



The Bangalore Palace (Utilization and Regulation of Land) Act, 2025

Act No. 14 of 2025

Amendment appended: 35 of 2025

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KARNATAKA ACT NO. 14 OF 2025

THE BANGALORE PALACE (UTILIZATION AND REGULATION OF LAND) ACT, 2025

Arrangement of Sections

Sections:

1. [Short title, application and commencement](#)
2. [Definitions](#)
3. [Utilization of Land for infrastructure project](#)
4. [Compensation Payable for Utilization](#)
5. [Payment of compensation on existence of disputes between the claimants](#)
6. [Protection for action taken in good faith](#)
7. [Act to have overriding effect](#)
8. [Repeal and savings](#)

STATEMENT OF OBJECTS AND REASONS

Act 14 of 2025:- A Bill to determine the utilization and regulation of land of the Bangalore Palace which has been acquired under the Bangalore Palace (Acquisition and Transfer) Act, 1996 (Karnataka Act 18 of 1996) and under which the land relating to the Bangalore Palace now vests with the State of Karnataka;

Whereas, the total value of the entire extent of 472 acres and 16 guntas of the Bangalore Palace has been determined in accordance with sections 8 and 9 of the Bangalore Palace (Acquisition and Transfer) Act, 1996 (Karnataka Act 18 of 1996), which has been determined to be Rupees Eleven Crores;

And whereas, the constitutional validity of the Bangalore Palace (Acquisition and Transfer) Act, 1996 (Karnataka Act 18 of 1996) has been upheld by the Hon'ble High Court of Karnataka, and there is no stay on the operation of the Bangalore Palace (Acquisition and Transfer) Act, 1996 (Karnataka Act 18 of 1996) by the Hon'ble Supreme Court in the appeal;

And whereas, by the judgment dated 10.12.2024, the Hon'ble Supreme Court in Contempt Case No. 688 of 2021 etc. has directed to grant transferable development rights, valuing the part of the Bangalore Palace ear-marked for the purpose of road widening, in accordance with the prevailing guidance value of the adjoining areas in accordance with section 45B of the Karnataka Stamp Act, 1957 (Karnataka Act 34 of 1957);

And whereas, the financial effect of the judgment of the Hon'ble Supreme Court will be grave on the exchequer of the State of Karnataka, and upon the urban planning of the city of Bengaluru. Further, the same is not consistent with the total compensation determined as per the Bangalore Palace (Acquisition and Transfer) Act, 1996 (Karnataka Act 18 of 1996);

And whereas, the Civil Appeals relating to the constitutional validity of the Bangalore Palace (Acquisition and Transfer) Act, 1996 (Karnataka Act 18 of 1996) are pending consideration of the Hon'ble Supreme Court and the grant of the transferable development rights will be an irreversible process, which will have a severe ramification on the State.

Hence, the Bill.

[L.A. Bill No. 05 of 2025, File No. SAMVYASHAE 02 SHASANA 2025]

[Entries 18 and 63 of List II and entry 42 of List III of the Seventh Schedule to the Constitution of India.]

[Published in Karnataka Gazette Extra-ordinary No.137 in part-IVA dated:12.03.2025]

KARNATAKA ACT NO. 14 OF 2025

(First Published in the Karnataka Gazette Extra-ordinary on the 12th day of March, 2025)

THE BANGALORE PALACE (UTILIZATION AND REGULATION OF LAND) ACT, 2025

(Received the assent of the Governor on the 12th day of March, 2025)

An Act to determine the utilization and regulation of land of the Bangalore Palace which has been acquired under the Bangalore Palace (Acquisition and Transfer) Act, 1996 (Karnataka Act 18 of 1996) and under which the land relating to the Bangalore Palace now vests with the State of Karnataka;

Whereas, the total value of the entire extent of 472 acres and 16 guntas of the Bangalore Palace has been determined in accordance with sections 8 and 9 of the Bangalore Palace (Acquisition and Transfer) Act, 1996 (Karnataka Act 18 of 1996), which has been determined to be Rupees Eleven Crores;

And whereas, the constitutional validity of the Bangalore Palace (Acquisition and Transfer) Act, 1996 (Karnataka Act 18 of 1996) has been upheld by the Hon'ble High Court of Karnataka, and there is no stay on the operation of the Bangalore Palace (Acquisition and Transfer) Act, 1996 (Karnataka Act 18 of 1996) by the Hon'ble Supreme Court in the appeal;

