



**KARNATAKA LEGISLATIVE ASSEMBLY**

**SIXTEENTH LEGISLATIVE ASSEMBLY**

**SIXTH SESSION**

**THE KARNATAKA LAND REVENUE (AMENDMENT) BILL, 2025**

**(LA Bill No. 11 of 2025)**

A Bill further to amend the Karnataka Land Revenue Act, 1964.

Whereas it is expedient further to amend the Karnataka Land Revenue Act, 1964 (Karnataka Act 12 of 1964) for the purposes hereinafter appearing:

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

**1. Short title and commencement.**-(1) This Act may be called as the Karnataka Land Revenue (Amendment) Act, 2025.

(2) It shall come into force at once.

**2. Amendment of section 2.**- In the Karnataka Land Revenue Act, 1964 (Karnataka Act 12 of 1964) (hereinafter referred to as the Principal Act) in section 2, for sub-section (14-A) the following shall be substituted, namely:-

“(14-A). Land locked Government land” means Kharab Government land within a survey number having no egress or ingress by road or by foot or by cart track, not containing any water body or gomala or forest, not assigned for any purpose nor currently in use and not deemed useful for public purpose by the State Government.”

**3. Amendment of section 4.**- In the Principal Act, in section 4, after sub-section (4), the following shall be inserted, namely:-

“(4A). The State Government may name and alter the name of any such area and in any case where any area is renamed, then all references in any law or instrument or other document to the area under its original name shall be deemed to be references to the areas as renamed unless expressly provided otherwise.”

**4. Amendment of section 8.**- In the Principal Act, in section 8, after sub-section (2), the following shall be inserted, namely:-

“(3) The State Government shall prescribe without prejudice to the provisions of the Karnataka State Public Records Act, 2010 (Karnataka Act 09 of 2011) and the rules made there under, the registers, accounts and other records that shall be kept and the manner of storage and retrieval by the Deputy Commissioner.

(4) The Deputy Commissioner shall keep all such registers, accounts and other records as may be prescribed under sub-section (3) and shall whenever called upon by any superior revenue officer of the region or state, prepare or retrieve records connected with the affairs of the district, which are required either for the use of the Central or the State Government or the public in such manner as may be prescribed.”

**5. Amendment of section 10.**- In the Principal Act, in Section 10 after sub-section (3) following shall be inserted, namely:-

“(4) The State Government shall prescribe without prejudice to the provisions of the Karnataka State Public Records Act, 2010 (Karnataka Act 09 of 2011) and

the rules made there under, the registers, accounts and other records that shall be kept and the manner of storage and retrieval by the Assistant Commissioner.

(5) The Assistant Commissioner. shall keep all such registers, accounts and other records as may be prescribed under sub-section (4) and he shall, whenever called upon by any superior revenue officer of the district, region or state, prepare or retrieve records connected with the affairs of the district, which are required either for the use of the Central or the State Government or the public in such manner as may be prescribed. ”

**6. Amendment of section 11.-** In the Principal Act, in section 11 after sub-section (2), the following shall be inserted, namely:-

“(3) The State Government shall prescribe without prejudice to the provisions of the Karnataka State Public Records Act, 2010 (Karnataka Act 09 of 2011) and the rules made there under, the registers, accounts and other records that shall be kept and the manner of storage and retrieval by the Tahsildar.

(4) The Tahsildar shall keep all such registers, accounts and other records as may be prescribed under sub-section (3) and he shall, whenever called upon by any superior revenue officer of the sub-division, district, region or state, prepare or retrieve records connected with the affairs of the district, which are required either for the use of the Central or the State Government or the public in such manner as may be prescribed.”

**7. Amendment of section 21.-** In the Principal Act, in section 21, the following shall be inserted at the end, namely:-

“Any misuse of seal or use of a fraudulent seal shall be a punishable offence under the Act and any other law in force.”

**8. Amendment of section 23.-** In the Principal Act, in section 23, in sub – section (1), in clause (b) for the words and figures “Chapter VII of the Code of Criminal Procedure, 1898” the words, figures and brackets “Chapter VII of the Bharatiya Nagarik Suraksha Sanhita, 2023 (Central Act 46 of 2023)” shall be substituted.

**9. Amendment of section 25.-** In the Principal Act, in section 25, -

(i) after the words “to prevent” the words “or to correct” shall be inserted; and

(ii) the following shall be inserted at the end, namely:-

“Provided that the inherent power to review may be exercised suo motu or on an application by petitioner or respondent in the case within a period of six months from the date of the order, on the discovery of new and important matter or evidence which was not within the knowledge of the Revenue Court when the order was made, or where some mistake or error apparent on the face of the record is found, including exercise of powers without jurisdiction or misapplication of legal provision or on any analogous ground not amounting to be an error on merit.”

