

Bangalore Development Authority Act, 1976

Section 2 - Definitions

In this Act, unless the context otherwise requires,-

(a) 'Authority' means the Bangalore Development Authority constituted under section 3;

(b) 'amenity' includes road, street, lighting, drainage, public works and such other conveniences as the Government may, by notification, specify to be an amenity for the purposes of this Act;

1 [(bb) civic amenity means,-

(i) a market, a post office, a telephone exchange, a bank, a fair price shop, a milk booth, a school, a dispensary, a hospital, a pathological laboratory, a maternity home, a child care centre, a library, a gymnasium, a bus stand or a bus depot;

(ii) a recreation centre run by the Government or the Corporation;

(iii) a centre for educational, social or cultural activities established by the Central Government or the State Government or by a body established by the Central Government or the State Government;

(iv) a centre for educational, religious, social or cultural activities or for philanthropic service run by a cooperative society registered under the Karnataka Co-operative Societies Act, 1959 (Karnataka Act 11 of 1959) or a society registered under the Karnataka Societies Registration Act, 1960 (Karnataka Act 17 of 1960) or by a trust created wholly for charitable, educational or religious purposes ;

(v) a police station, an area office or a service station of the Corporation or the Bangalore Water Supply and Sewerage Board or the Karnataka Electricity Board; and

(vi) such other amenity as the Government may, by notification, specify;]

(c) 'Bangalore Metropolitan Area' means the area comprising the City of Bangalore as defined in the City of Bangalore Municipal Corporation Act, 1949 (Mysore Act 69 of 1949), the areas where the City of Bangalore Improvement Act, 1945 (Mysore Act 5 of 1945) was immediately before the commencement of this Act in force and such other areas adjacent to the aforesaid as the Government may from time to time by notification specify;

(d) 'betterment tax' means the tax payable under section 20 in respect of an increase in the value of land resulting from the execution of a development scheme;

(e) 'building' includes any structure or erection or part of a structure or erection which is intended to be used for residential, industrial, commercial or other purposes, whether in actual use or not;

(f) 'building operations' includes rebuilding operations, structural alterations of or additions to buildings and other operations normally undertaken in connection with the construction of buildings;

(g) 'bye-laws' means bye-laws made by the Authority under this Act;

(h) 'Chairman' means the chairman of the Authority;

2 [(hh) 'Commissioner' means the Commissioner appointed under section 12;]

- (i) 'Corporation' means the [3](#) [Corporation of the City of Bangalore;]
- (j) 'development' with its grammatical variations means the carrying out of building, engineering, or other operations in or over or under land or the making of any material change in any building or land and includes redevelopment ;
- (k) 'engineering operations', means formation or laying out of means of access to road;
- (l) 'Government' means the State Government;
- (m) 'land' includes benefits to arise out of land and things attached to the earth or permanently fastened to anything attached to the earth;
- [4](#) [(n) 'local authority' means a municipal corporation or a municipal council constituted or continued under any law for the time being in force;]
- (o) 'means of access' includes any means of access whether private or public, for vehicles or for foot passengers, and includes a road ;
- (p) 'regulation' means regulations made by the Authority under this Act;
- (q) 'street' includes any highway and any causeway, bridge, aqueduct, arch, road, lane, footway, square, court, alley or passage, whether a thoroughfare or not;
- (r) 'to erect' in relation to any building includes,-
- (i) any material alteration or enlargement of any building;
 - (ii) the conversion by structural alteration into a place for human habitation of any building not originally constructed for human habitation;
 - (iii) the conversion into more than one place for human habitation of a building originally constructed as one such place;
 - (iv) the conversion of two or more places of human habitation into a greater number of such places;
 - (v) such alterations of a building as affect an alteration of its drainage or sanitary arrangements, or materially affect its security;
 - (vi) the addition of any rooms, buildings, houses or other structures to any building; and
 - (vii) the construction in a wall adjoining any street or land not belonging to the owner of the wall, or a door opening on to such street or land;
- (s) all other words and expressions used herein but not defined shall have the meaning respectively assigned to them in the City of Bangalore Municipal Corporation Act, 1949.

1. Inserted by Act 17 of 1984 w.e.f. 21.4.1984 and Substituted by Act 11 of 1988 w.e.f. 21.4.1984.

2. Inserted by Act 18 of 1981 w.e.f. 30.12.1980.

3. Substituted by Act 34 of 1986 w.e.f. 7.10.1986.

4. Substituted by Act 37 of 1982 w.e.f. 31.12.1982.