And whereas, by the judgment dated 10.12.2024, the Hon'ble Supreme Court in Contempt Case No. 688 of 2021 etc. has directed to grant transferable development rights, valuing the part of the Bangalore Palace ear-marked for the purpose of road widening, in accordance with the prevailing guidance value of the adjoining areas in accordance with section 45B of the Karnataka Stamp Act, 1957 (Karnataka Act 34 of 1957);

And whereas, the financial effect of the judgment of the Hon'ble Supreme Court will be grave on the exchequer of the State of Karnataka, and upon the urban planning of the city of Bengaluru. Further, the same is not consistent with the total compensation determined as per the Bangalore Palace (Acquisition and Transfer) Act, 1996 (Karnataka Act 18 of 1996);

And whereas, the Civil Appeals relating to the constitutional validity of the Bangalore Palace (Acquisition and Transfer) Act, 1996 (Karnataka Act 18 of 1996) are pending consideration of the Hon'ble Supreme Court and the grant of the transferable development rights will be an irreversible process, which will have a severe ramification on the State;

Be it enacted by the Karnataka State Legislature in the seventy sixth year of the Republic of India, as follows:-

1. Short title, application and commencement.- (1) This Act may be called the Bangalore Palace (Utilization And Regulation Of Land) Act, 2025.

(2) It shall apply to the Bangalore Palace.

(3) It shall be deemed to have come into force with effect from the 27th day January, 2025.

2. Definitions.- In this Act, unless the context otherwise requires,-

- (A) **“Bangalore Palace”** shall have the same meaning as defined in clause (2) of section 2 of the Bangalore Palace (Acquisition and Transfer) Act, 1996 (Karnataka Act 18 of 1996);
- (B) **“Infrastructure Project”** includes any infrastructure development towards the larger public interest;
- (C) **“Claimants”** shall have the same meaning as,-
 - (i) **“Legal Representatives”** and **“Heirs”** as defined in clause (5) of section 2 of the Bangalore Palace (Acquisition and Transfer) Act, 1996 (Karnataka Act 18 of 1996); and
 - (ii) **“Others”, “Other Persons”** and **“Other Interested Persons”** as defined in clause (6) of section 2 of the Bangalore Palace (Acquisition and Transfer) Act, 1996 (Karnataka Act 18 of 1996);
- (D) **“Compensation”** shall include any amount that is payable and shall also include transferable development rights;
- (E) **“Commissioner”** shall have the same meaning as defined in clause (4) of section 2 of the Bangalore Palace (Acquisition and Transfer) Act, 1996 (Karnataka Act 18 of 1996);
- (F) **“Transferable development rights”** shall have the same meaning as defined in clause (k) of sub-section (28) of section 14B of the Karnataka Town and Country Planning Act, 1961(Karnataka Act 11 of 1963) read with the Karnataka Town and Country Planning (Benefit of Development Rights) Rules, 2016;
- (G) **“State Government”** shall mean the Government of Karnataka and include the instrumentalities of the Government of Karnataka such as the Bruhat Bengaluru Mahanagara Palike and the Bengaluru Development Authority.

3. Utilization of Land for infrastructure project.- (1) For the purpose of any infrastructure project, the State Government is empowered to utilize any portion of the Bangalore Palace, which is covered by section 4 of the Bangalore Palace (Acquisition and Transfer) Act, 1996 (Karnataka Act 18 of 1996).

(2) Notwithstanding any judgment or order of any court or any earlier decision taken by the State Government, the State Government is empowered to not go ahead with any infrastructure project, in whole or in part, under sub-section (1).

(3) If the State Government decides to not go ahead with any infrastructure project under sub-section (2), it shall:

- (a) restore that part of the portion of the Bangalore Palace which was sought to be utilized under sub-section (1) but subsequently not gone ahead with or not utilized under sub-section (2);

- (b) restore the possession of that part of portion the Bangalore Palace as it was, prior to when such land was sought to be utilized under sub-section (1), but subsequently not gone ahead with or not utilized under sub-section (2); and
- (c) bear the entire expenditure for (a) and (b).

(4) Notwithstanding anything contained in any other law for time being in force, if the State Government has utilized any part of a portion of the Bangalore Palace under sub-section (1), the State Government shall pay compensation to the claimants as per this Act under section 4.

(5) Notwithstanding anything in the Act, in respect of any portion of the Bangalore Palace, if any compensation has already been paid prior to the coming into force of this Act and pursuant to any decision of the State Government in compliance of any judgment or order of any court, section 4 of the Act shall have no application.

(6) Notwithstanding anything in the Act, if any compensation has been paid in respect of any portion of Bangalore Palace land pursuant to any order or judgement of any court, the action of the State Government shall remain protected under section 6 of the Act.