**10. Amendment of section 35.-** In the Principal Act, in section 35, for the words and figures “sections 193, 219 and 228 of the Indian Penal Code” the words, figures and brackets “sections 229, 257 and 267 of the Bharatiya Nyaya Sanhita 2023 (Central Act 45 of 2023)” shall be substituted.

**11. Amendment of section 36.-** In the Principal Act, in section 36, in sub-section (1),-

(i) after the words “recognised agents” the words “duly authorised in writing by name to appear on his behalf” shall be inserted; and

(ii) after the first proviso, the following shall be inserted, namely:-

“Provided further that the term hearing herein shall mean any procedure of a Revenue court from filing and admission until pronouncement.”

**12. Amendment of section 39.-** In the Principal Act, in section 39, after clause (iii), the following shall be inserted, namely:-

“(iv) Where such land is owned by the Government, in addition to the action contemplated above, the Deputy Commissioner or the Revenue Officer deputed by the Deputy Commissioner may also initiate action under the relevant provisions of the Act or any other law for the time being in force, for any offence of criminal trespass, injury to or destruction of public property, fraud or forgery or cheating or assault or disturbance of public tranquillity, or offence against a public servant etc.”

**13. Amendment of section 47.-** In the Principal Act, in section 47,-

(i) for the words and figures “sections 193 and 228 and for the purpose of section 196 of the Indian Penal Code” the words, brackets and figures “sections 229, 267 and for the purpose of section 233 of the Bharatiya Nyaya Sanhita 2023(Central Act 45 of 2023)” shall be substituted; and

(ii) for the words, brackets and figures “section 195 and Chapter XXXV of the Code of Criminal Procedure, 1898 (Central Act 5 of 1898)” the words, brackets and figures “section 215 and Chapter XXXVII of the Bharatiya Nagarik Suraksha Sanhita, 2023(Central Act 46 of 2023)” shall be substituted.

**14. Amendment of section 67.-** In the Principal Act, in section 67, after sub-section (2), the following shall be inserted, namely:-

“(3) Such order shall be treated as an original order and shall be appealable only to the jurisdictional Deputy Commissioner, within a period of sixty days under clause (b) of section 49:

Provided that the order of the Deputy Commissioner shall be final and power of revision of the same within the meaning of section 56 of the Act shall lie only with the Revenue Commissioner.”

**15. Amendment of section 69A.-** In the Principal Act, in section 69A, in section (1), for the second and third proviso, the following shall be substituted, namely:-

“Provided further that, Land locked Government Kharab land in city areas and up to 18 kilometers from the limits of the Bruhat Bengaluru Mahanagarapalike, upto 5 kilometers from the limits of other city corporations or municipalities shall not be disposed of by the Government.

Provided also that land locked kharab shall not contain any water body or path or road or gomala or mineral deposit or quarry or forest patch or deemed forest by whichever name known to law.

Provided also that such land locked kharab shall not be in any Eco-Sensitive Zone or,-

- (a) not been notified at any time for acquisition for any public purpose,
- (b) does not lie in the line of natural drains or course of valley;
- (c) is not coming in the way of existing or proposed roads, inner or outer ring roads, national highways, by pass over ring roads including those proposed for widening and railway lines, tramways, mass rapid transit system projects, communications and other civic facilities or public utilities;
- (d) is not reserved for parks, play grounds, open places or for providing any civic amenities;
- (e) is not assigned for any special purpose under section 71;

- (f) or is not abutting to neighbouring property, storm water drains, tank bed areas, river course or beds and canals or below the high tension electric line:

Provided also that the distance herein shall be calculated aerially from the limits of jurisdiction of the city corporation or municipality concerned.

Provided also that, Grant of Government Lands leased for more than fifteen years to Societies, Charitable, or Religious institutions, or Educational institutions or Agriculture or other purpose prior to the date of commencement of the Karnataka Land Revenue (Second Amendment) Act, 2020 shall be disposed of, by the Government after ensuring that such land is not required for the Government, as a one-time measure in such manner, at such rates, as may be prescribed but not less than the market value guidelines prevailing, if it is for the same purpose, but not less than twice the market value guidelines for other purpose unless they fall within the conditions herein.”

**16. Amendment of section 79.-** In the Principal Act, in section 79, after sub-section (2), the following shall be inserted, namely:-

“Provided that the privileges in sub section (2) shall be restricted to adjoining holders only and exclusively for purposes duly ordered without assigning any right or title whatsoever and shall lapse on alienation or conversion of such adjacent holding.”

