



IN THE HIGH COURT OF KARNATAKA AT DHARWAD

DATED THIS THE 5TH DAY OF FEBRUARY, 2026

**BEFORE
THE HON'BLE MRS JUSTICE K.S.HEMALEKHA**

WRIT PETITION NO.108183 OF 2025 (KLR-CON)
C/W
WRIT PETITION NO.108182 OF 2025 (KLR-CON)
WRIT PETITION NO.108184 OF 2025 (KLR-CON)

IN WP No.108183/2025:

BETWEEN:

KALYAN BHASKAR CHIGURUPATI
S/O. RAMABASAVESHAWAR ROA,
AGED ABOUT 46 YEARS,
R/O. PLOT NO.35, 2ND FLOOR, 2ND CROSS,
BASAVESHWARNAGAR,
NEAR VEERABASAVESHWAR THEATER,
BENGALURU-560 079.

...PETITIONER

(BY SRI. SHARANABASAVARAJ C., ADVOCATE)

AND:

1. THE STATE OF KARNATAKA
REPRESENTED BY ITS PRINCIPAL SECRETARY,
URBAN DEVELOPMENT DEPARTMENT,
VIDHANA SOUDHA, BENGALURU-01.
2. THE DEPUTY COMMISSIONER
OFFICE OF DEPUTY COMMISSIONER,
BALLARI, DIST: BALLARI-583104.
3. THE ASSISTANT COMMISSIONER
BALLARI, TQ. AND DIST: BALLARI-583104.
4. THE TAHASILDAR
BALLARI, TQ. DIST: BALLARI-583104.
5. BALLARI URBAN DEVELOPMENT AUTHORITY
REPRESENTED BY ITS COMMISSIONER,





NC: 2026:KHC-D:1714
WP No. 108183 of 2025
C/W WP No. 108182 of 2025
WP No. 108184 of 2025

COWL BAZAR, BALLARI-583104.

...RESPONDENTS

(BY SMT. NANDINI B.SOMAPUR, AGA FOR R1 TO R4;
SRI. Y.LAKSHMIKANT REDDY, ADVOCATE FOR R5)

THIS WRIT PETITION IS FILED UNDER ARTICLES 226 AND 227 OF THE CONSTITUTION OF INDIA PRAYING TO ISSUE A WRIT OF CERTIORARI QUASHING THE IMPUGNED ENDORSEMENT DATED 17.10.2025 AND 18.10.2025 PASSED BY RESPONDENT NO.2/DEPUTY COMMISSIONER VIDE ANNEXURE-E AND E1 RESPECTIVELY; ISSUE A WRIT OF MANDAMUS DIRECTING THE RESPONDENT NO.2/DEPUTY COMMISSIONER TO POSITIVELY CONSIDER THE APPLICATION FILED BY THE PETITIONER DATED 19.09.2025 VIDE ANNEXURE-C, AND C1 RESPECTIVELY AND CONSEQUENTLY ISSUE CONVERSION ORDER FOR RESIDENTIAL PURPOSE TO THE PROPERTIES BEARING THE PETITIONER IS THE OWNER OF THE LANDS BEARING RS.NO.991/* / 2, AND 991/* /5 MEASURING 50.00 CENTS, AND 45.75 CENTS RESPECTIVELY SITUATED AT BALLARI, TAL. AND DIST. BALLARI AND ETC.

IN WP NO.108182/2025:

BETWEEN:

1. SRI. T.BALAJI BAJI RAO
S/O. LATE MALLIKARJUN RAO,
AGED ABOUT 78 YEARS, OCC: AGRICULTURE,
R/O. PLOT NO.10,
MALLIKARJUN POULTRY FARM,
KAMPLI SUGAR FACTORY,
KAMPLI-583132, BALLARI.

...PETITIONER

(BY SRI. SHARANABASAVARAJ C., ADVOCATE)

AND:

1. THE STATE OF KARNATAKA
REPRESENTED BY ITS PRINCIPAL SECRETARY,
URBAN DEVELOPMENT DEPARTMENT,
VIDHANA SOUDHA, BENGALURU-01.
2. THE DEPUTY COMMISSIONER
OFFICE OF DEPUTY COMMISSIONER,
BALLARI, DIST: BALLARI-583104.



NC: 2026:KHC-D:1714
WP No. 108183 of 2025
C/W WP No. 108182 of 2025
WP No. 108184 of 2025

3. THE ASSISTANT COMMISSIONER
BALLARI, TQ. AND DIST: BALLARI-583104.
4. THE TAHASILDAR
BALLARI, TQ. DIST: BALLARI-583104.
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COWL BAZAR, BALLARI-583104.

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IN WP NO.108184/2025:
BETWEEN:

SRI. VEDLAMUNDI PRASHANTHI
AGED ABOUT 44 YEARS, OCC: AGRICULTURIST,
R/O. RATNAMAMBA STREET,
KUMTUMBA ENCLAVE, VENKATESHWARPURAM,
TALUK VIJAYAWAD (URBAN),
DISTRICT KRISHNA-520 010,
STATE ANDRA PRADESH.