4. Compensation Payable for Utilization.- (1) Notwithstanding any judgment or order of any court, or anything contained in any law for the time being in force, which is contrary to this Act, the guidance value of the land shall be in accordance with this Act for the purpose of compensation.

(2) For the purpose of calculation of compensation for any portion of the Bangalore Palace utilized under sub-section (1) of section 3 of this Act, the proportionate value shall be as per section 8 and section 9 of the Bangalore Palace (Acquisition and Transfer) Act, 1996 (Karnataka Act 18 of 1996), which shall be deemed to be the guidance value under section 45B of the Karnataka Stamp Act, 1957 (Karnataka Act 34 of 1957) from the appointed day under the Bangalore Palace (Acquisition and Transfer) Act, 1996 (Karnataka Act 18 of 1996).

Explanation I. – For the determination of “guidance value”, the valuation as per the Bangalore Palace (Acquisition and Transfer) Act, 1996 shall be deemed to be guidance value under section 45B of the Karnataka Stamp Act, 1957 (Karnataka Act 34 of 1957) notwithstanding any judgment or order of any court to the contrary.

Explanation II. – The expression “appointed day” shall have the same meaning as under sub-section (1) of section 2 of the Bangalore Palace (Acquisition and Transfer) Act, 1996 (Karnataka Act 18 of 1996), i.e. 21.11.1996.

- (3) The compensation payable to the claimants shall be as follows:
 - (a) an amount being the proportionate value as per sub-section (2) proportionate to the extent of the land, or as the case may be;

(b) transferable development rights on the proportionate value as per sub-section (2).

(4) The claimants shall have no other right to compensation, other than as prescribed by this Act and notwithstanding any order or judgment of any court.

(5) The compensation under this Act shall be adjusted proportionately towards payment of final compensation as determined by the Commissioner under section 13 of the Bangalore Palace (Acquisition and Transfer) Act, 1996 (Karnataka Act 18 of 1996).

(6) The claimants shall be liable to indemnify the State Government for the utilization of any compensation under sub-section (3), in the event the same is inconsistent with section 8 and section 9 of the Bangalore Palace (Acquisition and Transfer) Act, 1996 (Karnataka Act 18 of 1996).

(7) Notwithstanding any order or judgment of any court to the contrary, or to any other law for the time being in force, the compensation determined under section 8 and section 9 of the Bangalore Palace (Acquisition and Transfer) Act, 1996 (Karnataka Act 18 of 1996) read with this Act shall be final.

(8) In the event of any inconsistency of any order or judgment of any court with this Act, for the determination of compensation of lands utilized under sub-section (1) of section 3, the provisions of this Act shall prevail.

5. Payment of compensation on existence of disputes between the claimants.- (1) In the event of any disputes between the claimants for the purpose of claiming compensation, the State Government shall deposit the compensation determinable under this Act before the Commissioner.

(2) No claimant shall be entitled to withdraw any compensation from the Commissioner under section 13 of the Bangalore Palace (Acquisition and Transfer) Act, 1996 (Karnataka Act 18 of 1996), in the event of existence of inter-se disputes between the claimants, without furnishing a certified copy of the final decree of a competent civil court to the Commissioner:

Provided that before the Commissioner releases the compensation to such claimant in whose favour a final decree has been passed settling the inter-se disputes, the Commissioner shall provide an opportunity of oral hearing to any person interested.

Provided further that the Commissioner shall not release any compensation to any claimant under sub-section (2), if the operation of the final decree is stayed by any court in appellate proceedings.

(3) The Commissioner shall disburse the compensation to the claimant in terms of sub-section (2) only upon being fully satisfied that the claimant is the rightful recipient of such compensation in accordance with section 20 of the Bangalore Palace (Acquisition and Transfer) Act, 1996 (Karnataka Act 18 of 1996).

(4) The decision of the Commissioner under sub-section (2) and (3) shall be final.

6. Protection for action taken in good faith.- (1) No proceedings, civil or criminal, shall lie against any officer of the State Government or its instrumentalities, in respect of anything which is good faith, done or intended to be done, in pursuance of this Act.

(2) Notwithstanding any order or judgment of any court, any officer of the State Government or its instrumentalities, shall not be liable for any punishment for any act or for anything which is in good faith, done or intended to be done, in pursuance of this Act.

7. Act to have overriding effect.- Notwithstanding anything contained in any other Act for the time being in force, which are inconsistent with this Act, shall not apply to the Bangalore Palace.

