



**KARNATAKA LEGISLATIVE COUNCIL
ONE HUNDRED AND FIFTY SIXTH SESSION**

**THE KARNATAKA TOWN AND COUNTRY PLANNING AND CERTAIN OTHER
LAWS (AMENDMENT) BILL, 2025
(LA Bill No. 55 of 2025)**

(As passed by the Karnataka Legislative Assembly with Amendments)

A Bill further to amend the Karnataka Town and Country Planning Act, 1961, the Karnataka Urban Development Authorities Act, 1987 and the Mysuru Development Authority Act, 2024.

Whereas it is expedient further to amend the Karnataka Town and Country Planning Act, 1961 (Karnataka Act 11 of 1963), the Karnataka Urban Development Authorities Act, 1987 (Karnataka Act 34 of 1987) and the Mysuru Development Authority Act, 2024 (Karnataka Act 39 of 2025) for the purposes hereinafter appearing:

Be it enacted by the Karnataka State Legislature in the seventy sixth year of the Republic of India, as follows:

1. Short title and commencement.- (1) This Act may be called the Karnataka Town and Country Planning and certain other laws (Amendment) Act, 2025.

(2) It shall come into force on such date as the State Government may by notification appoint, on this behalf.

2. Amendment of Karnataka Act 11 of 1963.- In the Karnataka Town and Country Planning Act, 1961 (Karnataka Act 11 of 1963),-

(i) in section 2,

(a) in clause (1), after sub-clause (1b), the following shall be inserted, namely:-

"(1bb) "Commissionerate" means the Urban Development Authorities and Town and Country Planning Commissioneerate headed by a Commissioner, appointed under section 2A;"

(b) in clause (7), in sub-clause (a),-

[A] for item (i) the following shall be substituted, namely:-

“(i) the Local Planning area comprising the Greater Bengaluru Area, the Greater Bengaluru Authority;”

[B] after item (i-a), the following shall be inserted, namely:-

“(i-aa) the Local Planning area comprising the Bengaluru Metropolitan Area and such other area notified by the Government under this Act, excluding the Greater Bengaluru Area, the Bangalore Development Authority;”

(ii) after section 2, the following new section shall be inserted, namely:-

"2-A. Appointment of Commissioner.- (1) An officer in the rank of Indian Administrative services (Senior Scale) shall be appointed by the State Government as Commissioner, who shall be the Head of the Commissionerate, for all the Urban Development Authorities and Mysuru Development Authority, Planning Authorities, Municipal Planning Authorities and the Directorate of Town and Country Planning and the establishment appointed under section 3.

(2) The salary and other allowances payable for such appointment for matters related to revenue, law, engineering, information Technology and any other matter deemed to be required by the Government, shall be paid out of the revenue of the State.

2B. Power and duties of Commissioner.- (1) The Commissioner shall be the Head of the Commissionerate.

(2) The Commissioner shall be the Head of all the Planning Authorities constituted under the provisions of section 4-C and sub -section (7) of section 2 and the Directorate of Town and Country Planning and the establishment appointed under section 3.

(3) All correspondence relating to any matter between the Director of Town and Country Planning, Planning Authorities and Municipal Planning Authorities and the Government dealt under this Act, shall be conducted by the Commissioner:

Provided that all correspondence relating to any matter dealt under this Act between Planning Authorities within the Bengaluru Metropolitan Region shall be conducted by the Commissioner of Bengaluru Metropolitan Region Development Authority.

(4) The Commissioner shall supervise and direct the Planning Authorities, Municipal Planning Authorities and Directorate of Town and Country Planning on such matters as may be necessary under the Act.

(5) The Commissioner shall undertake such other functions as maybe required by him to do so under the Act or upon the direction of the Government."

(iii) in section 81-B,-

(a) for clause (i), the following shall be substituted, namely:-

“(i) the Bangalore Development Authority shall be the Planning Authority for the Local Planning Area comprising the Bengaluru Metropolitan Area and such other area notified by the Government under this Act, excluding the Greater Bengaluru Area;

(b) in clause (ii), after the words “Bangalore City” the words, “excluding the Greater Bengaluru Area” shall be inserted.

(iv) after section 81-F, the following shall be inserted, namely:-

“81-G. Consequences of constitution of Greater Bengaluru

Authority.- (1) Notwithstanding anything contained in this Act with effect from the date Greater Bengaluru Authority is constituted under the Greater Bengaluru Governance Act, 2024 (Karnataka Act 36 of 2025) such Authority shall be the local planning authority for the local planning area comprising the Greater Bengaluru Area and it shall exercise the powers, discharge the functions and perform the duties under this Act as if it were a local planning authority constituted for the Greater Bengaluru Area.

(2) Anything done or any action taken, (including any Notifications, Orders, Schemes or Bye-laws, Master Plan and Regulations made or issued) any Commencement Certificate or Permission granted by the Bengaluru Development Authority or the erstwhile Bengaluru City Local Planning Authority shall be deemed to have been done, taken, made, issued or granted by the Greater Bengaluru Authority under the provisions of this Act.

(3) All suits, prosecutions and other legal proceedings instituted or which might have been instituted by or against the Bengaluru Development Authority for the areas comprising Greater Bengaluru

Area may be continued or be instituted by or against the Greater Bengaluru Authority.”

3. Amendment of Karnataka Act 34 of 1987.- In the Karnataka Urban Development Authorities Act, 1987 (Karnataka Act 34 of 1987), after section 78, the following new section 78-A shall be inserted, namely:-

"78-A. Consequences to ensue upon appointment of Commissioner.-(1) The Commissioner of the Commissionerate appointed under section 2-A of the Karnataka Town and Country Planning Act, 1961, shall be the Head of all the Urban Development authorities constituted under section 3.