**17. Amendment of section 82.-** In the Principal Act, in section 82,-

(i) the existing provision shall be numbered as sub-section (1); and

(ii) after sub-section (1) as so numbered, the following shall be inserted, namely:-

**“Explanation:** Diluvion shall mean loss of land due to encroachment of water whether motile or stagnant, from rivers, sea, hill torrents, swamps, ground springs or lakes in cases where the lost land or major portion of it does not reappear for more than three consequent years.

(2) The loss of land due to diluvion, exceeding 25 percent of a holding, or 20 gunta whichever is more, may be compensated by available contiguous alluvial land on application to the Deputy Commissioner, as per section 92 subject to the limit of land lost by diluvion.”

**18. Amendment of section 92.-** In the Principal Act, in section 92,-

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

“(2) The price of the land so offered shall not exceed the guideline value of equivalent nearby land”; and

(ii) in sub-section (3), for the words “without any restrictions as to the price thereof” the words “through public auction” shall be substituted.

**19. Amendment of section 94.-** In the Principal Act, in section 94, in sub section (1),-

(i) for the words “five hundred rupees” the words “five thousand rupees” shall be substituted; and

(ii) for the words “one thousand rupees” the words “ten thousand rupees” shall be substituted.

**20. Amendment of section 94A.-** In the Principal Act, in section 94A, in sub section (1),-

(i) for the words “for each constituency of the Legislative Assembly” the words “a committee for constituency of the Legislative Assembly, wherever necessary” shall be substituted; and

(ii) after the third proviso to sub-section (4), the following shall be inserted, namely:-

“Provided also that the distance herein shall be calculated aerially from the limits of jurisdiction of the city corporation or municipality concerned.”

**21. Amendment of section 94C.-** In the Principal Act, in section 94C, in clause (vi-e),-

(i) for the words and figures “upto 4,000 sq.feet” the words and figures “not exceeding 4,000 square feet ” shall be substituted.

(ii) after the proviso, the following shall be inserted, namely:-

“Provided further that the distance herein shall be calculated aerially from the limits of jurisdiction of the city corporation or municipality concerned.”

**22. Amendment of section 94CC.-** In the Principal Act, in section 94CC,-

(i) in clause (viii), for the figures and words “20' x 30' feet” the figures and words “600 square feet” shall be substituted;

(ii) in the proviso, for the figures and words “30' x 40' feet” the figures and words “1200 square feet” shall be substituted; and

(iii) after the second proviso, the following shall be inserted, namely:-

“Provided also that the distance herein shall be calculated aerially from the limits of jurisdiction of the city corporation or municipality concerned.”

**23. Amendment of section 102.-** In the Principal Act, in section 102, after the first proviso, the following shall be inserted, namely:-

“Provided further that no occupant shall be entitled to relinquish any land to which he does not have clear title or where in any part of the survey number, the title lies with the State Government or the said land or part of it is A or B Kharab as defined in the Act.”

**24. Amendment of section 104.-** In the Principal Act, in section 104, the following shall be inserted, namely:-

“Provided that where such land is owned by the Government, in addition to the action contemplated above, the Tahsildar or the authorised Revenue Officer may also initiate action under the relevant provisions of this Act or any other law for the time being in force, for any offence of criminal trespass, injury to or destruction of public property, fraud or forgery or cheating or assault or disturbance of public tranquility, or offence against a public servant etc.

Provided further that where any unauthorised structure is erected, the entire cost incurred by the Tahsildar in removing the same shall be recoverable as an arrears of land revenue and where any damage to public property done by the encroacher, either during the course of eviction or during the encroachment, the cost of restoration thereof shall be recoverable as arrears of land revenue.

**Explanation:** For the purposes of this section, public property shall mean not only the encroached property, but also any materials and equipment hired or employed by the Tahsildar to summarily evict the encroachment.”

**25. Substitution of section 147.-** In the Principal Act, for section 147, the following shall be substituted, namely:-

**“147. Penalty for injuring boundary marks.-** (1) Any person wilfully erasing, removing or injuring a boundary mark, or unauthorizedly constructing a boundary mark, shall, after a summary inquiry before the Tahsildar, or before a Survey Officer holding a Gazetted rank, be liable to a fine not exceeding five hundred rupees for each mark so erased, removed, injured, displaced or unauthorizedly constructed.

(2) The fine imposed under sub-section (1) shall be recovered as an arrear of land revenue and out of it an amount not exceeding one half may be awarded by the officer imposing the fine to the informer or informers, if any.”

