



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

**THE GREATER BENGALURU GOVERNANCE (SECOND AMENDMENT)
BILL, 2025**

(LA Bill No. 81 of 2025)

(As passed by the Karnataka Legislative Assembly with Amendments)

A Bill further to amend the Greater Bengaluru Governance Act, 2024 (Karnataka Act No. 36 of 2025).

Whereas it is expedient further to amend the Greater Bengaluru Governance Act, 2024 (Karnataka Act No. 36 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 Greater Bengaluru Governance (Second Amendment) Act, 2025.

(2) It shall come into force at once.

2. Amendment of section 9.- In the Greater Bengaluru Governance Act, 2024 (Karnataka Act 36 of 2025) (hereinafter referred to as the Principal Act), in section 9,-

(i) in sub-section (3), after clause (d), the following shall be inserted, namely:-

“(d-1) The Chief Secretary to Government – Ex-officio Member;

(d-2) The Additional Chief Secretary to Government, Urban Development Department – Ex-officio Member;

(d-3) The Additional Chief Secretary/Principal Secretary to Government, Finance Department – Ex-officio Member;”

(ii) for sub-section (5), the following shall be substituted, namely:-

“(5) The following shall also be members of the Greater Bengaluru Authority, namely:-

- (i) All elected member of the Lok Sabha and the State Legislative Assembly whose constituency or part of constituency lie within area of the Greater Bengaluru Authority;
- (ii) All elected members of the Rajyasabha and the State Legislative Council who are elected by the members of the Karnataka Legislative Assembly and who reside within the area of the Greater Bengaluru Authority;
- (iii) All elected members of the State Legislative Council elected from Local Authorities Constituency or Graduate Constituency or Teacher Constituency whose constituency or part of constituency lie within area of the Greater Bengaluru Authority;
- (iv) All nominated members of the Rajyasabha and the State Legislative Council who have their name in the electoral roll within area of the Greater Bengaluru Authority.”

3. Amendment of section 13.- In the Principal Act, in section 13, in sub-section (1), after clause (a), the following shall be inserted, namely:-

“(a-1) The Additional Chief Secretary to Government, Urban Development Department;”

4. Amendment of section 29.- In the Principal Act, in section 29, after sub-section (5), the following proviso shall be inserted, namely:-

“Provided that, de-limitation shall be made for the newly included local area within a period of three months.

Provided further that, new de-limitation process shall be conducted after every census, before next General election to the City Corporation, if census results are available at least six months before the next General election to the City Corporation.”

5. Amendment of section 30.- In the Principal Act, in section 30, after clause (d), the following shall be inserted, namely:-

Provided that, any member representing the Local area included as per section 6 of the Act to the City Corporation shall not be the member of that City Corporation.

6. Amendment of section 33.- In the Principal Act, in section 33, after sub-section (3), the following shall be inserted, namely:-

“(4) An election shall be conducted for the newly included local area after de-limitation, not later than six months from the date of inclusion of that area. The person so elected shall hold office only so long as the remaining period of that City Corporation to which that new local area is included:

Provided that no election shall be conducted for the newly included local area if the term of office of the Councillors of that City Corporation expires within a period of six months.”

7. Amendment of section 241.- In the Principal Act, in section 241, in sub-section (4),-

(i) for the words “the condonable limits, as may be specified in the bye-laws”, the words “the condonable limits and the compounding fee as may be specified in the bye-laws with approval of the Government”, shall be substituted; and

(ii) the proviso shall be omitted.

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

It is considered necessary further to amend the Greater Bengaluru Governance Act, 2024 (Karnataka Act No. 36 of 2025) to,-

- (i) include the members of the Lok Sabha, Rajya Sabha, State Legislative Assembly and State Legislative Council as members of the Greater Bengaluru Authority;
- (ii) include the Chief Secretary to the Government, the Additional Chief Secretary to Government Urban Development Department and the Additional Chief Secretary to Government/the Principal Secretary to Government, Finance Department as ex-officio members of the Greater Bengaluru Authority;
- (iii) include the Additional Chief Secretary to Government, Urban Development Department as a member of the Executive Committee;
- (iv) provide for the re-division of wards in respect of newly incorporated local areas to be carried out within a specified period;
- (v) bring clarity to the conduct of elections for newly added local areas to the Greater Bengaluru region; and

Hence, the Bill.