(2) All correspondence relating to any matter between the Urban Development Authorities and the Government dealt under this Act, shall be conducted by the Commissioner of the Commissionerate.

(3) The Government, by notification direct that any power exercisable by it under this Act, except the power to make rules, may be exercised by the Commissioner of the Commissionerate, as may be specified in the notification, subject to such restrictions and conditions as may be specified therein.”

4. Amendment of Karnataka Act No. 39 of 2025.- In the Mysuru Development Authority Act, 2024 (Karnataka Act 39 of 2025), after section 76, the following new section shall be inserted with effect from 23.05.2025, namely:-

“76-A. Consequences to ensue upon appointment of the Commissioner.-
(1) The Commissioner of the Commissionerate appointed under section 2-A of the Karnataka Town and Country Planning Act, 1961 shall be the Head of Mysuru Development Authority constituted under section 3.

(2) All correspondence relating to any matter between the Mysuru Development Authority and the Government dealt under this Act, shall be conducted by the Commissioner of the Commissionerate.

(3) The Government may, by notification, direct that any power exercisable by it under the Act, except the power to make rules, may be exercised by the Commissioner of the Commissionerate, as may be specified in the notification, subject to such restrictions and conditions as may be specified therein.”

STATEMENT OF OBJECTS AND REASONS
(As appended to at the time of introduction)

It is considered necessary to further amend the Karnataka Town and Country Planning Act, 1961 (Karnataka Act 11 of 1963), the Karnataka Urban Development Authorities Act, 1987 (Karnataka Act 34 of 1987) and the Mysuru Development Authorities Act, 2024 (Karnataka Act 39 of 2025) to make provisions for the establishment of the Commissionerate, appointment of Commissioner and to specify the powers and duties of the Commissioner, as the office of the Director of Town and Country Planning has been renamed as the Commissionerate of Urban Development Authorities and Town and Country Planning vide Government Order No: UDD: 212 NAYOSE 2023 Dated: 7.11.2023 and to make provisions in the Karnataka Town and Country Planning Act, 1961 for the Greater Bengaluru Authority to act as a Planning Authority.

Hence, the Bill.

FINANCIAL MEMORANDUM

There is no extra expenditure involved in the proposed legislative measure.

B. S. SURESHA

Minister for Urban Development
and Urban Planning

K.R. MAHALAKSHMI

Secretary
Karnataka Legislative Council

ANNEXURE
EXTRACT FROM THE KARNATAKA URBAN DEVELOPMENT AUTHORITIES
ACT, 1987 (KARNATAKA ACT 34 OF 1987)

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78. Consequence of constitution of Urban Development Authority.- (1) On the issue of a notification under sub-section (1) of section 3 constituting an Urban Development Authority for any Urban Area the Karnataka Improvements Boards Act, 1976 (Karnataka Act 11 of 1976) or the City of Mysore Improvement Act, 1903 (Mysore Act III of 1903), as the case may be, shall cease to be applicable in such Urban Area.

(2) On such cess or, the Improvement Board the Bagalkot Town Development Authority or the City Improvement Trust Board, Mysore constituted under the said Acts for such Urban Areas shall stand dissolved.

(3) Subject to the provisions of sub-section (2), nothing in sub-section (1) shall affect,-

(a) the previous operation of the said enactments or anything done, or suffered thereunder ; or

(b) any right, privilege, application or liability, acquired, accrued or incurred in the said enactment ; or

(c) any penalty, forfeiture or punishment incurred in respect of any offence committed against the said enactments; or

(d) any investigation, local proceeding or remedy in respect of such right, privilege, obligation, liability, forfeiture or punishment as aforesaid ; and any such investigations, legal proceeding or remedy may be instituted, continued, or enforced, and any such penalty, forfeiture or punishment may be imposed as if this Act had not been enacted.

(4) (a) Subject to the preceding provision, anything done or any action taken (including any appointment, or delegation made, tax or fee imposed, notification, order, instrument, or direction issued, rule, regulation, bye-law or scheme framed, certificate obtained, permit or licence granted or registration effected, in the said Acts shall be deemed to have been done or taken in the corresponding provisions of this Act and shall continue if enforced accordingly unless and until superseded by anything done or any action taken under this Act ;

(b) Every officer and servant of an Improvement Board, the Bagalkot Town Development Authority and the City Improvement Trust Board, Mysore as the case may be, other than such class of servants as the Government may by order specify, shall become employees of the corresponding Urban Development Authority and shall, until other provisions are made, receive the salary and allowances and be subject to the conditions of

service to which they were entitled immediately before the constitution of the Authority for the Urban Areas concerned;

(c) All assets and liabilities of and all contracts made by or on behalf of,-

(i) the Improvement Board;

(ii) the Bagalkot Town Development Authority

(iii) the City Improvement Trust Board, immediately before the date of constitution of an Authority for the Urban Area under this Act and subsisting on that date shall stand transferred to the concerned Urban Development Authority;

(d) Where a provident fund or superannuation fund or any other like fund has been established for the benefit of the employees of the Improvement Board the Bagalkot Town Development Authority or the City Improvement Trust Board, Mysore, the moneys standing to the credit of any such fund on the date of commencement of this Act together with any other assets belonging to such fund shall stand transferred to and vest in the Government and the Government shall be liable to discharge the obligations of the Improvement Board, the Bagalkot Town Development Authority or the City Improvement Trust Board, Mysore, in respect of such fund;

(e) Any reference in any enactment made or any instrument to any provisions of any of the repealed enactment shall, unless a different intention appears, be construed as a reference to the corresponding provisions of this Act.

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