**26. Amendment of section 174.-** In the Principal Act, in section 174, for the words “twenty five percent” the words “fifteen percent” shall be substituted.

**27. Amendment of section 196.-** In the Principal Act, in section 196, in clause (b), the following shall be inserted, at the end, namely:-

“with the exception of action taken in matters under sections 25, 50, 51, 52, 54, 129, 129A, 130, 136, 192A and 195;

Provided that the burden of proving the said action was in good faith shall lie with the concerned officer.”

**28. Amendment of section 197.-** In the Principal Act, in section 197, in sub-section (2), after clause (jj), the following shall be inserted, namely:-

“(kk) Any matter related to setting up of permanent or adhoc committees of competent persons to suggest reforms or procedures relevant to this Act, technological inputs, document maintenance, database creation and management, rates, fees, penalties, or methods of training for officials empowered in this Act for effective enforcement and execution of proviso of this Act;

(ll) Procedure to be followed by revenue courts at all levels for original orders and appeal cases;

(mm) Norms and procedures to be followed with respect to section 79;

(nn) Forms, formats, seals, letterheads, holograms, fonts, electronic signatures and templates for effective implementation. and

(oo) Prescribing procedures for production, maintenance and retrieval of records pertaining to the Revenue Department.”

## **STATEMENT OF OBJECTS AND REASONS**

Whereas the Hon’ble Supreme Court of India in numerous reportable judgements such as Hinch Lal Tiwari vs Kamala Devi, Jagpal Singh vs State of Punjab and others and Joginder vs State of Haryana and others has reiterated from time and again that there is a necessity for the State to protect public lands, water bodies and grazing grounds etc., from wanton misuse and encroachment. In order to protect such lands the Government has decided to strengthen the existing provisions of the Karnataka Land Revenue Act, 1964.

And whereas Land Records are permanent records which have to be preserved permanently. Many cases of forgery and fraud by tampering of original documents have come to light. In order to preserve Land Records scientifically and digitising all the revenue records in lines with Digital India Land Records Modernisation Programme (DILRMP) a set of responsibilities and accountabilities have been given to the Revenue officers.

And whereas, there is a need to reflect the technological advances and procedural reforms underway in revenue administration in the state and thus to keep up with the times, by prescribing suitable procedures and forms etc., in the Rules.

And whereas, Bharatiya Nyaya Sanhita, 2023 (Central Act 45 of 2023) and Bharatiya Nagarik Suraksha Sanhita, 2023 (Central Act 46 of 2023) have been enacted in 2023 by the Union Government and corresponding proviso thereof needs to be included wherever needed, in the Act.

And whereas in the State of Karnataka and others vs the Karnataka Appellate Tribunal and ... on 31<sup>st</sup> January, 1995 and in Karnataka High Court Case No :

203678 of 2016 Annapurna w/o Vijayanad appellant vs the Deputy Commissioner and ors.respondent (2017), the Hon'ble High Court of Karnataka has gone into the issue of saving of inherent powers of the Revenue Officers under section 25 and has passed certain judgements bringing clarity.

And whereas the Assistant Commissioner has already been given powers under section 67 of the Karnataka Land Revenue Act, 1964 regarding deciding claims over any property/lands. Now, it is proposed that the Deputy Commissioner will be appellate Authority and Revenue Commissioner will have revision powers under this section.

And whereas it is considered necessary to give more clarity regarding regularisation of Unauthorised Cultivation committee constituted in Assembly Constituencies and to introduce the accurate way of measuring distance while granting lands, defining Government kharab land and using and disposing such lands, naming or renaming of revenue areas, adding a provision which makes the Government to grant land where private agricultural lands are permanently lost due to alluvion or diluvion caused by natural occurrences like change of course of river, flash floods, landslides, flooding of lakes etc., by suitable amendments.

And whereas Government lands are more valuable lands, supposed to be used for public or Government purposes only. The Revenue officers by colluding with land grabbers are issuing orders of claims of entries have made revenue records in favour of such grabbers. In such cases no action can be initiated against such officials since section 135 of the Act bars suits being filed against State and its officials regarding entries made in the record of rights. In order to prevent fraudulent entries in revenue records by the revenue officers it is necessary for the Government to bring more stringent norms to check such practices and making them more accountable.

And whereas the General Clauses Act, 1897(Karnataka Act 10 of 1897), defines "good faith" as an act performed honestly, irrespective of whether it is done negligently or not, emphasizing honesty as the primary criterion. Contrastingly, section 2(11) of Bharatiya Nyaya Sanhita, 2023 (Central Act 45 of 2023) defines 'good faith' as "Nothing is said to be done or believed in "good faith" which is done or believed without due care and attention" meaning that an act cannot be considered as done in "good faith" if it is performed without "due care and attention," indicating that negligence negates the existence of good faith, hence, it is necessary to restrict the application of "good faith" to all administrative procedures and exclude from quasi-judicial procedures or actions where penal provisions are prescribed.

