



**KARNATAKA LEGISLATIVE ASSEMBLY
SIXTEENTH LEGISLATIVE ASSEMBLY
SIXTH SESSION**

**THE BANGALORE PALACE (UTILIZATION AND REGULATION OF LAND) (AMENDMENT)
BILL, 2025
(LA Bill No. 27 of 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)”; and

(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.

STATEMENT OF OBJECTS AND REASONS

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 Legislation 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.

Hence, the Bill.

FINANCIAL MEMORANDUM

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

SIDDARAMAIAH

Chief Minister

M.K. VISHALAKSHI

Secretary
Karnataka Legislative Assembly

ANNEXURE**Extract from the Bangalore Palace (Utilization and Regulation of Land) Act, 2025(Karnataka Act 14 of 2025)****XXX****XXX****XXX****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;

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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 subsection (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.

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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, 10 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.

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