



IN THE HIGH COURT OF KARNATAKA AT BENGALURU

DATED THIS THE 27TH DAY OF MARCH, 2026

BEFORE

THE HON'BLE MR. JUSTICE R DEVDAS

WRIT PETITION NO. 8553 OF 2026 (KLR-RES)

BETWEEN:

SRI GOVINDARAJU M
S/O LATE MARAIAH,
AGED ABOUT 62 YEARS,
R/O GANDRAGOLIPURA VILLAGE,
MADHURE HOBLI,
DODDABALLAPURA TALUK,
BENGALURU RURAL DISTRICT-561 204.

...PETITIONER

(BY SRI. RAMESH K R., ADVOCATE)

AND:

1. STATE OF KARNATAKA
REPRESENTED BY ITS SECRETARY,
REVENUE DEPARTMENT,
M.S. BUILDINGS,
BENGALURU-560 001.
2. THE DEPUTY COMMISSIONER
BENGALURU RURAL DISTRICT,
DISTRICT ADMINISTRATION BUILDING,
BEERASANDRA, DEVANAHALLI TALUK
BENGALURU RURAL DISTRICT-562 110.
3. THE ASSISTANT COMMISSIONER
DODDABALLAPURA SUB-DIVISION
DODDABALLAPURA
BENGALURU RURAL DISTRICT-561 203.





4. THE DEPUTY DIRECTOR OF LAND RECORDS
BENGALURU RURAL DISTRICT,
DISTRICT ADMINISTRATION BUILDING,
BEERASANDRA, DEVANAHALLI TALUK,
BENGALURU RURAL DISTRICT-562 110.
5. THE ASSISTANT DIRECTOR OF LAND RECORDS
OFFICE OF THE TAHSILDAR,
DODDABALLAPURA TALUK,
DODDABALLAPURA,
BENGALURU RURAL DISTRICT-561 203.
6. THE TAHSILDAR
DODDABALLAPURA TALUK,
DODDABALLAPURA,
BENGALURU RURAL DISTRICT-561 203.

...RESPONDENTS

(BY SMT. B P RADHA., AGA)

THIS WRIT PETITION IS FILED UNDER ARTICLES 226 AND 227 OF THE CONSTITUTION OF INDIA PRAYING TO DIRECTING THE RESPONDENTS NO.3 TO 6 TO MAKE PHODI DURASTH OF THE LAND BEARING SY.NO.73/2 TO AN EXTENT OF 3 ACRES 18 GUNTAS OF GANDRAGOLIPURA VILLAGE, MADURE HOBLI, DODDABALLAPURA TALUK, BENGALURU RURAL DISTRICT AS PER THE PANCHAYATH PALUPARIKATH DATED 10.05.1990 AT ANNEXURE-A FOR 1 ACRE 28 1/2 GUNTAS INFAVOUR OF THE PETITIONER, AS REQUESTED BY THE PETITIONER IN THE TATKAL PHODI APPLICATION BEARING NO.21020724284650 DATED 21.07.2024 AT ANNEXURE-F, WITHIN A TIME FRAME.

THIS PETITION, COMING ON FOR PRELIMINARY HEARING, THIS DAY, ORDER WAS MADE THEREIN AS UNDER:



CORAM: HON'BLE MR. JUSTICE R DEVDAS

ORAL ORDER

Learned Additional Government Advocate takes notice for the respondents.

2. The grievance of the petitioner is directed towards Annexure-J, the impugned order passed by the respondent No.5 - Assistant Director of Land Records, Doddaballapura Taluk. Learned counsel for the petitioner submits that the petitioner is the owner of 1 acre 28.08 guntas of land in Survey No.73/2 of Gandragolipura Village, Madure Hobli, Doddaballapura Taluk, Bengaluru Rural District and the petitioner's brother is also the owner of another extent of 1 acre 28.08 guntas of land in Survey No.73/3. The petitioner has sought for Tatkal phodi in terms of Annexure-F dated 21.07.2024. However, the Assistant Director of Land Records, has passed the impugned order declining to conduct the phodi on the ground that in O.S. No.429/2024 on the file of the learned



Civil Judge (Jr.Dn.), Doddaballapura, an order has been passed to maintain status quo and therefore the ADLR is not in a position to do the phodi.

3. Learned counsel for the petitioner however draws the attention of this Court to a circular dated 20.04.2018 at Annexure-K issued by the revenue department where at paragraph No.5 specific directions have been given to the Survey Settlement Authorities not to reject the applications for phodi on the ground that a suit or other proceedings are pending before a civil court. It is clearly stated that unless there is a specific order directing the Survey Settlement Authorities or the Revenue Authorities not to conduct the phodi, the competent authority is required to proceed to conduct the phodi. Learned counsel submits that the injunction granted by the trial court is in the suit filed by the petitioner, where directions are issued to the parties to maintain status quo in respect of the possession of the property and



that does not mean that the phodi or survey proceedings cannot be conducted.

4. Having regard to the facts narrated herein above, the writ petition stands ***disposed of*** with a direction to the 5th respondent - Assistant Director of Land Records, Doddaballapura Taluk, to proceed to issue notice to all concerned and thereafter conduct the phodi in accordance with law, as expeditiously as possible and at any rate within a period of eight weeks from the date of receipt of a copy of this order.

5. Learned Additional Government Advocate is permitted to file memo of appearance within a period of four weeks from today.

**Sd/-
(R DEVDAS)
JUDGE**

KLY
List No.: 1 Sl No.: 32