Therefore, it is considered necessary to amend the Karnataka Land Revenue Act, 1964.

Hence, the Bill.

## FINANCIAL MEMORANDUM

There is no extra expenditure involved in the proposed legislative measure.

**KRISHNA BYREGOWDA**

Minister for Revenue

**M.K. VISHALAKSHI**

Secretary

Karnataka Legislative Assembly

### ANNEXURE

#### EXTRACT FROM THE KARNATAKA LAND REVENUE ACT, 1964

(Karnataka Act 12 of 1964)

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**1. Definitions.—In this Act, unless the context otherwise requires,—**

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(14-A) "Land locked Government land" means Kharab Government land within boundary of the land owned by the private person or State Government Departments or Central Government Departments or Autonomous Bodies or Statutory Bodies having no access for the public by road or by foot or by cart track and not useful for public purpose.

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**4. State to be divided into Regions into Districts and Districts to consist of Taluks comprising Circles and Villages.—**

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(4) The State Government may, by notification, alter the limits of any district, taluk or circle and may create new, or abolish existing districts, taluks or circles.

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**8. Deputy Commissioner.**— (1) The State Government shall by notification, appoint for each district a Deputy Commissioner, who shall be subordinate to the Revenue Commissioner. and the Regional Commissioner

(2) The Deputy Commissioner shall in his district exercise all the powers and discharge all the duties conferred and imposed on him under this Act or under any law for the time being in force. He may also exercise such powers and discharge such duties as are conferred and imposed on an Assistant Commissioner under this Act or under any other law for the time being in force, and in all matters not specially provided for by law, he shall act according to the instructions of the State Government.

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**10. Assistant Commissioners.**— (1) The State Government may, by notification, appoint to each district as many Assistant Commissioners as it may deem expedient; all such Assistant Commissioners and all other officers employed in the Revenue Administration of the district shall be subordinate to the Revenue Commissioner the Regional Commissioner or Deputy Commissioner .



(2) The State Government, may place any Assistant Commissioner appointed under sub-section (1) to be in-charge of the revenue administration of one or more taluks called a Revenue Sub-Division. Such Assistant Commissioner shall perform all the duties and exercise all the powers conferred upon the Assistant Commissioner by this Act or any other law for the time being in force. Such Assistant Commissioner shall also, subject to the provisions of Chapter V and to the orders of the State Government, if any, perform all the duties and exercise all the powers conferred upon the Deputy Commissioner by this Act or any other law for the time being in force.

(3) An Assistant Commissioner appointed under sub-section (1), but not placed in-charge of a Revenue Sub-Division under sub-section (2) shall, subject to the orders of the State Government, exercise such powers and perform such duties as the Deputy Commissioner may assign to him.

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**11. Tahsildars.**— (1) The State Government shall, by notification, appoint to each taluk a Tahsildar who shall be the Chief Officer entrusted with the land revenue administration of the Taluk. He shall be subordinate to the Assistant Commissioner in-charge of the Taluk and where there is no such Assistant Commissioner, to the Deputy Commissioner of the District.

(2) The duties and powers of a Tahsildar shall be such as may be expressly imposed or conferred upon him by this Act or any other law for the time being in force or as may be imposed by or delegated to him by the Deputy Commissioner under the general or special orders of the State Government.

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**21. Seals.**—The State Government shall, by notification, specify the Revenue Officers, who shall use a seal and prescribe the size and description of the seal to be used by such officers.

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**23. Recovery of public money or property from revenue officers or other persons.**— (1) The Deputy Commissioner of his own motion, if the Revenue Officer or other person is or was serving in his Department and district, and upon the application of the 1 [Joint Director of Land Records or the Joint Director for Settlement] 1 , if such officer or person is or was serving in the Survey and Land Records Department in his district, may,-

(a) take proceedings to recover any public moneys due by such officer or person in the same manner and subject to the same rules as are applicable for the recovery of arrears of land revenue from a defaulter; and

(b) issue a search warrant for the purpose of recovering public papers or other property of the State Government, and exercise all such powers with respect thereto as may be lawfully exercised by a Magistrate under the provisions of Chapter VII of the Code of Criminal Procedure, 1898

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**25. Saving of inherent powers of a Revenue Court.**—Nothing in this Act, shall be deemed to limit or otherwise affect the inherent power of the Revenue Court to make such orders as may be necessary for the ends of justice or to prevent the abuse of the process of the Revenue Court.

