



KARNATAKA LEGISLATIVE COUNCIL
ONE HUNDRED AND FIFTY NINTH SESSION

THE BANGALORE DEVELOPEMENT AUTHORITY (AMENDMENT) BILL, 2026
(LA Bill No. 16 of 2026)
(As passed by the Karnataka Legislative Assembly)

A Bill further to amend the Bangalore Development Authority Act, 1976.

Whereas it is expedient further to amend the Bangalore Development Authority Act, 1976 (Karnataka Act 12 of 1976) for the purposes hereinafter appearing;

Be it enacted by the Karnataka State Legislature in the seventy seventh year of the Republic of India as follows, namely:-

1. Short title and commencement.- (1) This Act may be called the Bangalore Development Authority (Amendment) Act, 2026.

(2) It shall come into force at once.

2. Amendment of section 10.- In the Bangalore Development Authority Act, 1976 (Karnataka Act 12 of 1976) (hereinafter referred to as the Principal Act) in section 10,-

- (i) in sub-section (1), for the words “fifty lakhs of rupees”, the words “five crore rupees” shall be substituted; and
- (ii) in sub-section (2), for the words “fifty lakhs of rupees”, the words “five crore rupees” shall be substituted.

3. Amendment of section 38D.- In the Principal Act, in section 38D,-

- (i) in sub-section (1), for clause (ii) and the entries relating thereto, the following shall be substituted, namely:-

“(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
1.	Up to 20'X30'	Five percent of the Guidance value
2.	More than 20'X30' and upto 30'X40'	Twelve and a half percent of the Guidance value
3.	More than 30'X40' upto 40'X60'	Twenty percent of the Guidance value
4.	More than 40'X60' and upto 50'X80'	Twenty five percent of the Guidance value and penalty as may be prescribed

Provided that, in respect of corner site with building, it shall be twice the rates specified above.”

(ii) for sub-section (3), the following shall be substituted, namely:-

“(3) If the unauthorised occupants in the Authority lands do not obtain allotment of site under this section within two years from the date of commencement of the Bangalore Development Authority (Amendment) Act, 2026, the Authority shall evict such unauthorized occupants.”

STATEMENT OF OBJECTS AND REASONS
(As appended to at the time of introduction)

It is considered necessary further to amend the Bangalore Development Authority Act, 1976 (Karnataka Act 12 of 1976) to,-

- (i) increase the pecuniary sanctioning limit for the Commissioner so as to facilitate urgent works such as repairs and maintenance of flats, villas, layouts of the Authority and avoid delays and considering the budget outlay; and
- (ii) to reduce the allotment charges to fifty percent of the prevailing rates so as to encourage the public to come forward to get the land allotted.

Hence, the Bill.

FINANCIAL MEMORANDUM

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

D. K. SHIVAKUMAR
CHIEF MINISTER

JYOTI
Secretary (I/c)
Karnataka Legislative Council

ANNEXURE

**EXTRACT FROM THE BANGALORE DEVELOPMENT AUTHORITY ACT, 1976
(KARNATAKA ACT 12 OF 1976)**

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10. Powers of different Authorities.- (1) The Commissioner may, on behalf of the authority, sanction any estimate, call for tenders or enter into any contract of agreement the value or amount whereof shall not exceed fifty lakhs of rupees, in such manner and form as, according to the law for the time being in force, would bind him if such contract or agreement were on his own behalf and every such contract or agreement shall be reported to the authority at its next meeting.

(2) The Authority may sanction any estimate, call for tenders or enter into any contract or agreement the value whereof exceeds fifty lakhs of rupees but does not exceed such amount as may be specified by the Government, from time to time and where the value of any estimate, contract or agreement exceeds the amount so specified the same shall not be entered into except with the previous sanction of the Government.

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38D. Allotment of Bangalore Development Authority Land in favour of original owner or purchaser or unauthorized occupant etc.- (1) Notwithstanding anything contained in this Act or in any other law or any development scheme made under this Act, 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) Act, 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) Act, 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) Act, 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) Act, 2020, within two years from the date of commencement of the Amendment Act.

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