

IN THE SUPREME COURT OF INDIA

CIVIL APPELLATE JURISDICTION

CIVIL APPEAL NOS. OF 2026
(arising out of SLP(C) Nos.4924-4925/2020)

THE COMMISSIONER BENGALURU
DEVELOPMENT AUTHORITY

..... APPELLANT(S)

VERSUS

P.G. BELLIAPPA

..... RESPONDENT(S)

with

CIVIL APPEAL NO. OF 2026
(arising out of SLP(C) No. 19192/2021)

O R D E R

1. Leave granted.
2. Having heard the learned senior counsel for the appellant and the learned counsel appearing for the respondent, we find no grounds made out to interfere with the operative portion of the order dated 05.11.2019 passed by a Division Bench of the Karnataka High Court, which is presently under challenge.
3. However, we may clarify that in the light of the law laid down by this Court in *Bangalore Development Authority & Anr. vs. The State of Karnataka & Ors.*¹, the acquisition of land to be made by the Bangalore Development Authority² under the provisions of the Bangalore Development Authority Act, 1976³, would be by

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(2022) 1SCR 334

2 'BDA', for short

3 'Act of 1976' for short

application of the provisions of the Land Acquisition Act, 1894⁴, and not by applying the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013. To that extent, the observation made by the Division Bench in paragraph 30(iii) of the impugned order shall stand set aside, leaving it open to the BDA to take recourse to acquisition of the land in question under the Act of 1976 read with the Act of 1894.

4. We, however, reiterate the liberty granted by the Division Bench as to the respondent's entitlement to claim possession of the land in the event acquisition proceedings are not commenced and completed expeditiously.
5. The appeals are allowed in part, in the aforestated terms.
6. Pending application(s), if any, shall stand disposed of.

.....J.
(SANJAY KUMAR)

.....J.
(SANJEEV SACHDEVA)

NEW DELHI;
OCTOBER 27, 2026.

4 'Act of 1894' for short

S U P R E M E C O U R T O F I N D I A
RECORD OF PROCEEDINGS

Petitions for Special Leave to Appeal (C) Nos. 4924-4925/2020

[Arising out of impugned final judgment and order dated 05-11-2019 in WA.CROB No. 2/2019 05-11-2019 in WA No. 2535/2019 passed by the High Court of Karnataka at Bengaluru]

THE COMMISSIONER BENGALURU DEVELOPMENT AUTHORITY Petitioner(s)

VERSUS

P.G. BELLIAPPA

Respondent(s)

(IA No. 59507/2022 - PERMISSION TO FILE ADDITIONAL DOCUMENTS/FACTS/ANNEXURES)

WITH

SLP(C) No. 19192/2021 (IV-A)

(IA No. 52465/2022 - PERMISSION TO PLACE ADDITIONAL FACTS AND GROUNDS)

Date : 27-10-2026 These matters were called on for hearing today.

CORAM :

HON'BLE MR. JUSTICE SANJAY KUMAR
HON'BLE MR. JUSTICE SANJEEV SACHDEVA

For Petitioner(s) Mr. Vipin Sanghi, Sr. Adv.
 Mr. Mayank Jain, Adv.
 Ms. Uditha Chakravarthy, Adv.
 Mr. Abhay Singh Yadav, Adv.
 Mr. Ankur S. Kulkarni, AOR

For Respondent(s) Mr. Gopal Shankarnarayanan, Sr. Adv.(N/P)
 Mr. Amit Pai, AOR
 Ms. Bhavana Duhoon, Adv.
 Ms. Pankhuri Bhardwaj, Adv.
 Mr. Pradyut Kashyap, Adv.
 Ms. Kaveri G. Kuruvatti, Adv.

Mr. Sanchit Garga, AOR
Mr. Shashwat Jaiswal, Adv.
Mr. Bhanu Pratap Singh, Adv.
Ms. Diksha Arora, Adv.
Mr. Vijender Kumar, Adv.
Ms. Oorja Goel, Adv.

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

Leave granted.

The appeals are allowed in part in terms of the signed order.

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

(BABITA PANDEY)

AR-CUM-PS

(Signed order is placed on the file)

(PREETI SAXENA)

COURT MASTER (NSH)