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**35. Formal and summary inquiry to be deemed judicial proceedings.**—A formal or a summary inquiry under this Act shall be deemed to be —judicial proceedings within the meaning of sections 193, 219 and 228 of the Indian Penal

Code, and the officer or any authority holding a formal or summary inquiry shall be deemed to be a Civil Court for the purposes of such inquiry.

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**36. Hearing and decisions to be in public and after notice.**—(1) Every hearing whether in a formal or summary inquiry, shall be in public and the parties or their recognised agents shall have due notice to attend. Every order passed after hearing shall be signed and pronounced in open court on a day of which due notice shall be given to the parties or their recognised agents:

Provided that when neither a party nor his recognised agent is present in court when the order is pronounced, the substance of the order containing the decision shall be communicated by post to such party or his recognised agent.

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**39. Manner of evicting any person wrongfully in possession of land.**—Whenever it is provided by this Act or any other law for the time being in force that the Deputy Commissioner may or shall evict any person wrongfully in possession of land or where any order to deliver possession of land has been passed against any person under this Act, such eviction shall be made or such order shall be executed, as the case may be, in the following manner, namely:—

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(iii) if the officer removing any such person is resisted or obstructed by any person, the Deputy Commissioner or the Revenue Officer, as the case may be, shall hold a summary inquiry into the facts of the case and, if satisfied that the resistance or obstruction was without any just cause and that such resistance and obstruction still continues, may, without prejudice to any proceedings to which such person may be liable under any law for the time being in force for the punishment of such resistance or obstruction, take or cause to be taken, such steps and use or cause to be used, such force as may, in the opinion of such officer, be reasonably necessary for securing compliance with the order.

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**47. Proceedings of Tribunal to be judicial proceedings.**—Any proceeding before the Tribunal shall be deemed to be a judicial proceeding within the meaning of sections 193 and 228 and for the purpose of section 196 of the Indian Penal Code and the Tribunal shall be deemed to be a civil court for all the purposes of section 195 and Chapter XXXV of the Code of Criminal Procedure, 1898 (Central Act 5 of 1898).

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**67. Public roads, etc., and all lands which are not the property of others belong to the Government.**—

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(2) Where any property or any right in or over any property is claimed by or on behalf of the State Government or by any person as against the State Government, it shall be lawful for the 1 [Assistant Commissioner or a survey Officer not lower in rank than the Assistant Commissioner]1 , after formal inquiry to pass an order deciding the claim

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**69A. Disposal of lands or other property belonging to the State Government by public auction.**— (1) Notwithstanding anything contained in section 69 of the Act subject to such rules as may be prescribed in this behalf the State Government or the Authorised Officer may dispose of valuable land or other

property belonging to the State Government under section 67 or otherwise by public auction.

Provided that heritage sites and buildings or relics shall not be disposed under this section.

Provided further that, Land locked Government Kharab land in city areas and upto 18 kilometer from the limits of the Bruhat Bengaluru Mahanagarapalike, upto 5 kilometer from the limits of other city corporations after extinguishment of public right under section 68, may be disposed off by the Government, in such manner, at such rates as may be prescribed but not less than the market value guidelines prevailing.

Provided also that, Grant of Government Lands leased for more than fifteen years to Societies, Charitable, or Religious institutions, or Educational institutions or Agriculture or other purpose prior to the date of commencement of the Karnataka Land Revenue (Second Amendment) Act, 2020 shall be disposed off, by the Government after ensuring that such land is not required for the Government, as a one time measure in such manner, at such rates, as may be prescribed but not less than the market value guidelines prevailing, if it is for the same purpose, but not less than twice the market value guidelines for other purpose.

(2) The Deputy Commissioner or the Authorised Officer may by order confirm the sale under sub-section (1) on the expiration of thirty days from the date of sale of the immovable property.

**Explanation.-** For the purpose of this section valuable land means those lands which if auctioned shall fetch values far above the normal price.

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**79. Regulation of supply of firewood and timber for domestic or other purposes.—**

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(2) Notwithstanding anything contained in sub-section (1) but subject to such general or special orders that may be issued by the State Government from time to time, the privileges that are being enjoyed either by custom or under any order such as privileges in respect of Kumki lands, Bane lands and Kane lands in South Kanara District, Betta lands and Hadi lands in North Kanara District, Kan and Soppina Betta lands in Mysore Area, Jamma and Bane in Coorg District and Motasthal wet lands in Gulbarga Area]2 shall continue.

