



CNR: KAHC010800272025

NC: 2026:KHC:36571-DB
WP No. 37288 of 2025

IN THE HIGH COURT OF KARNATAKA AT BENGALURU

DATED THIS THE 16TH DAY OF JULY, 2026

PRESENT

THE HON'BLE MR. JUSTICE M.NAGAPRASANNA

AND

THE HON'BLE MR. JUSTICE VENKATESH NAIK T

WRIT PETITION NO.37288 OF 2025 (LA-BDA)

BETWEEN:

SRI H. NARAYANAPPA
S/O. HANUMANTAPPA (EX-SERVICEMAN)
AGED ABOUT 64 YEARS
RESIDING AT LAKSHMIPURA VILLAGE
VIDYARANAYAPURA POST
YESHWANTHPURA HOBLI
BENGALURU - 560 097.

...PETITIONER

(BY SRI V. RAJIAH, ADVOCATE)

AND:

1. BANGALORE DEVELOPMENT AUTHORITY (BDA)
REPRESENTED BY ITS COMMISSIONER
T. CHOWDAIAH ROAD
BENGALURU - 560 020.
2. SPECIAL LAND ACQUISITION OFFICER
DR. SHIVARAMAKAARANTHA BHADAVANE
BANGALORE DEVELOPMENT AUTHORITY
BENGALURU-560 020.

...RESPONDENTS

(BY SRI SHIVAPRASAD M. SHANTANAGOUDAR, ADVOCATE)

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THIS WRIT PETITION IS FILED UNDER ARTICLES 226 AND 227 OF THE CONSTITUTION OF INDIA, PRAYING TO ISSUE A WRIT OF MANDAMUS OR ANY OTHER APPROPRIATE WRIT ORDER OR DIRECTING THE RESPONDENT AUTHORITY TO CONSIDER AND GRANT COMPENSATION TO THE PETITIONER IN THE FORM OF DEVELOPED PLOTS AS PER 40:60 COMPENSATION SCHEME FOR THE ACQUIRED LAND MEASURING 0-11 GUNTAS AND 15 RETAINED PLOTS IN SY. NO.57/2, LAKSHMIPURA VILLAGE, YESHWANTHAPURA (HOBOLI) BENGALURU NORTH TALUK, WITHIN A TIME PERIOD OF THREE (03) MONTHS.

THIS WRIT PETITION IS COMING ON FOR PRELIMINARY HEARING 'B' GROUP, THIS DAY, ORDER WAS MADE THEREIN AS UNDER:

CORAM: HON'BLE MR. JUSTICE M.NAGAPRASANNA
and
HON'BLE MR. JUSTICE VENKATESH NAIK T

ORAL ORDER

(PER: HON'BLE MR. JUSTICE VENKATESH NAIK T)

The petitioner has filed this petition seeking the following prayers:

"a. Issue a Writ of Mandamus or any other appropriate writ order or directing the respondent authority to consider and grant compensation to the petitioner in the form of developed plots as per 40:60 compensation scheme for the acquired land measuring 0.11 guntas and 15 retained plots in Sy. No.57/2, Lakshmipura Village, Yeswanthapura (Hobli) Bangalore North Taluk within a time period of three (03) months.



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b. Declare that pendency of O.S. No.2375/2023 without any interim order shall not be a ground for denial of compensation to the petitioner."

2. Heard Sri V. Rajaiah, learned counsel for the petitioner, and Sri Shivaprasad M. Shanthanagoudar, learned standing counsel for the respondents.

3. Learned counsel for the petitioner has contended that the petitioner is the absolute owner of the land bearing No.57/2 measuring 2 acre and 10 guntas situated at Lakshmipura Village, Yeshwanthpura Hobli, Bengaluru North Taluk, having acquired the same under a partition deed executed in the year 1982, wherein the petitioner's share was specifically allotted from his father. Thereafter, the petitioner applied for conversion of land and the competent authority issued 'No objection Certificate' and conversion order permitting him to develop the land as a residential layout.

4. Subsequently, the respondents-Bengaluru Development Authority issued a Notification dated



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27-11-2018 for acquisition of the petitioner's land for the formation of Dr. Shivaram Karanth Layout. Thereafter, the Bengaluru Development Authority took possession of the land from the petitioner. Hence, the petitioner submitted his representations dated 5-4-2023, 9-9-2024 and 8-9-2025 to the Bengaluru Development Authority to consider and grant compensation to the petitioner in the form of developed plots as per 40:60 compensation scheme for the acquired land measuring 11 guntas and to retain 15 plots in Survey No.57/2 of Lakshmipura Village, Yeswanthapura (Hobli), Bengaluru North Taluk. The representations not having met its consideration, the petitioner has preferred this petition before this Court.

5. Learned standing counsel for the respondents- Bengaluru Development Authority submits that, if reasonable time is granted, the representations of the petitioner would be considered and necessary orders would be passed in accordance with law.

6. In the light of the aforesaid submissions, we deem it appropriate to pass the following



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ORDER

- i. Writ Petition is ***allowed***.
- ii. The respondents-Bengaluru Development Authority (now Greater Bengaluru Authority) to consider the representations submitted by the petitioner dated 5-4-2023, 9-9-2024 and 8-9-2025, which have acknowledgment bearing Nos.408467, 428767 and 452661 dated 5-4-2023, 9-9-2024 and 8-9-2025, respectively, forthwith.
- iii. The respondents-Bengaluru Development Authority shall also communicate the order that would be passed on the representations to the petitioner.
- iv. Till the consideration of the representations happen, the parties are directed to maintain *status-quo qua* the property of the petitioner.

Ordered accordingly.

Sd/-
(M.NAGAPRASANNA)
JUDGE

Sd/-
(VENKATESH NAIK T)
JUDGE