FINANCIAL MEMORANDUM

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

D. K. SHIVAKUMAR
Deputy Chief Minister

K.R. MAHALAKSHMI
Secretary
Karnataka Legislative Council

**EXTRACT FROM THE GREATER BENGALURU GOVERNANCE ACT, 2024
(KARNATAKA ACT NO. 36 OF 2025)**

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9. Constitution of the Greater Bengaluru Authority.- (1) As soon as may be after the date of commencement of this Act not later than one hundred twenty days from the said date, the Government shall, by notification, constitute an Authority for the Greater Bengaluru Area called the Greater Bengaluru Authority.

(2) The Greater Bengaluru Authority shall be a body corporate and shall have perpetual succession and common seal with power to acquire, hold and dispose of property and to contract and may, by its name, sue and be sued.

(3) The Greater Bengaluru Authority shall consist of the following members, namely:-

(a) The Chief Minister who shall be the Ex-officio Chairperson;

(b) The Minister in charge of Bengaluru Development, who shall be the Ex-officio Vice-Chairperson;

(c) The Ministers in the State Government representing the legislature constituencies in the Greater Bengaluru Area - Ex-officio Members;

(d) The minister in-charge of Urban Development – Ex-officio Member.

(e) The Chief Commissioner of Greater Bengaluru Authority, who shall be the Ex-officio Member Secretary;

(f) The Mayors of the City Corporations within the Greater Bengaluru Area - Ex-officio Members;

(g) The Commissioner, Bangalore Development Authority – Ex-officio Member;

(h) The Chairman, Bangalore Water Supply and Sewerage Board– Ex-officio Member;

(i) The Managing Director, Bangalore Metropolitan Transport Corporation– Ex-officio Member;

(j) The Managing Director, Bangalore Metro Rail Corporation– Ex-officio Member;

(k) The Managing Director, Bangalore Electricity Supply Company Limited– Ex-officio Member;

(l) Deputy Commissioners of the jurisdictional revenue districts;

(m) The Commissioner of Police, Bengaluru City – Ex-officio Member;

(n) The Superintendents of Police having jurisdiction in part or full in any of the City Corporations – Ex-officio Member;

(o) The Chief Executive Officer, Bengaluru Metropolitan Land Transport Authority– Ex-officio Member;

(p) The Managing Director, Bengaluru Solid Waste Management Limited– Ex-officio Member;

(q) The Chief Town planner, the Greater Bengaluru Authority– Ex-officio Member;

(r) Engineer in Chief, the Greater Bengaluru Authority– Ex-officio Member;

(s) The Director, Karnataka State Fire and Emergency Services – Ex-officio Member;

(t) The Commissioner, Directorate of Urban Land Transport – Ex-officio Member; and

(u) The Metropolitan Commissioner, Bengaluru Metropolitan Region Development Authority – Ex-officio Member.

(4) The Commissioners of the City Corporations in the Greater Bengaluru Area shall be ex-officio members of the Greater Bengaluru Authority.

(5) All the elected members of the Lokasabha and Rajyasabha and the State Legislative Assembly and Legislative Council, whose constituencies lie within or substantially within the Greater Bengaluru Area and who resides in that area of the Greater Bengaluru Authority, shall also be members of the Greater Bengaluru Authority.

(6) The executive heads of Bengaluru Metropolitan Land Transport Authority, Bangalore Traffic Police, Karnataka Rail Infrastructure Development Enterprises Limited, Karnataka Tank Conservation and Development Authority, Karnataka State Disaster Management Authority and the Karnataka Slum Development Board and any other officer of any agency or department of the Government discharging municipal functions in the Greater Bengaluru Area as the Government may specify, shall be special invitees to the

Greater Bengaluru Authority and may attend the meetings but shall not have the right to vote.

