

S U P R E M E C O U R T O F I N D I A
R E C O R D O F P R O C E E D I N G S

Petition(s) for Special Leave to Appeal (C) No(s).26848/2023

[Arising out of impugned final judgment and order dated 08-08-2023 in WP No. 15215/2020 passed by the High Court of Karnataka at Bengaluru]

G. SATYANARAYANA @ GOURI SATYA & ANR.

Petitioner(s)

VERSUS

THE STATE OF KARNATAKA & ORS.

Respondent(s)

[REPORT RECEIVED].....[FOR FINAL DISPOSAL].....[TO BE TAKEN UP
ON TOP OF THE BOARD]

IA No. 252173/2023 - EXEMPTION FROM FILING O.T.

IA No. 289022/2024 - INTERVENTION/IMPLEADMENT

Date : 06-08-2026 This matter was called on for hearing today.

CORAM :

HON'BLE MR. JUSTICE J.B. PARDIWALA
HON'BLE MR. JUSTICE K. VINOD CHANDRAN

For Petitioner(s) :Dr. Aditya Sondhi, Sr. Adv.
Ms. B.V. Nidhishree, Adv.
Ms. Ranu Purohit, AOR
Mr. Rijuk Sarkar, Adv.

For Respondent(s) :Mr. Nishanth Patil, A.A.G.
Mr. Sanchit Garga, AOR
Mr. Awanish Gupta, Adv.
Mr. Arijit Dey, Adv.
Mr. Kunal Rana, Adv.
Mr. Shashwat Jaiswal, Adv.
Mr. Bhanu Pratap Singh, Adv.
Ms. Oorja Goel, Adv.

Mr. Ankur S. Kulkarni, AOR
Ms. Uditha Chakravarthy, Adv.
Mr. Abhay Singh Yadav, Adv.

Mr. Mahesh Thakur, AOR
Mr. Narveer Yadav, Adv.
Mr. Siddhartha Sati, Adv.

Ms. Ruchi Kumari, Adv.

Mr. Shaiwal Srivastava, Adv.
Ms. Ghanishtha Mishra, Adv.
Mrs. Rachna Gupta, AOR

Mr. Akash Vashishtha, Adv.
Mr. Manish Vashishtha, AOR
Mr. Upender Thakur, Adv.
Ms. Sonal Awasthi, Adv.
Ms. Deepti Pandey, Adv.

Mr. Shreekant Neelappa Terdal, AOR
Mr. Archana Pathak Dave,, A.S.G.
Ms. Harshita Choubey, Adv.
Mr. Padmesh Mishra, Adv.
Ms. Rajeshwari Shankar, Adv.
Ms. Misha Kumar, Adv.
Mr. Amrish Kumar (AOR), Adv.

UPON hearing the counsel the Court made the following
O R D E R

1. Para 4 and 5, respectively of our order dated 30.07.2026 reads thus:-

*"4. In view of the report of the Committee, we are of the view that both the structures should be protected and necessary renovations and restoration work should be undertaken. For this, a comprehensive plan needs to be prepared by the respondent nos.2 and 3, respectively.
5. The respondent nos.2 and 3 respectively shall now proceed further in line with the report of the Committee."*

2. In pursuance of our order referred to above, the Mysuru City Corporation has filed an affidavit, duly affirmed by Smt. M.K. Savitha, Commissioner of the Corporation, stating as under:-

AFFIDAVIT ON BEHALF OF THE RESPONDENT NO.2, MYSORE CITY CORPORATION IN TERMS OF ORDER DATED 30/07/2026

I, Smt M.K. Savitha, working as Commissioner from 08-07-2026 in Mysuru City Corporation, Mysuru, Karnataka do hereby

solemnly affirm and state as follows:

1. I am working as Commissioner in the Respondent No. 2 Corporation and I am well conversant with the facts and circumstances of the present case and competent and authorized to swear this Additional Affidavit being filed in terms of the Order dated 30/07/2026 passed by this Hon'ble Court.

