conceived in 2002-03 and completed in 2013.

Brigadier K KSood (retd), a former president of the welfare association, said: "We are yet to get OCs and now the power supply has also been disconnected. It's a technical issue and the AWHO is doing everything it can to resolve it."