



CNR: KAHC010720252025

NC: 2026:KHC:44735
WP No. 33616 of 2025

IN THE HIGH COURT OF KARNATAKA AT BENGALURU

DATED THIS THE 19TH DAY OF AUGUST, 2026

BEFORE

THE HON'BLE MR. JUSTICE R. NATARAJ

WRIT PETITION NO. 33616 OF 2025 (LA-BDA)

BETWEEN:

OXFORD EDUCATIONAL ASSOCIATION
AT: 20/20, 17TH 'A' MAIN ROAD,
5TH BLOCK, RAJAJI NAGAR,
BENGALURU-560010
REPRESENTED BY ITS SECRETARY
SRI. L. RAVI KUMAR
[REGISTERED UNDER MYSORE SOCIETIES
REGISTRATION ACT, 1960]

...PETITIONER

(BY SRI. YESHU BABA R MISHRA, ADVOCATE)

AND:

1. THE STATE OF KARNATAKA
REPRESENTED BY ITS PRINCIPAL SECRETARY
URBAN DEVELOPMENT DEPARTMENT
M.S. BUILDING, DR. B.R AMBEDKAR VEEDHI,
BENGALURU-560001
2. THE BENGALURU DEVELOPMENT AUTHORITY
SANKEY ROAD, BENGALURU-560000
REPRESENTED BY ITS COMMISSIONER
3. LAND ACQUISITION OFFICER
BANGALORE DEVELOPMENT AUTHORITY
KUMAR PARK WEST
T. CHOWDAIAH ROAD
BENGALURU-560020

...RESPONDENTS

(BY SRI.ADITYA DIWAKAR, ADDITIONAL GOVERNMENT ADVOCATE
FOR RESPONDENT NO.1;

Digitally signed
by
HEMALATHA J
Location: HIGH
COURT OF
KARNATAKA



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SRI. MURUGESH V. CHARATI, ADVOCATE FOR RESPONDENT NOS.2 AND 3)

THIS WRIT PETITION IS FILED UNDER ARTICLE 226 OF THE CONSTITUTION OF INDIA PRAYING TO QUASH THE ENDORSEMENT DATED 20.09.2024 BEARING NO.BEN AA PRA / BHU SWA AA/441/2024-25 ISSUED BY RESPONDENT NO.3 (VIDE ANNEXURE-A) AND ETC.

THIS PETITION, COMING ON FOR ORDERS, THIS DAY, ORDER WAS MADE THEREIN AS UNDER:

CORAM: HON'BLE MR. JUSTICE R. NATARAJ

ORAL ORDER

The petitioner has sought for a writ in the nature of certiorari to quash an endorsement bearing No.ಬೆಂಗಳೂರು/ಭೂಸ್ವಾಮಿ/441/2024-25 dated 20.09.2024 issued by the respondent No.3, in terms of which, its request for 'No Objection Certificate' in respect of the land bearing Sy.No.64 of Herohalli, Yeshwanthpura Hobli, Bengaluru North Taluk, Bengaluru, was rejected.

2. (i) The petitioner contends that the Government of Karnataka represented by Tahsildar, Bengaluru North Taluk, had executed a lease deed dated 09.10.2001 in its favour in terms of which, 9 acres 5 guntas out of 15 acres 5 guntas of



land in Sy.No.64 of Herohalli, Yeshwanthpura Hobli, Bengaluru North Taluk, Bengaluru, was leased to it. The petitioner claims that it has constructed a school and college building and has utilized the remaining land for a playground and hostels. The respondent No.2 issued a preliminary notification proposing to acquire certain lands in Sy.No.64 of Herohalli, Yeshwanthpura Hobli, Bengaluru North Taluk, Bengaluru, for the purpose of formation of 'Sir M. Vishweshwaraiah Extension'. In the said notification, 2 acres 5 guntas of land in the property leased to the petitioner was also acquired. Petitioner claims that what remained after acquisition is 7 acres of land.

(ii) Petitioner questioned the aforesaid acquisition before this Court in W.P.No.43715/2003, which was disposed off on 04.09.2006, reserving liberty to the petitioner to submit a representation before the respondent No.2 for dropping the acquisition proceedings. Petitioner claims that it intended to avail financial assistance for the purpose of construction of a school building and therefore, submitted a representation before respondent No.2 seeking a 'No Objection Certificate' to



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avail a loan. Respondent No.2 issued the impugned endorsement rejecting the request of the petitioner.

(iii) Being aggrieved by the same, the petitioner is before this Court.

3. The learned counsel for the petitioner submits that when the portion of the land leased to the petitioner is acquired by the State Government for the purpose of formation of 'Sir M. Vishweshwaraiah Extension', it is incumbent upon the respondent No.3 to identify the limits of the land acquired and furnish a 'No Objection' in respect of the remaining extent to enable the petitioner to make good use of the leased property. He therefore, contends that the impugned endorsement is liable to be quashed and a direction deserves to be issued to the respondent - BDA to survey the land leased to the petitioner and identify the area acquired for formation of 'Sir M. Vishweshwaraiah Extension' and thereafter, issue a 'No Objection Certificate' in respect of the unacquired portion of the land.



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4. The learned counsel for respondent Nos.2 and 3 contends that an area measuring 8 acres 5 guntas is already acquired for the formation of 'Sir M. Vishweshwaraiah Extension'. He therefore, contends that it is difficult for issuing a 'No Objection Certificate' unless a physical survey is conducted identifying the limits of the land leased to the petitioner and the land acquired.

5. In view of the aforesaid submission, this writ petition is ***disposed off*** directing the respondent Nos.2 and 3 to survey and measure the land leased to the petitioner and identify its limits and also identify the limits of the land that was acquired for formation of 'Sir M. Vishweshwaraiah Extension' in Sy.No.64 of Herohalli, Yeshwanthpura Hobli, Bengaluru North Taluk, Bengaluru and after identifying the limits of the remaining portion of the land, the respondent No.3 shall take steps to issue 'No Objection Certificate', as sought for by the petitioner. This shall be complied within a period of two months from the date of receipt of a certified copy of this Order.



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6. In view of disposal of the petition, pending I.As., if any, do not survive for consideration and the same stand disposed off.

**Sd/-
(R. NATARAJ)
JUDGE**

PMR
List No.: 1 SI No.: 30