2. That this Hon'ble Court, by order dated 30/07/2026, issued directions to the present Respondent to file an affidavit with regard to the steps being taken in furtherance to the Order dated 04/05/2026 for conservation and restoration of Devaraja Market and the Lansdowne Building at Mysuru, Karnataka.

3. That during course of hearing dated 02/09/2025 this Hon'ble Court upon perusal of the Report by Respondent No. 6, Indian National Trust for Art & Cultural Heritage (INTACH), was appraised that the aforesaid two structures are prima facie capable of being restored albeit after conducting another comprehensive analysis during the time of initiating the works. Clause X of INTACH Report is extracted for ready reference.

"(x)Repair/retrofitting of the entire building has to be done in a systematic manner and this has to be taken up after conducting another comprehensive analysis during the time of initiating the works."

4. However, the State of Karnataka raised certain concerns with regard to the state of the aforesaid structures. This Hon'ble Court being of the prima facie view that if it is possible to preserve the said two structures the same ought to be explored. Thus, this Hon'ble Court impleaded IIT Roorkee as Respondent No. 7 and sought for a Report. After perusal of the IIT Roorkee Report, which was also of the prima facie view that the aforesaid two structures are capable of being restored, albeit after conducting another comprehensive analysis during the time of initiating the work. Relevant portion of the final conclusions and recommendations of the Report of IIT Roorkee, Respondent No. 7, is extracted for ready reference.

"...However, a detailed and scientifically sound evaluation needs to be undertaken and conservation plan needs to be implemented for restoring these structures. Many severely deteriorated or damaged elements of the structures would even need reconstruction as a part of this overall restoration

work."

5. In view of and in terms of the aforesaid Reports, this Hon'ble Court vide its Order dated 04/05/2026 in paragraph No. 4 directed that a comprehensive plan needs to be prepared. Paragraph No. 4 of Order dated 04/05/2026 is extracted for ready reference:

"4. In view of the report of the Committee, we are of the view that both the structures should be protected and necessary renovations and restoration work should be undertaken. For this, a comprehensive plan needs to be prepared by the respondent nos. 2 and 3, respectively."

6. After deliberations and preliminary discussions, on 07/07/2026, a letter was addressed to the Commissioner, Mysuru Development Authority (MDA), Mysuru, requesting the preparation of a comprehensive action plan towards necessary repairs, renovation, retrofitting, restoration and other related works, as per the Report of INTACH and Report of IIT, Roorkee and the direction of this Hon'ble Court in Order dated 04/05/2026.

7. Further, a letter dated 08/07/2026 was addressed to the Hon'ble Deputy Commissioner, Mysuru District, Mysuru, requesting that a meeting be scheduled to discuss the renovation, restoration and further course of action relating to Devaraja Market and the Lansdowne Building, as per the Report of INTACH and Report of IIT, Roorkee.

8. Pursuant to the aforesaid communication, a meeting of the Heritage Committee was convened on 13/07/2026 at the office of the Hon'ble Deputy Commissioner, Mysuru, to discuss the renovation, restoration and future course of action in respect of Devaraja Market and the Lansdowne Building.

9. As discussed, and decided in the meeting held on 13/07/2026, it was decided that a Detailed Project Report (DPR) should be prepared for the renovation and restoration of Devaraja Market and the Lansdowne Building. The DPR, as per the Reports of IIT Roorkee and INTACH for comprehensive plan in terms of the direction of preparing a this Hon'ble Court based on an assessment of the present structural condition of the buildings and the improvement works required and shall include necessary repairs, renovation, retrofitting, restoration and other related works.

10. In furtherance of the above decision and for the preparation of the Detailed Project Report (DPR) for the renovation and restoration of Devaraja Market and the

Lansdowne Building, Tender Notification No. 33/2026-27 was published on the Karnataka Public Procurement Portal on 18/07/2026, inviting Expression of Interest (EOI) from eligible agencies/consultants.

A true copy of the Invitation for Expression of Interest (EOI) published vide Tender Notification No. 33/2026-27 on the Karnataka Public Procurement Portal on 18/07/2026 is annexed hereto and marked as Annexure A-1. [Page No. 6 to 27]

11. The tender notification was also notified to the public at large on 23/07/2026 informing that the last date for submission of bids is fixed for 03/08/2026, and the bids were scheduled to be opened on 04/08/2026. The said date has been extended by further eight days on public request.