(7) All the Members of the Greater Bengaluru Authority specified in sub-sections (3), (4) and (5) shall have the right to vote, in the manner as may be prescribed

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13. Constitution of Executive Committee.- (1) The Greater Bengaluru Authority shall constitute an Executive Committee to assist in the discharge of its functions in the manner as may be specified in the regulations. The Executive Committee shall consist of the following members, namely:-

(a) The Minister in charge of Bengaluru Development or any Minister nominated by the Chief Minister, who shall be the Chairperson;

(b) The Chief Commissioner of the Greater Bengaluru Authority, who shall be the Member Secretary of the executive committee;

(c) The Commissioners of the City Corporations in the Greater Bengaluru Area;

(d) The Commissioner, Bangalore Development Authority;

(e) The Metropolitan Commissioner, Bangalore Metropolitan Region Development Authority;

(f) The Commissioner, Directorate of Urban Land Transport;

(g) The Chairman, Bangalore Water Supply and Sewerage Board;

(h) Chief Town Planner, Greater Bengaluru Authority;

(i) Engineer-in-Chief, Greater Bengaluru Authority;

(j) Managing Director Bengaluru Metro Rail Corporation Limited;

(k) Managing Director Bengaluru Electricity Supply Company Limited;

(l) Commissioner, Bengaluru City Police;

(m) Director General, Department of Fire Services;

(n) Managing Director, Karnataka Rail Infrastructure Development Company; and

(o) The Chairperson may invite such domain experts or other officers for such Committee meetings who shall attend the meetings as Special Invitees.

(2) The Chairperson of the Executive Committee shall convene its meetings in such a manner that at least one meeting is held in two months. (3) Subject to the rules, and to the direction of the Authority, the Executive Committee shall exercise any powers and do any act or thing which may be exercised or done by the Authority.

(3) The procedure to be followed by the Executive Committee and all other matters relating to the Executive Committee shall be such as may be specified by regulations.

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29. Delimitation of Wards.- (1) For the purposes of election of councillors, each City Corporation shall be divided in to wards on the recommendation of the Delimitation Commission, in such manner that,-

(a) the population of each of the wards within the City Corporation in the Greater Bengaluru Area shall, as far as practicable, be the same; and

(b) Wards shall be divided within the constituency of a member of Legislative Assembly and no wards shall be spread over to multiple constituencies.

Explanation: For the purpose of this section, population means the population of the City published as per the relevant figures of the preceding census.

(2) The Government shall constitute a delimitation commission consisting of such number of persons as may be prescribed, to recommend to the Government regarding the manner of division of wards.

(3) The Government shall by order determine,-

(a) the wards into which each of the City Corporations, for the purpose of its elections, be divided:

Provided that the number of wards in each City Corporation shall not be more than one hundred and fifty;

(b) the extent of each ward; and

(c) seats shall be reserved in a City Corporation,-

(i) for the Scheduled Castes; and

(ii) for the Scheduled Tribes.

- and the number of seats so reserved for Scheduled Castes and Scheduled Tribes shall bear as nearly as may be, the same proportion to the total number of seats to be filled by direct election in each City Corporation as the population of the Scheduled Castes and of the Scheduled Tribes, respectively, in the said City Corporation bears to the total population of that Corporation.

(d) Such number of seats which shall as nearly as may be, one third of the total number of seats to be filled by direct election in each City Corporation shall be reserved for persons belonging to the Backward Classes.

Provided that, out of the seats reserved under this sub-section, eighty percent of the total number of such seats shall be reserved for the persons falling under category "A" and the remaining twenty percent of the seats shall be reserved for the persons falling under category "B".

Provided further that, if no person falling under category "A" is available, the seats reserved for that category shall also be filled by the persons falling under category "B" and vice-versa.

Provided also that then number of seats so reserved for the Backward Classes under this sub-section shall be so determined, that the total number of seats reserved for the Scheduled Castes and Scheduled Tribes and the Backward Classes under this sub-section shall not exceed fifty percent of the total number of seats in the City Corporation. In case, as per the number of seats reserved for the Scheduled Castes, the Scheduled Tribes and the Backward Classes together exceeds fifty percent of the total number of directly elected seats in the City Corporation, then the seats for the Backward Classes shall be proportionately reduced to ensure that the total reserved seats do not exceed fifty percent.

(4) Not more than fifty percent of the seats reserved for each category of persons belonging to Scheduled Castes, Scheduled Tribes and Backward Classes as well as the non-reserved seats to be filled by direct election in a City Corporation, shall be reserved for women:

Provided that, the seats reserved in sub-sections (3) and (4) shall be allotted by rotations to different wards of the elections of the City Corporation.

