



# ಕರ್ನಾಟಕ ರಾಜ್ಯಪತ್ರ

ಅಧಿಕೃತವಾಗಿ ಪ್ರಕಟಿಸಲಾದುದು  
ವಿಶೇಷ ರಾಜ್ಯ ಪತ್ರಿಕೆ

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| ಭಾಗ - ೪<br>Part - IV | ಬೆಂಗಳೂರು, ಗುರುವಾರ, ೨೮, ಮೇ, ೨೦೨೦(ಜ್ಯೇಷ್ಠ, ೦೭, ಶಕವರ್ಷ ೧೯೪೨)<br>Bengaluru, THURSDAY, 28, MAY, 2020( JYAISTHA 07, ShakaVarsha 1942) | ನಂ. ೧೮೫<br>No. 185 |
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ಸಂಸದೀಯ ವ್ಯವಹಾರಗಳು ಮತ್ತು ಶಾಸನ ರಚನೆ ಇಲಾಖೆ ಸಚಿವಾಲಯ

ಅಧಿಸೂಚನೆ

ಸಂಖ್ಯೆ: ಸಂವ್ಯಾಇ 52 ಶಾಸನ 2016, ದಿನಾಂಕ: 28.05.2020

The Bangalore Development Authority (Amendment) Ordinance, 2020 ಇದಕ್ಕೆ 2020ರ ಮೇ ತಿಂಗಳ 28ನೇ ದಿನಾಂಕದಂದು ರಾಜ್ಯಪಾಲರ ಒಪ್ಪಿಗೆ ದೊರೆತಿದ್ದು, ಸಾಮಾನ್ಯ ತಿಳುವಳಿಕೆಗಾಗಿ ಇದನ್ನು 2020 ರ ಕರ್ನಾಟಕ ಅಧ್ಯಾದೇಶ ಸಂಖ್ಯೆ: 10 ಎಂಬುದಾಗಿ ಕರ್ನಾಟಕ ರಾಜ್ಯ ಪತ್ರದಲ್ಲಿ ಪ್ರಕಟಿಸಬೇಕೆಂದು ಆದೇಶಿಸಲಾಗಿದೆ.

## **KARNATAKA ORDINANCE NO. 10 OF 2020**

### **THE BANGALORE DEVELOPMENT AUTHORITY (AMENDMENT) ORDINANCE, 2020**

(Promulgated by the Governor of Karnataka in the Seventy first year of the Republic of India and First published in the Karnataka Gazette Extra-ordinary on the 28th day of May, 2020)

An Ordinance further to amend the Bangalore Development Authority Act, 1976 (Karnataka Act 12 of 1976) and for matters connected therewith or incidental thereto;

Whereas the Karnataka Legislative Assembly and the Karnataka Legislative Council are not in session and the Governor of Karnataka is satisfied that the circumstances exist which render it necessary for him to take immediate action to promulgate the Ordinance for the purposes hereinafter appearing;

Now, therefore, in exercise of the powers conferred by clause (1) of Article 213 of the Constitution of India, the Governor of Karnataka is pleased to promulgate the following Ordinance, namely:-

**1. Short title and Commencement.**– (1) This Ordinance may be called the Bangalore Development Authority (Amendment) Ordinance, 2020.

(2) It shall come into force on such date as the Government may, by notification in official Gazette appoint.

**"38D. Allotment of Bangalore Development Authority Land in favour of original owner or purchaser or unauthorized occupant etc.**– (1) Notwithstanding anything contained in this Ordinance or in any other law or any development scheme made under this Ordinance, but without prejudice to section 38-C where the Authority after holding such enquiry as it deems fit, is of the opinion that any land vested in, or acquired by it cannot be used by it on account of existing building thereon and it is not practicable to include such land for the purpose of development scheme or formation of sites, the Authority may, subject to such rules after holding such enquiry as may be prescribed, allot such land by sale in favour of the original owner of the land or purchaser from its original owner or any other person in unauthorized occupation of the land for some reason or other who has put up the building on the land and is in settled possession of such land but does not include a tenant, licensee or permissive user subject to the conditions that,-

- (i) the building was in existence on such land and in settled possession for not less than twelve years prior to the date of commencement of the Bangalore Development Authority (Amendment) Ordinance, 2020;
- (ii) the allottee makes payment towards the allotment of land at rates specified in the table below,-

| Sl No | Extent of Land with building, other than corner site | Amount to be levied and collected         |
|-------|--|---|
| 01    | Up to 20'X30'  | Ten percent of the Guidance value         |
| 02    | More than 20'X30' and upto 30'X40'                   | Twenty five percent of the Guidance value |
| 03    | More than 30'X40' up to 40'X60'                      | Forty percent of the Guidance value       |

|    |                                    |  |
|----|------------------------------------|--|
| 04 | More than 40'X60' and upto 50'X80' | Fifty percent of the Guidance value and penalty as may be prescribed |
|----|------------------------------------|--|

Provided that, in respect of corner site with building twice the rate specified above.

- (iii) total extent of land allotted to any person under this sub-section shall not exceed 4000 square feet and no other member of his family shall be entitled to apply for or seek benefit of allotment of any other land on any ground whatsoever;
- (iv) such original possessor of the land, purchaser from its original possessor or the person who is in unauthorized occupation of the land for one reason or other and is in possession of such land with building for more than twelve years prior to the date of commencement of the Bangalore Development Authority (Amendment) Ordinance, 2020 seeking an allotment makes an application to the Authority containing such particulars, within such time and along with such fee as may be prescribed and also produces copy of any of the following supporting documents to establish his settled possession and construction of Building thereon like sale deed, approved plan and permission for construction of building, order for permanent supply of electricity, sanction for connection of supply of water and underground drainage for such building, property tax receipt given or issued by the competent authority for being paid the tax for such building or any such other document to establish his settled possession and construction of any building as may be prescribed:

Provided that no such land shall be allotted if,-

- (a) it is reserved for parks, playground, open space or for providing civic amenities;
- (b) it affects alignment of any road or proposed ring road, National Highways, by-pass road or mass rapid transit system (rail) projects;
- (c) it is abutting to or upon a storm water drain, tank bed area, river course or beds or below high tension electric lines; and

- (d) the possession for more than twelve years is litigious or interrupted possession by virtue of interim order of court.

**Explanation:** for the purpose of this section,-

- (a) 'guidance value' means estimated market value published under the Karnataka Stamp Act, 1957 prevailing on the date of allotment;
- (b) 'land' means site with building;
- (c) 'original owner of the land' means a person who was occupant of the land immediately before publication of development scheme which contained proposal for acquisition of such land; and
- (d) "settled possession" means in possession of land with permanent building, without any litigious or interrupted possession but does not include a tenant, licensee or permissive user."

(2) The jurisdictional officer who is proved to have failed to prevent unauthorised occupation or construction that have taken place in his jurisdiction from the date of commencement of the Bangalore Development Authority (Amendment) Ordinance, 2020 shall be liable for such punishment as may be prescribed.

(3) The Bangalore Development Authority shall take up an action plan to evict the unauthorized occupants in Bangalore Development Authority Lands and who are not eligible for allotment of site under this section on the date of commencement of the Bangalore Development Authority (Amendment) Ordinance, 2020, within two years from the date of commencement of the Amendment Ordinance.

**VAJUBHAI VALA**  
**GOVERNOR OF KARNATAKA**

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

**(K. DWARAKANATH BABU)**  
Secretary to Government  
Department of Parliamentary Affairs and  
Legislation.