



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

**THE BANGALORE PALACE (UTILIZATION AND REGULATION OF LAND) BILL, 2025**

**(LA Bill No. 05 of 2025)**

A Bill to determine the utilization and regulation of land of the Bangalore Palace which has been acquired under the Bangalore Palace (Acquisition and Transfer) Act, 1996 (Karnataka Act 18 of 1996) and under which the land relating to the Bangalore Palace now vests with the State of Karnataka;

Whereas, the total value of the entire extent of 472 acres and 16 guntas of the Bangalore Palace has been determined in accordance with sections 8 and 9 of the Bangalore Palace (Acquisition and Transfer) Act, 1996 (Karnataka Act 18 of 1996), which has been determined to be Rupees Eleven Crores;

And whereas, the constitutional validity of the Bangalore Palace (Acquisition and Transfer) Act, 1996 (Karnataka Act 18 of 1996) has been upheld by the Hon'ble High Court of Karnataka, and there is no stay on the operation of the Bangalore Palace (Acquisition and Transfer) Act, 1996 (Karnataka Act 18 of 1996) by the Hon'ble Supreme Court in the appeal;

And whereas, by the judgment dated 10.12.2024, the Hon'ble Supreme Court in Contempt Case No. 688 of 2021 etc. has directed to grant transferable development rights, valuing the part of the Bangalore Palace ear-marked for the purpose of road widening, in accordance with the prevailing guidance value of the adjoining areas in accordance with section 45B of the Karnataka Stamp Act, 1957 (Karnataka Act 34 of 1957);

And whereas, the financial effect of the judgment of the Hon'ble Supreme Court will be grave on the exchequer of the State of Karnataka, and upon the urban planning of the city of Bengaluru. Further, the same is not consistent with the total compensation determined as per the Bangalore Palace (Acquisition and Transfer) Act, 1996 (Karnataka Act 18 of 1996);

And whereas, the Civil Appeals relating to the constitutional validity of the Bangalore Palace (Acquisition and Transfer) Act, 1996 (Karnataka Act 18 of 1996) are pending consideration of the Hon'ble Supreme Court and the grant of the transferable development rights will be an irreversible process, which will have a severe ramification on the State;

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) Act, 2025.

(2) It shall apply to the Bangalore Palace.

(3) It shall be deemed to have come into force with effect from the 27<sup>th</sup> day January, 2025.

**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;
- (G) **“State Government”** shall mean the Government of Karnataka and include the instrumentalities of the Government of Karnataka such as the Bruhat Bengaluru Mahanagara Palike and the Bengaluru Development Authority.

**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 sub-section (1), the State Government shall pay compensation to the claimants as per this Act under section 4.

**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, 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.

**5. Payment of compensation on existence of disputes between the claimants.-** (1) In the event of any disputes between the claimants for the purpose of claiming compensation, the State Government shall deposit the compensation determinable under this Act before the Commissioner.

(2) No claimant shall be entitled to withdraw any compensation from the Commissioner under section 13 of the Bangalore Palace (Acquisition and Transfer) Act, 1996 (Karnataka Act 18 of 1996), in the event of existence of inter-se disputes between the claimants, without furnishing a certified copy of the final decree of a competent civil court to the Commissioner:

Provided that before the Commissioner releases the compensation to such claimant in whose favour a final decree has been passed settling the inter-se disputes, the Commissioner shall provide an opportunity of oral hearing to any person interested.

Provided further that the Commissioner shall not release any compensation to any claimant under sub-section (2), if the operation of the final decree is stayed by any court in appellate proceedings.

(3) The Commissioner shall disburse the compensation to the claimant in terms of sub-section (2) only upon being fully satisfied that the claimant is the rightful recipient of such compensation in accordance with section 20 of the Bangalore Palace (Acquisition and Transfer) Act, 1996 (Karnataka Act 18 of 1996).

(4) The decision of the Commissioner under sub-section (2) and (3) shall be final.

**6. Protection for action taken in good faith.-** (1) No proceedings, civil or criminal, shall lie against any officer of the State Government or its instrumentalities, in respect of anything which is good faith, done or intended to be done, in pursuance of this Act.

(2) Notwithstanding any order or judgment of any court, any officer of the State Government or its instrumentalities, shall not be liable for any punishment for any act or for anything which is in good faith, done or intended to be done, in pursuance of this Act.

**7. Act to have overriding effect.-** Notwithstanding anything contained in any other Act for the time being in force, which are inconsistent with this Act, shall not apply to the Bangalore Palace.