...PETITIONER

(BY SRI. SHARANABASAVARAJ C., ADVOCATE)



NC: 2026:KHC-D:1714
WP No. 108183 of 2025
C/W WP No. 108182 of 2025
WP No. 108184 of 2025

AND:

1. THE STATE OF KARNATAKA
REPRESENTED BY ITS PRINCIPAL SECRETARY,
URBAN DEVELOPMENT DEPARTMENT,
VIDHANA SOUDHA, BENGALURU-01.
2. THE DEPUTY COMMISSIONER
OFFICE OF DEPUTY COMMISSIONER,
BALLARI, DIST: BALLARI-583104.
3. THE ASSISTANT COMMISSIONER
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THESE WRIT PETITIONS COMING ON FOR PRELIMINARY HEARING IN 'B' GROUP THIS DAY, ORDER WAS MADE THEREIN AS UNDER:

CORAM: HON'BLE MRS JUSTICE K.S.HEMALEKHA



NC: 2026:KHC-D:1714
WP No. 108183 of 2025
C/W WP No. 108182 of 2025
WP No. 108184 of 2025

ORAL ORDER

1. These writ petitions are interconnected and arise out of identical endorsements dated 17.10.2025 and 18.10.2025 issued by respondent No.2- Deputy Commissioner, Ballari, rejecting the applications submitted by the petitioners seeking conversion of the lands for residential purpose.
2. Since the issue involved statutory provisions applicable and the relief sought are common, they are taken up together and disposed of by this common order.
3. These petitioners are owners of land bearing R.S.Nos.991/*/2, 991/*/5, R.S.Nos.991/*/1, 991/*/4, 991/*/A1, 991/*/B1 and R.S.Nos.991/*/3, 991/*/6 situated at Ballari, Taluk and District Ballari. It is the case of the petitioners that the lands fall within the local planning area governed by the master plan published under the Karnataka Town and Country



Planning Act, 1961. Though they contend that conversion under Section 95 of the Karnataka Land Revenue Act (for short 'the Act') is not required once lands fall within such planning area, by way of abundant caution they submitted application dated 19.09.2025, seeking conversion for residential purpose.

4. Pursuant to the applications, the Deputy Commissioner sought opinion from Ballari Urban Development Authority (Respondent No.5). However, respondent No.2 issued endorsement dated 17.10.2025 and 18.10.2025, rejecting the applications leading to the present writ petitions.
5. Learned counsel for the petitioners submits that the impugned endorsements are contrary to Section 95 of the Act and amended Karnataka Land Revenue (Amendment) Rules, 2025. It is submitted that in view of the statutory scheme



governing conversion and amended Rules, the rejection is unsustainable. It is further submitted that applications were complete in all respect and supported by revenue records. However, the Deputy Commissioner has mechanically rejected the applications without considering the amended legal position. It is submitted that in light of the amended procedure, the conversion ought to be treated as a deemed conversion and processed accordingly.

6. *Per contra*, learned Additional Government Advocate seeks to justify the impugned endorsement contending that the Deputy Commissioner has authority to examine the application. The rejection was based on the revenue discrepancy and procedural deficiency and that the petitioners were required to comply with the statutory requirement before conversion could be effected.



7. Learned counsel appearing for respondent No.5- Planning Authority submits that the opinion was furnished as sought.
8. Upon consideration of the material on record and submission made, it is evident that the petitioners had submitted applications seeking conversion for residential purpose and the same was pending consideration before respondent No.2.
9. The Karnataka Land Revenue (Amendment) Rules 2025 has introduced a revised conversion mechanism including the procedure under Section 106-D. The amended framework contemplates a structured process for effecting conversion and collection of prescribed conversion fee. The impugned endorsements do not reflect proper consideration of the amended statutory scheme. The rejection appears to have been made without



NC: 2026:KHC-D:1714
WP No. 108183 of 2025
C/W WP No. 108182 of 2025
WP No. 108184 of 2025

appropriately applying the procedure contemplated.

10. In view of the above, the rejection of applications is unsustainable. The petitioners are required to have the applications considered in accordance with the amended procedure. The statutory scheme recognizes deemed conversion upon fulfillment of procedural requirement and payment of prescribed conversion fees. Therefore, the impugned endorsements warrant interference. Accordingly, this Court pass the following:

ORDER

- i. The writ petitions are ***allowed***.
- ii. The impugned orders dated 17.10.2025 and 18.10.2025 passed by respondent No.2- Deputy Commissioner are hereby ***quashed***.



NC: 2026:KHC-D:1714
WP No. 108183 of 2025
C/W WP No. 108182 of 2025
WP No. 108184 of 2025

- iii. Respondent No.2-Deputy Commissioner is directed to consider the applications of the petition within a period of 4 weeks from the date of receipt of the certified copy of this order. As it is a deemed conversion, the respondents-authority are directed to effect conversion and collect the conversion fees from the petitioners as per the amended conversion procedure as contemplated under Section 106-D of the Karnataka Land Revenue (Amendment) Rules, 2025.

Sd/-
JUSTICE K.S.HEMALEKHA

AM/-
Ct:VH
List No.: 1 Sl No.: 67