



IN THE HIGH COURT OF KARNATAKA AT BENGALURU

DATED THIS THE 25TH DAY OF MARCH, 2026

BEFORE

THE HON'BLE MR. JUSTICE M.I.ARUN

WRIT PETITION NO. 9436 OF 2026 (LB-BMP)

BETWEEN:

VAYYAVURU MANOHAR RAO
S/O SREENIVASULU VAYYAVURU
AGED ABOUT 37 YEARS
R/A FLAT NO.3074, 7TH FLOOR
TOWER-3, 'WINDMILLS OF YOUR MIND'
EPIP ZONE, WHITEFIELD
BENGALURU - 560 048.

...PETITIONER

(BY SRI ROHAN S., ADVOCATE)

AND:

1. THE CHIEF COMMISSIONER
BBMP (NOW RENAMED AS G.B.A)
HAVING OFFICE AT: N.R.SQUARE
BENGALURU - 560 001.
2. THE ZONAL COMMISSIONER
MAHADEVPURA ZONE
BBMP (NOW RENAMED AS GBA)
HAVING OFFICE AT: RHB COLONY
WHITEFIELD MAIN ROAD
BANGALORE - 560 048.
3. THE ASSISTANT EXECUTIVE ENGINEER
HOODI SUB-DIVISION, BBMP
(NOW RENAMED AS GBA)
BANGALORE - 560 048.

...RESPONDENTS

(BY SRI PAWAN KUMAR, ADVOCATE)

THIS WP IS FILED UNDER ARTICLES 226 AND 227 OF THE
CONSTITUTION OF INDIA PRAYING TO QUASH THE
CONFIRMATION ORDER DATED 11.08.2025 BEARING





NO.ಬಿಬಿಎಂಪಿ/ಸಕಾಲ/ಹೂಲುವಿ/ಮ.ವ/678/2025-26 PASSED BY RESPONDENT NO.2/THE ZONAL COMMISSIONER, MAHADEV PURA ZONE BBMP, BENGALURU UNDER SECTION 248(3) OF THE BBMP ACT, 2020 VIDE ANNEXURE-A AND ETC.

THIS PETITION COMING ON FOR PRELIMINARY HEARING, THROUGH PHYSICAL HEARING/VIDEO CONFERENCING, THIS DAY, ORDER WAS MADE THEREIN AS UNDER:

CORAM: HON'BLE MR. JUSTICE M.I.ARUN

ORAL ORDER

1. Action was initiated against the property of the petitioner on the ground that he has put up construction in violation of building bye-laws and the sanctioned plan and the impugned order of demolition has been passed. The impugned order is passed under the repealed Bruhat Bengaluru Mahanagara Palike Act, 2020 (BBMP Act, 2020) and is dated 11.08.2025.

2. The BBMP Act got repealed with effect from 15.05.2025 and is replaced by the Greater Bengaluru Governance Act, 2024 (the GBG Act, 2024).

3. It is submitted by learned counsel for the petitioner that the Zonal Commissioner is not the competent authority to pass such an order under the GBG Act, 2024 and it is the



Joint Commissioner. It is further submitted that, with the new amendments to the building bye-laws, there is a relaxation in respect of set back area which has to be left. The impugned order is also erroneous on the said count, as it does not take into consideration the amended bye-laws.

4. Learned counsel for the respondents upon instructions submits that appropriate action will be initiated against the petitioner in accordance with the GBG Act, 2024.

5. Hence, the following:

ORDER

- (i) The impugned order dated 11.08.2025 passed by respondent no.2 vide Annexure-A to the writ petition is hereby set aside;
- (ii) Liberty is reserved to the respondents to initiate appropriate action against the petitioner under the provisions of the Greater Bengaluru Governance Act, 2024 in accordance with law;



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(iii) The writ petition stands ***disposed of*** accordingly.

Pending interlocutory applications, if any, stand disposed of.

**Sd/-
(M.I.ARUN)
JUDGE**

PGG
List No.:1 Sl No.:6