(5) No de-limitation of wards or change of wards for the purpose of reservation shall be made in the City Corporation after its constitution, except for the purpose of general election to that City Corporation and no such delimitation or change of wards shall, in any manner, affect the existing City Corporation.

(6) Notwithstanding anything contained in this Act, where two thirds of the total number of Councillors required to be elected have been elected, the City Corporation shall be deemed to have been duly constituted under this Act.

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30. Constitution of the City Corporation.- The City Corporation shall consist of,-

(a) Such number of elected Councillors representing each ward determined by the Government;

(b) the Government shall nominate such members from the residents of the City of Bengaluru and such members shall not exceed ten percent of the Councillors:-

(i) who are persons having special knowledge and experience in municipal administration or matters relating to health, town planning or education; or

(ii) who are social workers:

Provided that, the persons referred to in clause (b) shall not have right to vote in the meetings of the City Corporation.

(c) the Members of the House of people whose constituencies are within the area of the City Corporation and the Members of the Council of States who are registered as voters in the City Corporation; and

(d) the Members of Legislative Assembly whose constituencies are within the area of the City Corporation and the Members of Legislative Council who are registered as voters in the City Corporation have been duly constituted under this Act.

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33. Term of office of Councillors.- (1) Save as otherwise provided in this Act, the term of office of Councillors,-

- (i) directly elected at a general election shall be five years;
- (ii) nominated by the Government shall, subject to the pleasure of the Government, be, co-extensive with the term of the councillors, five years.

(2) The term of office of the Councillors shall commence on the date appointed for the first meeting of the City Corporation.

(3) If any casual vacancy occurs it shall be filled, as soon as may be, by the election of a person thereto. The person so elected shall hold office only so long as the person in whose place he is elected would have held had the vacancy not occurred:

Provided that, no election to fill a casual vacancy shall be held if the vacancy occurs within six months before the expiry by efflux of time of the term of office of the Councillors.

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95. Assembly Constituency Level Consultative and Co-ordination Committee.-

(1) The Government shall constitute Assembly Constituency level Consultative and Co-ordination Committee, with the following members;

- (a) The member of the Legislative Assembly of the area as the Chair Person;
- (b) The members of the Legislative Council of the area;
- (c) The Councillors representing the area; and
- (d) Invite such officers of the area from the other departments and agencies, as permanent members.

(2) The Committee shall meet not less than once in a month.

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241. Grant of Occupancy certificate.- (1) Every person, who has constructed the building in accordance with the provisions of this Act, shall apply for grant of Occupancy Certificate to the Commissioner, within thirty days from the date of completion of such construction.

(2) An application for grant of occupancy certificate shall be duly certified by an empanelled architect or engineer along with the as-built floor plans and completion report of the building, that the building has been constructed in accordance with the sanctioned plans.

(3) Upon receiving the application for grant of occupancy certificate, the Additional Chief Town Planner by self or officers sub-ordinate to him as necessary, shall undertake such physical inspection of the building. On the verification and advice of the Additional Chief Town Planner, the Commissioner may grant or reject the application for occupancy certificate.

(4) If the completion report issued by the architect or engineer is not in conformity with the sanctioned plans and building bye-laws, the Commissioner may upon hearing the concerned architect or engineer, levy such penalty or suspend or cancel the licence. The occupancy certificate may be granted by the Commissioner, if the building is constructed in accordance with the sanctioned plan or within the condonable limits, as may be specified in the bye-laws.

Provided that the condonable limits shall not be more than ten percent of the permissible limits, and also the compounding fee as notified under this chapter shall be paid to the Corporation.

(5) No person shall occupy or permit to be occupied any such building, or part of the building or use or permit to be used the building or part thereof affected by any work, until,-

- (a) permission has been received from the Commissioner in this behalf; or
- (b) the Commissioner has failed for thirty days after receipt of the notice of completion to intimate his refusal of the said permission.

(6) The Commissioner may at any time withdraw, suspend or cancel the Occupancy certificate issued, if it is brought to the notice of the Commissioner that there has been breach committed under this Chapter.

(7) The Government may notify the category of building which shall be exempted from obtaining occupancy certificate.

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