8. Repeal and savings.- (1) The Bangalore Palace (Utilization And Regulation Of Land) Ordinance, 2025 (Karnataka Ordinance No. 01 of 2025) is hereby repealed.

(2) Notwithstanding such repeal, anything done or deemed to have been done or any action taken or deemed to have been taken under the Bangalore Palace (Utilization And Regulation Of Land) Ordinance, 2025 (Karnataka Ordinance No. 01 of 2025) shall be deemed to have been done under this Act.

The above translation of ಬೆಂಗಳೂರು ಅರಮನೆ (ಭೂ ಬಳಕೆ ಮತ್ತು ನಿಯಂತ್ರಣ) ಅಧಿನಿಯಮ, 2025 (2025 ರ ಕರ್ನಾಟಕ ಅಧಿನಿಯಮ ಸಂಖ್ಯೆ: 14) be published in official Gazette under clause (3) of Article 348 of the Constitution of India.

THAAWARCHAND GEHLOT
GOVERNOR OF KARNATAKA

By Order and in the name of
the Governor of Karnataka,

G. SRIDHAR
Secretary to Government
Department of Parliamentary
Affairs and Legislation

**PARLIAMENTARY AFFAIRS AND LEGISLATION SECRETARIAT
NOTIFICATION**

NO. DPAL 32 SHASANA 2025, BENGALURU, DATED:15.04.2025

ಭಾರತ ಸಂವಿಧಾನದ ಅನುಚ್ಛೇದ 348ರ ಖಂಡ (3)ರ ಅಡಿಯಲ್ಲಿ ರಾಜ್ಯಪಾಲರಿಂದ ಅಧಿಕೃತಗೊಳಿಸಿದ ಬೆಂಗಳೂರು ಅರಮನೆ (ಭೂ ಬಳಕೆ ಮತ್ತು ನಿಯಂತ್ರಣ) (ತಿದ್ದುಪಡಿ) ಅಧಿನಿಯಮ, 2025 (2025ರ ಕರ್ನಾಟಕ ಅಧಿನಿಯಮ ಸಂಖ್ಯೆ:35) ರ ಭಾಷಾಂತರವನ್ನು ಅಧಿಕೃತ ಆಂಗ್ಲ ಪಠ್ಯವೆಂದು ಕರ್ನಾಟಕ ರಾಜ್ಯಪತ್ರದ ವಿಶೇಷ ಸಂಚಿಕೆಯಲ್ಲಿ (ಭಾಗ-IV) ಪ್ರಕಟಿಸಬೇಕೆಂದು ಆದೇಶಿಸಲಾಗಿದೆ.-

KARNATAKA ACT NO. 35 OF 2025

(First Published in the Karnataka Gazette Extra-ordinary on the 15th day of April 2025)

**THE BANGALORE PALACE (UTILIZATION AND REGULATION OF LAND) (AMENDMENT) ACT,
2025**

(Received the assent of the Governor on the 10th day of April 2025)

Whereas the part of the land which was acquired under the Bangalore Palace (Acquisition and Transfer) Act, 1996, was sought to be utilized for an infrastructure project to the extent of 15 acres 17.5 gunta, out of which only 1217.41 square meters has been actually utilized;

And whereas no transferable development rights under section 14B of the Karnataka Town and Country Planning Act, 1961 (Karnataka Act 11 of 1963) will apply to the land vested with the Government pursuant to the Bangalore Palace (Acquisition and Transfer) Act, 1996 (Karnataka Act 18 of 1996);

And whereas it is necessary to empower the State Government to utilize any part of the land that is described in Schedule I of the Bangalore Palace (Acquisition and Transfer) Act, 1996 (Karnataka Act 18 of 1996);

And whereas, where the State Government has utilized part of the land for any infrastructure project, it may decide to not go ahead with any such infrastructure project, in whole or in part, if so advised in the public interest;

And whereas the State Government may consider, if necessary, to go ahead with any infrastructure project in respect of part of the lands that are vested in the State Government, including the lands described in Schedule I of the Bangalore Palace (Acquisition and Transfer) Act, 1996 (Karnataka Act 18 of 1996);

And whereas any compensation paid for any said utilization is to be calculated proportionately to the amount to be paid in terms of Section 8 of the Bangalore Palace (Acquisition and Transfer) Act, 1996, in respect of the area actually utilized, and any such compensation shall be paid shall be proportionately deducted from the overall compensation under the Bangalore Palace (Acquisition and Transfer) Act, 1996 (Karnataka Act 18 of 1996);

And now this proposed amendment Act seeks to achieve the above purposes and to amend the Bangalore Palace (Utilization and Regulation of Land) Act, 2025 (Karnataka Act 14 of 2025) accordingly.