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**82. Remission of assessment in cases of diluvion.—**Every holder of land paying land revenue in respect thereof shall be entitled, subject to such rules as may be prescribed, to a decrease of assessment, if any portion thereof, not being less than half an acre in extent, is lost by diluvion.

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**92. Grant of alluvial land vested in Government.—**(1) When it appears to the Deputy Commissioner that any alluvial land, which vests under section 81 in the State Government may, with due regard to the interests of the public revenue, be disposed of, he shall offer such land to the holder or occupant, if any, of the bank or shore on which such alluvial land has formed.

(2) The price of the land so offered shall not exceed three times the annual assessment thereof.

(3) If the said holder or occupant shall refuse the offer, the Deputy Commissioner may dispose of the land under section 91 without any restrictions as to the price thereof

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**94. Penalties for unauthorised occupation of land.**—(1) Any person who shall unauthorisedly enter upon the occupation of any land set apart for any special purpose or any unoccupied land which has not been alienated and any person, who uses or occupies any such land to the use or occupation of which he is not entitled or has ceased to be entitled, shall pay twice such amount of assessment for every year of his unauthorised occupation, as would be leviable in the same village on the same extent of similar land used for the same purpose; and shall also be liable, at the discretion of the Deputy Commissioner, for every year of his unauthorised occupation, to a fine not exceeding five hundred rupees per acre, if such occupation has been for the purposes of cultivation, and not exceeding one thousand rupees per acre, if such occupation has been for any non-agricultural purpose.

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**94A. Regularisation of certain cases of unauthorised occupation by constituting committee etc.**—(1) Subject to such rules as may be prescribed, the State Government shall, by notification, constitute for each constituency of the Legislative Assembly a committee consisting of such number of members not exceeding five of whom one shall be a member of Legislative Assembly for the purpose of grant of land under sub-section (4).

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Provided that no such land shall be regularized under this section if such land,-

- (a) lies in the line of natural drains or course of river valley;
  - (b) belongs to any local authority or a statutory or non-statutory body of the State Government or Central Government;
  - (c) coming in the way of existing or proposed roads, inner or outer ring roads, national highways, by pass over ring roads including those proposed for widening and railway lines, tramways, mass rapid transit system projects, communications and other civil facilities or public utilities;
  - (d) is reserved for parks, playgrounds, open places or for providing any civic amenities;
  - (e) is abutting to neighbouring property, storm water drain, tank bed areas;
- or
- (f) is falling within the Land proposed for acquisition or is required for any proposed project of the state Government or any local authority, statutory or non-statutory body of the State Government.

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**94C. Grant of Land in case of construction of dwelling house in occupied land.**- Notwithstanding anything contained in this Act and except as hereinafter provided in this section, the prescribed authority, if satisfied after holding such enquiry as it deems fit that any person is in unauthorized occupation of any land belonging to Government and has constructed a dwelling house on such land, prior to first day of January 2015 , may on an application made to it by such person within such period, in such form along with such fee and on payment of such amount, as may be prescribed grant in such manner and subject to the following conditions and such other restrictions and conditions as may be prescribed, such land to the extent covered by the house to be specified in the order of grant, namely,-

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(vie) The area actually occupied by the built up house or built up area upto 4,000 sq.feet whichever is less shall be regularized.

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**94CC. Grant of Land in case of construction of dwelling house in occupied land in urban area.-** Notwithstanding anything contained in this Act and except as hereinafter provided in this section, the prescribed authority, if satisfied after holding such enquiry as it deems fit that any person is in unauthorized occupation of any revenue land belonging to Government and has constructed a dwelling house on such land, prior to first day of January 2015 , in an urban area may on an application made to it by such person within such period, in such form along with such fee and on payment of such amount, as may be prescribed grant in such manner and subject to the following conditions and such other restrictions and conditions as may be prescribed, such land to the extent covered by the house to be specified in the order of grant, namely,-

(i) The applicant shall submit proof for having constructed the dwelling house prior to first day of January 2015 ;

(ii) No vacant land without a dwelling house shall be regularized;

(iii) No land shall be granted if the person who has applied for grant of such land or any member of his family owns any building or site within the urban area in which the land for which application is made is situated;

(iv) No person shall be eligible for grant of land for more than one dwelling house either in his name or in the name of any member of his family;

**Explanation :** For the purpose of this clause —Members of Family means and includes the husband, wife, un-married daughters and minor sons as the case may be.