**8. Repeal and savings.-** (1) The Bangalore Palace (Utilization And Regulation Of Land) Ordinance, 2025 (Karnataka Ordinance No. 01 of 2025) is hereby repealed.

(2) Notwithstanding such repeal, anything done or deemed to have been done or any action taken or deemed to have been taken under the Bangalore Palace (Utilization And Regulation Of Land) Ordinance, 2025 (Karnataka Ordinance No. 01 of 2025) shall be deemed to have been done under this Act.

**STATEMENT OF OBJECTS AND REASONS**

A Bill to determine the utilization and regulation of land of the Bangalore Palace which has been acquired under the Bangalore Palace (Acquisition and Transfer) Act, 1996 (Karnataka Act 18 of 1996) and under which the land relating to the Bangalore Palace now vests with the State of Karnataka;

Whereas, the total value of the entire extent of 472 acres and 16 guntas of the Bangalore Palace has been determined in accordance with sections 8 and 9 of the Bangalore Palace (Acquisition and Transfer) Act, 1996 (Karnataka Act 18 of 1996), which has been determined to be Rupees Eleven Crores;

And whereas, the constitutional validity of the Bangalore Palace (Acquisition and Transfer) Act, 1996 (Karnataka Act 18 of 1996) has been upheld by the Hon'ble High Court of Karnataka, and there is no stay on the operation of the Bangalore Palace (Acquisition and Transfer) Act, 1996 (Karnataka Act 18 of 1996) by the Hon'ble Supreme Court in the appeal;

And whereas, by the judgment dated 10.12.2024, the Hon'ble Supreme Court in Contempt Case No. 688 of 2021 etc. has directed to grant transferable development rights, valuing the part of the Bangalore Palace ear-marked for the purpose of road widening, in accordance with the prevailing guidance value of the adjoining areas in accordance with section 45B of the Karnataka Stamp Act, 1957 (Karnataka Act 34 of 1957);

And whereas, the financial effect of the judgment of the Hon'ble Supreme Court will be grave on the exchequer of the State of Karnataka, and upon the urban planning of the city of Bengaluru. Further, the same is not consistent with the total compensation determined as per the Bangalore Palace (Acquisition and Transfer) Act, 1996 (Karnataka Act 18 of 1996);

And whereas, the Civil Appeals relating to the constitutional validity of the Bangalore Palace (Acquisition and Transfer) Act, 1996 (Karnataka Act 18 of 1996) are pending consideration of the Hon'ble Supreme Court and the grant of the transferable development rights will be an irreversible process, which will have a severe ramification on the State.

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

**EXPLANATORY STATEMENT AS REQUIRED BY SUB-RULE (1) OF RULE 80 OF THE RULES OF PROCEDURE AND CONDUCT OF BUSINESS IN THE KARNATAKA LEGISLATIVE ASSEMBLY.**

A Bill to determine the utilization and regulation of land of the Bangalore Palace which has been acquired under the Bangalore Palace (Acquisition and Transfer) Act, 1996 (Karnataka Act 18 of 1996) and under which the land relating to the Bangalore Palace now vests with the State of Karnataka;

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And whereas, the financial effect of the judgment of the Hon'ble Supreme Court will be grave on the exchequer of the State of Karnataka, and upon the urban planning of the city of Bengaluru. Further, the same is not consistent with the total compensation determined as per the Bangalore Palace (Acquisition and Transfer) Act, 1996 (Karnataka Act 18 of 1996);

And whereas, the Civil Appeals relating to the constitutional validity of the Bangalore Palace (Acquisition and Transfer) Act, 1996 (Karnataka Act 18 of 1996) are pending consideration of the Hon'ble Supreme Court and the grant of the transferable development rights will be an irreversible process, which will have a severe ramification on the State.

As the matter was urgent and both the Houses of the State Legislature were not in session, the Bangalore Palace (Utilization And Regulation Of Land) Ordinance, 2025 (Karnataka Ordinance No. 01 of 2025) was promulgated to achieve the above object.