A true translated copy of announcement dated 23/07/2026 of the Tender Notification No. 33/2026-27 is annexed hereto and marked as Annexure A-2. [Page No. 28 to ____]

Commissioner
Mysuru City Corporation,
Mysuru.
DEPONENT

VERIFICATION

The abovenamed deponent, states and affirms that the contents of the above paragraphs are true and correct to my knowledge and belief, based on the official records and information available with me, and nothing material has been concealed therefrom.

Commissioner
Mysuru City Corporation,
Mysuru.
DEPONENT

3. We also looked into the invitation for Expression of Interest (EOI) annexed with the affidavit (Annexure A-1) wherein in the objectives, the following has been stated:-

2. OBJECTIVES

The primary objective of this Expression of Interest

(EOI) is to identify and shortlist competent, experienced, and multidisciplinary consultancy firms for undertaking the preparation of a comprehensive Detailed Project Report (DPR) for the conservation, restoration, rehabilitation, and adaptive reuse (where applicable) of the Devaraja Market Building and Lansdowne Building, Mysuru.

The specific objectives are as follows:

1. To carry out a comprehensive historical, architectural, structural, geotechnical, and material assessment of the heritage buildings using scientific investigation methods and modern engineering techniques.
2. To document the existing condition of the buildings, including architectural features, heritage elements, structural distress, material deterioration, foundation condition, and service infrastructure.
3. To determine the structural stability, safety, durability, and remaining service life of the buildings through appropriate Non-Destructive Testing (NDT), semi-destructive testing (where necessary), laboratory investigations, geotechnical studies, and engineering analysis.
4. To identify the causes of structural distress, deterioration, damage, settlement, weathering, moisture ingress, material decay, and other defects affecting the heritage structures.
5. To assess the historical, architectural, cultural, and heritage significance of the buildings and identify original construction materials, traditional building techniques, and significant heritage features that require preservation.
6. To recommend appropriate conservation, restoration, rehabilitation, retrofitting, strengthening, and repair methodologies based on scientific evidence, engineering analysis, and accepted heritage conservation principles while preserving the architectural authenticity and heritage character of the buildings.
7. To evaluate alternative restoration and rehabilitation options, including their technical feasibility, heritage impact, implementation methodology, risks, sustainability, lifecycle performance, and cost implications, and recommend the most appropriate solution.
8. To prepare a comprehensive, technically sound, and financially viable Detailed Project Report (DPR) comprising

architectural drawings, structural designs, restoration proposals, conservation methodologies, technical specifications, Bill of Quantities (BOQ), cost estimates, tender drawings, implementation strategy, construction sequencing, quality assurance measures, and operation and maintenance guidelines.

9. To ensure that the proposed conservation and restoration measures comply with the applicable provisions of the National Building Code (NBC), relevant Indian Standards (IS), Karnataka Public Works Department (KPWD) specifications, heritage conservation guidelines, and other applicable statutory requirements.

10. To provide Mysuru City Corporation with a complete set of technical documents necessary for obtaining statutory approvals, inviting tenders, executing restoration works, and ensuring the long-term preservation, structural safety, and sustainable management of these important heritage assets.

4. In paragraph 4 of the affidavit, it has been stated that this Court has taken a *prima facie* view that if it is possible to preserve the said two structures, the same ought to be explored. We clarify that our view is not *prima facie*. We are of the firm view that both the structures should be preserved and in accordance with the objectives referred to above be restored.

5. With the aforesaid, we close this litigation.

6. In case of any difficulty, liberty is reserved for the parties to come back before this Court.

7. Pending application(s), if any, shall stand disposed of.

(HARPREET KAUR)
COURT MASTER (SH)

(POOJA SHARMA)
COURT MASTER (NSH)

(Report received from IIT Roorkee in compliance of the order dated 02.09.2025 in a closed envelope is being returned along with this RoP to the concerned Section.)