Be it enacted by the Karnataka State Legislature in the Seventy sixth year of the Republic of India, as follows:-

1. Short title, application and commencement.- (1) This Act may be called the Bangalore Palace (Utilization and Regulation of Land) (Amendment) Act, 2025.

(2) It shall apply to the Bangalore Palace.

(3) It shall be deemed to have come into force with effect from the 27th day of January, 2025.

2. Amendment of section 2.- In the Bangalore Palace (Utilization and Regulation of Land) Act, 2025 (Karnataka Act 14 of 2025) (hereinafter referred to as the Principal Act) in section 2,-

(i) for clause (D), the following shall be substituted, namely:-

“(D) Compensation” shall have the same meaning as in section 8 of the Bangalore Palace (Acquisition and Transfer) Act, 1996 (Karnataka Act 18 of 1996); and, for any part of the Bangalore Palace that is or has been utilized, compensation shall be proportionate to the provisions of the Bangalore Palace (Acquisition and Transfer) Act, 1996 (Karnataka Act 18 of 1996) and any such compensation shall be adjusted against the total compensation payable under the Bangalore Palace (Acquisition and Transfer) Act, 1996 (Karnataka Act 18 of 1996).

Explanation.- It is made clear that in the light of section 14B of the Karnataka Town and Country Planning Act, 1961 (Karnataka Act 11 of 1963) no transferable development rights shall be payable as compensation or otherwise in respect of any utilization for any infrastructure projects or matters related thereto”; and

(ii) clause (F) shall be omitted.

3. Amendment of section 3.- In the Principal Act, in section 3,-

(i) for sub-section (2), the following shall be substituted, namely:-

“(2) Notwithstanding any earlier decision taken by the State Government, the State Government is empowered to not go ahead with any infrastructure project, in whole or in part, under sub-section (1)”;

(ii) for sub-section (5), the following shall be substituted, namely:-

“(5) Notwithstanding anything contained in the Act, in respect of any portion of the Bangalore Palace, if any compensation has already been paid prior to the coming into force of this Act and pursuant to any decision of the State Government in compliance of any judgment or order of any court, it shall be adjusted against the compensation payable under the Bangalore Palace (Acquisition and Transfer) Act, 1996 (Karnataka Act 18 of 1996)”;

(iii) sub-section (6) shall be omitted.

4. Amendment of section 4.- In the Principal Act, in section 4,-

(i) for sub-section (1), the following shall be substituted, namely:-

“(1) For the purpose of this Act, for any part of the Bangalore Palace, which has been utilized, compensation shall be payable as defined in clause (D) of section 2 of this Act”;

(ii) for sub-section (2), the following shall be substituted, namely:-

“(2) For the purpose of calculation of compensation for any portion of the Bangalore Palace utilized under sub-section (1) of section 3 of this Act, the proportionate compensation payable for the land so utilized shall be proportionate to the compensation payable for the total land acquired as per sections 8 and 9 of the Bangalore Palace (Acquisition and Transfer) Act, 1996 (Karnataka Act 18 of 1996).”

(iii) for sub-section (3), the following shall be substituted, namely:-

“(3) The compensation payable to the claimants shall be as follows:

- (a) an amount being the proportionate value as per sub-section (2) proportionate to the extent of the land utilized as against the total land acquired under the provisions of the Bangalore Palace (Acquisition and Transfer) Act, 1996 (Karnataka Act 18 of 1996); and
- (b) shall be adjusted to the payment of final compensation as determined by the Commissioner under section 13 of the Bangalore Palace (Acquisition and Transfer) Act, 1996 (Karnataka Act 18 of 1996);” and
- (iv) sub-section (5) shall be omitted

The above translation of ಬೆಂಗಳೂರು ಅರಮನೆ (ಭೂ ಬಳಕೆ ಮತ್ತು ನಿಯಂತ್ರಣ) (ತಿದ್ದುಪಡಿ) ಅಧಿನಿಯಮ, 2025 (2025ರ ಕರ್ನಾಟಕ ಅಧಿನಿಯಮ ಸಂಖ್ಯೆ: 35) be published in the official Gazette under clause (3) of Article 348 of the constitution of India.

THAAWARCHAND GEHLOT
GOVERNOR OF KARNATAKA

By Order and in the name of
The Governor of Karnataka,

G. SRIDHAR
Secretary to Government
Department of Parliamentary
Affairs and Legislation