



KARNATAKA LEGISLATIVE COUNCIL  
ONE HUNDRED AND FIFTY SIXTH SESSION

**THE KARNATAKA MUNICIPAL CORPORATIONS (AMENDMENT)**

**BILL, 2025**

**(LA Bill No. 56 of 2025)**

**(As passed by the Karnataka Legislative Assembly)**

A Bill to further amend the Karnataka Municipal Corporations Act, 1976.

Whereas, it is expedient further to amend the Karnataka Municipal Corporations Act, 1976 (Karnataka Act No 14 of 1977) for the purpose herein after 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 Municipal Corporations (Amendment) Act, 2025.

(2) It shall come into force at once.

**2. Amendment of section 2.-** In the Karnataka Municipal Corporations Act, 1976 (Karnataka Act No 14 of 1977) (herein after referred to as the Principal Act), in section 2,-

(i) after clause (9), the following shall be inserted, namely:-

“(9-A) “Empanelled professional” means professionals such as Architects, Engineers, Structural consultants, MEP consultants, Environment consultants, Town Planners etc., who are empanelled by the Local Authority as authorized persons to inspect the building sites before, during and after construction as the case may be, to certify the constructions made as per the provisions of the approved plans and report to the Local Authority and also to sanction building plans of certain buildings as notified by the Government.”

(ii) after clause (26-A), the following shall be inserted, namely:-

“(26-AA) “Person” includes an individual, a company, an undivided family, an association of persons or a body of individuals, whether incorporated or not under law and includes local authorities, Karnataka Housing Board, Karnataka

Industrial Area Development Board, any other Boards and Corporations constituted under respective statutes owned and controlled by the State or the Central Government and any departments of the Central Government or other State Governments.”

**3. Amendment of section 299.-** In the Principal Act, in section 299, in sub-section (1), after the words “specification of the work”, the words “including documents related to self-certification of the licensed professionals for such buildings as notified by the Government” shall be inserted.

**4. Insertion of new section 299-AB.-** In the Principal Act, after section 299-A, the following shall be inserted, namely:-

**“299-AB. Levy of imposts, restrictions and conditions.-** (1) The Commissioner may grant such permission to execute the work together with a site plan of the land, ground plan, elevations and section of the building subject to such restrictions and conditions, as may be specified in the zoning regulations or building bye-laws or he may refuse to grant such license subject to the conditions specified in section 303.

(2) The Commissioner may for approving or sanctioning the plan or grant of commencement certificate or occupation certificate, charge and levy the following fee at such rates as may be prescribed in the rules or bye-laws, based on the guidance value fixed by the Department of Stamps and Registration under the provisions of the Karnataka Stamp Act, 1957 (Karnataka Act 34 of 1957) or based on any fixed charges with annual increment, namely:-

- (a) fee for issuance of license;
- (b) fee for security of the building for which license granted;
- (c) fee for maintenance of public roads or storing of construction materials in public places during construction viz, ground rent;
- (d) security fee, ensuring that the construction is in accordance with plan sanctioned;
- (e) fee for commencement certificate;
- (f) fee for occupancy certificate;
- (g) fee for services rendered by Empanelled Professionals in connection to the Authority's requirements, to be borne by the owners of buildings.

- (h) penalty imposed at the time of issuance of occupancy certificate for not obtaining commencement certificate at the commencement of the construction;
- (i) penalty for regularization up to the extent of violation or deviation in the construction with respect to sanctioned plan or zonal regulation limit, as may be specified in the bye-laws; and
- (j) such other fee as specified in the bye-laws or as specified by the Government from time to time.”

**5. Insertion of new section 300-A.-** In the Principal Act, after section 300, the following shall be inserted, namely:-

**“300-A. Working Hours for construction activities.-** The working hours for undertaking certain kinds of construction activities of buildings and other developments which do not cause nuisance from dust smoke and noise shall be such as may be prescribed in the rules or bye-laws.”

**6. Amendment of section 301.-** In the Principal Act, in section 301, in sub-section (1), after the words “the commissioner shall, by written order, either grant such permission”, the words “including the permission that may be granted based on self-certification from the licensed professional for such buildings as notified by the Government” shall be inserted.

**7. Amendment of section 423.-** In the Principal Act, in section 423, in clause (9), for sub-clause (c), the following shall be substituted, namely:-

“(c) for the licensing of plumbers, surveyors, architects, engineers and structural designers and for the compulsory employment of licensed architects, plumbers and surveyors and for empanelling various professionals to avail their services to inspect the building sites before, during and after construction and to certify the constructions made are as per the provisions of the approved plans and report to the Local Authority and also to sanction building plans of certain buildings as notified by the Government and to clearly define their roles, responsibilities, and the penal provisions applicable in cases of violation.”

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

It is considered necessary further to amend the Karnataka Municipal Corporations Act, 1976 (Karnataka Act No 14 of 1977) to,-

(i) introduce the provisions for the Corporations to empanel professionals such as Architects, Engineers, Structural consultants, MEP consultants, Environment consultants etc. who are empanelled by the Local Authority as authorized persons to inspect the building sites before, during and after construction as the case may be, to certify the constructions made as per the provisions of the approved plans and report to the Local Authority and also to sanction building plans of certain buildings as notified by the Government;

(ii) restrict the existing provision in the Act to levy penalty for only such unlawful buildings that can be regularised as per the provisions of the building byelaws or any Act in force and not for buildings that have been ordered for demolition;

(iii) include approvals to be granted for building construction through self-certification;

(iv) make provisions for Corporation to levy imposts including collecting fee for empanelled professionals from the owners;

(v) refund the fee in case of withdrawal of building license;

(vi) grant permissions for constructions that have begun before the permission is granted by the Corporation and construction are carried out in accordance with applicable laws by levying penalty as prescribed in the rules or bye-laws; and

(vii) permit certain kinds of constructions to be permitted beyond the normal working hours.

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**  
**THE EXTRACT FROM THE KARNATAKA MUNICIPAL CORPORATIONS ACT, 1976**  
**(KARNATAKA ACT 14 OF 1977)**

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**299. Application to construct or re-construct building.-** (1) If any person intends to construct or re-construct a building, he shall send to the Commissioner an application in writing for permission to execute the work together with a site plan of the land, ground-plan, elevations and sections of the building, a specification of the work and such other documents as may be prescribed

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**301. Period within which Commissioner is to grant or refuse to grant permission to execute work.-** (1) Within thirty days after the receipt of any application made under section 299 for permission to execute any work or of any information or of documents or further information or documents required under rules or bye-laws the Commissioner shall, by written order, either grant such permission or refuse on one or more of the grounds mentioned in section 303 or section 304 to grant it.

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**423. Power to make bye-laws.-** Subject to the provisions of this Act, the rules and regulations, the corporation may make bye-laws,-

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- (9) (a) for the regulation of building;
- (b) for determining the information and plans to be submitted with applications to build;
- (c) for the licensing of plumbers, surveyors, architects, engineers and structural designers and for the compulsory employment of licensed architects, plumbers and surveyors;

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