(v) The land so granted shall not be alienated for a period of fifteen years from the date of receipt of order of grant;

(vi) The grantee shall not use the building for any purposes other than as dwelling house;

(vii) No land with dwelling house shall be granted in the areas belonging to the City Corporation or Municipalities or Urban Local bodies or Development Authorities or Town Planning Authority including Pattan (Town) Panchayat lying within the limits of cities and urban areas;

(viii) The plinth area of a dwelling house in a site or plot of land not exceeding 20' x 30' feet or actual built up area of the dwelling house whichever is less than be regularized.

Provided that, in the areas lying within such distance as specified in column(3) of the table below from the limits of the Municipal Corporations, Municipalities and Town Panchayats specified in column(2) thereof, a dwelling house in a site or plot of land measuring 30x40 feet or actual built up area of the dwelling house whichever is less, may be granted subject to fulfillment of other conditions specified in this section.

(ix) No land occupied by dwelling house shall be granted where such land,-

(a) lies in the line of natural drains or course of valley;

(b) belongs to an authority owned or controlled by State Government or any local authority;

(c) coming in the way of existing or proposed roads, inner or outer ring roads, national highways, by pass over ring roads including those proposed for widening

and railway lines, tramways, mass rapid transit system projects, communications and other civic facilities or public utilities;

(d) where occupied site or plot of land is of more than the prescribed limit;  
(e) is a forest land;

(f) belongs to another person over which the applicant has no title;

(g) is reserved for parks, play grounds, open places or for providing any civic amenities;

(h) is abutting to neighbouring property, storm water drain, tank bed areas, river course or beds and canals or below the high tension electric lines;

(i) use is against height restrictions specified in zoning regulations for heritage monuments, aerodromes and Defence regulations;

(j) not conforms to any clearance from high-tension lines or fire protection measures;

(k) is in the area covered by the Coastal Zone Regulation of the Ministry of Environment and Forest, Government of India:

Provided that, regularization of violation in respect of change of land use shall be made as far as may be in accordance with Section 14-A of the Town and Country Planning Act, 1961 (Karnataka Act 11 of 1963) and is in accordance with the approved master plan of each City Corporation, Municipalities, Urban Local bodies, Development Authorities and Town Planning Authority.

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**102. Relinquishment.**— An occupant may relinquish his land, that is, resign it in favour of the State Government, but subject to any rights, tenures, encumbrances or equities lawfully subsisting in favour of any person (other than the State Government or the occupant), by giving notice in writing to the Tahsildar of the Taluk in which the land is situate, before the 31st March in any year or before such other date as may from time to time be prescribed in this behalf, by the State Government, and such relinquishment shall have effect from the close of the current year: Provided that no portion of land which is less in extent than the whole survey number or sub-division of a survey number may be relinquished except with the previous approval of the Deputy Commissioner.

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**104. Summary eviction of person unauthorisedly occupying land.**— Notwithstanding anything contained in the 1 [Karnataka]1 Public Premises (Eviction of Unauthorised Occupants) Act, 1961 (Karnataka]1 Act 3 of 1962) any person unauthorisedly occupying or wrongfully in possession of any land 3 which is covered under sections 67 or 71 of the Act may be summarily evicted by the Tahsildar and any crop including trees raised in the land shall be liable to forfeiture and any building or other construction erected thereon shall also, if not removed by him after written notice, as the Tahsildar may deem reasonable, be liable to forfeiture or summary removal.

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**147. Penalty for injuring boundary marks.**—(1) Any person wilfully erasing, removing or injuring a boundary mark, or unauthorisedly constructing a boundary mark, shall, after a summary inquiry before the 1 [Tahsildar]1 , or before a Survey Officer holding a Gazetted rank, be liable to a fine not exceeding fifty rupees for each mark so erased, removed, injured or unauthorisedly constructed.

(2) The fine imposed under sub-section (1) shall be recovered as an arrear of land revenue and out of it an amount not exceeding one half may be awarded by the officer imposing the fine to the informer, if any.

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**174. Deposit by purchaser of immoveable property.**—In all cases of sale of immoveable property, the party declared to be the purchaser shall be required to deposit immediately twenty-five per cent of the amount of his bid, and the balance within fifteen days from the date of the sale.

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**196. Protection of action taken in good faith.**—No suit, prosecution or other proceeding shall lie,-

(a) against any officer of the State Government for anything in good faith done or intended to be done under this Act, or the rules thereunder;

(b) against the State Government for any damage caused or likely to be caused or any injury suffered or likely to be suffered by anything in good faith done or intended to be done under this Act, or the rules thereunder.

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**197. Power of State Government to make rules.**— (2) In particular and without prejudice to the generality of the foregoing power, such rules may be made,—

(jj) any other matter which has to be or may be prescribed for the effective enforcement of the Act.

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