**EXPLANATORY STATEMENT AS REQUIRED BY SUB-RULE (1) OF RULE 77 OF THE RULES OF PROCEDURE AND CONDUCT OF BUSINESS IN THE KARNATAKA LEGISLATIVE COUNCIL.**

A Bill to determine the utilization and regulation of land of the Bangalore Palace which has been acquired under the Bangalore Palace (Acquisition and Transfer) Act, 1996 (Karnataka Act 18 of 1996) and under which the land relating to the Bangalore Palace now vests with the State of Karnataka;

Whereas, the total value of the entire extent of 472 acres and 16 guntas of the Bangalore Palace has been determined in accordance with sections 8 and 9 of the Bangalore Palace (Acquisition and Transfer) Act, 1996 (Karnataka Act 18 of 1996), which has been determined to be Rupees Eleven Crores;

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And whereas, by the judgment dated 10.12.2024, the Hon'ble Supreme Court in Contempt Case No. 688 of 2021 etc. has directed to grant transferable development rights, valuing the part of the Bangalore Palace ear-marked for the purpose of road widening, in accordance with the prevailing guidance value of the adjoining areas in accordance with section 45B of the Karnataka Stamp Act, 1957 (Karnataka Act 34 of 1957);

And whereas, the financial effect of the judgment of the Hon'ble Supreme Court will be grave on the exchequer of the State of Karnataka, and upon the urban planning of the city of Bengaluru. Further, the same is not consistent with the total compensation determined as per the Bangalore Palace (Acquisition and Transfer) Act, 1996 (Karnataka Act 18 of 1996);

And whereas, the Civil Appeals relating to the constitutional validity of the Bangalore Palace (Acquisition and Transfer) Act, 1996 (Karnataka Act 18 of 1996) are pending consideration of the Hon'ble Supreme Court and the grant of the transferable development rights will be an irreversible process, which will have a severe ramification on the State.

As the matter was urgent and both the Houses of the State Legislature were not in session, the Bangalore Palace (Utilization And Regulation Of Land) Ordinance, 2025 (Karnataka Ordinance No. 01 of 2025) was promulgated to achieve the above object.



(ತಾತ್ಕಾಲಿಕವಾಗಿ ಅಂಗೀಕರಿಸಲಾಗಿದೆ)  
ಕರ್ನಾಟಕ ವಿಧಾನ ಸಭೆ  
(ಹದಿನಾರನೇ ವಿಧಾನ ಸಭೆ)  
ಆರನೇ ಅಧಿವೇಶನ

ಬೆಂಗಳೂರು ಅರಮನೆ (ಭೂ ಬಳಕೆ ಮತ್ತು ನಿಯಂತ್ರಣ) ವಿಧೇಯಕ, 2025 (2025ರ ವಿಧಾನ ಸಭೆ  
ವಿಧೇಯಕ ಸಂ.5)ಕ್ಕೆ ತಿದ್ದುಪಡಿಗಳು

ಶ್ರೀ ಸಿದ್ದರಾಮಯ್ಯ, ಮುಖ್ಯಮಂತ್ರಿ ಮತ್ತು ಹಣಕಾಸು ಮಂತ್ರಿಯವರಿಂದ

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ಬೆಂಗಳೂರು ಅರಮನೆ (ಭೂ ಬಳಕೆ ಮತ್ತು ನಿಯಂತ್ರಣ) ವಿಧೇಯಕ, 2025 (2025ರ ವಿಧಾನ ಸಭೆ  
ವಿಧೇಯಕ ಸಂ.5)ಕ್ಕೆ ಈ ಮುಂದಿನ ತಿದ್ದುಪಡಿಗಳನ್ನು ತರುವ ನನ್ನ ಉದ್ದೇಶವನ್ನು ಈ ಮೂಲಕ ತಮ್ಮ  
ಗಮನಕ್ಕೆ ತರಬಯಸುತ್ತೇನೆ. ಎಂದರೆ :-

**ಖಂಡ-3**

ಸದರಿ ವಿಧೇಯಕದ 3ನೇ ಖಂಡದ (4)ನೇ ಉಪ-ಖಂಡದ ತರುವಾಯ ಈ ಮುಂದಿನದನ್ನು  
ಸೇರಿಸತಕ್ಕದ್ದು, ಎಂದರೆ:-

“(5) ಈ ಅಧಿನಿಯಮದಲ್ಲಿ ಏನೇ ಒಳಗೊಂಡಿದ್ದರೂ, ಬೆಂಗಳೂರು ಅರಮನೆಯ ಯಾವುದೇ  
ಭಾಗದ ಸಂದರ್ಭದಲ್ಲಿ, ಈ ಅಧಿನಿಯಮವು ಜಾರಿಗೆ ಬರುವುದಕ್ಕೆ ಮೊದಲು ಮತ್ತು ಯಾವುದೇ  
ನ್ಯಾಯಾಲಯದ ಯಾವುದೇ ತೀರ್ಪು ಅಥವಾ ಆದೇಶವನ್ನು ಪಾಲಿಸುವಲ್ಲಿ ರಾಜ್ಯ ಸರ್ಕಾರದ ಯಾವುದೇ  
ನಿರ್ಧಾರದ ಅನುಸಾರವಾಗಿ ಯಾವುದೇ ನಷ್ಟಪರಿಹಾರವನ್ನು ಈಗಾಗಲೇ ಪಾವತಿಸಿದ್ದರೆ, ಅಧಿನಿಯಮದ  
4ನೇ ಪ್ರಕರಣವು ಅನ್ವಯವಾಗತಕ್ಕದ್ದಲ್ಲ.”

**ಎಂ.ಕೆ ವಿಶಾಲಾಕ್ಷಿ**  
ಕಾರ್ಯದರ್ಶಿ

**(Provisionally admitted)**

**KARNATAKA LEGISLATIVE ASSEMBLY  
(16<sup>th</sup> ASSEMBLY)  
SIXTH SESSION**

Amendments to the Bangalore Palace (Utilization and Regulation of Land) Bill, 2025 (LA Bill No.5 of 2025).

By Shri Siddaramaiah , Chief Minister and Minister for Finance.

I hereby give notice of my intention to move the following amendment to the Bangalore Palace (Utilization and Regulation of Land) Bill, 2025 (LA Bill No.5 of 2025), namely:-

**Clause-3**

In the said Bill, in clause 3, after sub-clause (4), the following shall be inserted, namely:-

“(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.”

**M.K.VISHALAKSHI**  
**Secretary**

(ತಾತ್ಕಾಲಿಕವಾಗಿ ಅಂಗೀಕರಿಸಲಾಗಿದೆ)  
ಕರ್ನಾಟಕ ವಿಧಾನ ಸಭೆ  
(16ನೇ ಉಪವೇಶನ)  
ಅರನೇ ಅಧಿವೇಶನ

ಬೆಂಗಳೂರು ಅರಮನೆ (ಭೂ ಬಳಕೆ ಮತ್ತು ನಿಯಂತ್ರಣ) ವಿಧೇಯಕ, 2025 (2025ರ  
ವಿಧಾನ ಸಭೆ ವಿಧೇಯಕ ಸಂ.5)ಕ್ಕೆ ತಿದ್ದುಪಡಿಗಳು

ಶ್ರೀ ಸಿದ್ದರಾಮಯ್ಯ, ಮುಖ್ಯಮಂತ್ರಿ ಮತ್ತು ಹಣಕಾಸು ಮಂತ್ರಿಯವರಿಂದ

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ಈ ಮೂಲಕ ತಮ್ಮ ಗಮನಕ್ಕೆ ತರಬಯಸುತ್ತೇನೆ. ಎಂದರೆ :-

**ಖಂಡ-3**

ಸದರಿ ವಿಧೇಯಕದ 3ನೇ ಖಂಡದ (5)ನೇ ಉಪ-ಖಂಡದ ತರುವಾಯ ಈ  
ಮುಂದಿನದನ್ನು ಸೇರಿಸತಕ್ಕದ್ದು, ಎಂದರೆ:-

“(6) ಈ ಅಧಿನಿಯಮದಲ್ಲಿ ಏನೇ ಒಳಗೊಂಡಿದ್ದರೂ, ಬೆಂಗಳೂರು ಅರಮನೆಯ  
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ತೀರ್ಪಿಗೆ ಅನುಸಾರವಾಗಿ ಯಾವುದೇ ನಷ್ಟ ಪರಿಹಾರವನ್ನು ಪಾವತಿಸಿದ್ದರೆ, ರಾಜ್ಯ ಸರ್ಕಾರದ  
ಕ್ರಮವು ರಕ್ಷಿತವಾಗತಕ್ಕದ್ದು.

**ಎಂ.ಕೆ ವಿಶಾಲಾಕ್ಷಿ**

ಕಾರ್ಯದರ್ಶಿ

**(Provisionally admitted)**

**KARNATAKA LEGISLATIVE ASSEMBLY  
(16<sup>th</sup> ASSEMBLY)  
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**Clause-3**

In the said Bill, in clause 3, after sub-clause (5), the following shall be inserted, namely:-

“(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.”

**M.K.VISHALAKSHI  
Secretary**