



**KARNATAKA LEGISLATIVE ASSEMBLY
SIXTEENTH LEGISLATIVE ASSEMBLY
SIXTH SESSION**

**THE BRUHAT BENGALURU MAHANAGARA PALIKE (AMENDMENT) BILL, 2025
(LA Bill No. 17 of 2025)**

A Bill further to amend the Bruhat Bengaluru MahanagaraPalike Act, 2020(Karnataka Act 53 of 2020).

Whereas it is expedient furtherto amend the Bruhat Bengaluru MahanagaraPalike Act, 2020 (Karnataka Act No.53 of 2020) 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 Bruhat Bengaluru MahanagaraPalike (Amendment) Act, 2025.

(2) It shall come into force at once.

2. Substitution of section 225.- In the Bruhat Bengaluru MahanagaraPalike Act, 2020 (Karnataka Act No. 53 of 2020) (hereinafter referred to as the Principal Act) for section 225, the following shall be substituted,namely:-

“225. Power to declare any street as public street.- (1) If a private street including the drains are in such a poor condition that endangers public safety and health, the Zonal Commissioner may, with respect to a private street, on his own accord or upon a request by the owners of the said private street or the owners of the buildings and lands fronting or abutting on such a street, by a public notice and notice to such owners, inform his intention to declare the said private street or part thereof, a public street. Thereupon, such owners or anyone else interested, may give objections, if any, regarding the said intention within one month of the date of service of such the public notice by affixture. Upon considering the objections if any, the Zonal Commissioner may, declare such street or part the street to be a public street:

Provided that, in case the private street falls in more than one Zone then the concerned Zonal Commissioners shall jointly issue the notice and thereupon declare the street or part thereof as a public street.

Provided further that, the private street to be declared as public street shall have connectivity from the public road or public street.

(2) On the request of site owners abutting a private street or otherwise such street which was shown by the erstwhile land owner as road in the sale deed made by the land owner and based upon which the abutting building sites were carved

out by the land owner, who has obtained the benefit of such road or street upon by making the sale of abutting building sites and upon such road is declared as public street under sub-section (1), in that event the land owner, shall not be eligible for any type of compensation under the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 (Central Act No. 30 of 2013) or any other law, including Development Rights Certificates under section 14-B of the Karnataka Town and Country Planning Act, 1961 (Karnataka Act 11 of 1963).

Explanation:-For the purpose of this section,-

(i) "Erstwhile Land Owner" means the person in whose name the agriculture or converted land stood at the time of selling the sites and includes all those persons claiming under or through him; and

(ii) "Public Street" means any street, road, square, court, alley, passage or riding path over which the public have a right of way maintained by the Corporation or Government or by any public authorities, whether a thoroughfare or not and includes:-

- (a) the roadway over any public bridge or causeway;
- (b) the footway attached to any such street public bridge or causeway; and
- (c) the drains attached to any such street, public bridge or causeway and the land, whether covered or not by any pavement verandah or other structure which lies on either side of the roadway upto the boundaries of the adjacent property, whether that property is private property or property belonging to the Government or the Corporation.

3. Substitution of section 226.- In the Principal Act, for section 226, the following shall be substituted, namely:-

“226. Power of the Zonal Commissioner to Order work to be carried or carried out himself in default.- (1) If upon notice under section 225, due to objections or any other reason leads to dropping of the intention to declare the private street or part thereof as the public street but the private street or part thereof requires to be improved, developed or maintained including road side drains for the benefit of persons using the said street as easement right, the Zonal Commissioner may by notice direct such owners to carry out any work which in his opinion may be necessary and within such time as may be specified in such notice.

(2) If such work is not carried out within the time specified in the notice, the Zonal Commissioner may, if he thinks fit, execute it and the expenses incurred shall be paid by owners referred to in sub-section (1) in such properties as may be settled by the Zonal Commissioner:

Provided that the expenses payable if not paid shall be recoverable as the arrears of Property Tax and in the manner as may be prescribed for recovery of property tax arrears.

(3) If the Zonal Commissioner carries out work in accordance with sub-section (2), he, with the requisition of the owners can declare such a street to be a public street and thereupon the street shall vest in the Corporation.

4. Amendment of section 240A.- In the Principal Act, in section 240 A,-

(i) in sub section (2), for the words "The Chief Commissioner" the words "The Corporation" shall be substituted.

(ii) in sub-section (3), in clause (A),-

(a) in sub-clause (e), for the figures and word "1.0 percent", the figures and word "0.10 percent", shall be substituted; and

(b) after sub-clause (j), the following shall be inserted, namely:-

"(k) The ceiling limits of fee and penalty for residential uses shall be 2/3rd the values specified in sub-clauses (a) to (j)".

5. Amendment of section 248.- In the Principal Act, in section 248, after sub-section (4), the following shall be inserted, namely.-

"(5) It shall be lawful for the Zonal Commissioner, at any time, before or after making an order of demolition or of the stoppage of the construction or erection of any building or execution of any work, to make an order directing the sealing of such construction or erection or work or of the premises in which such erection or work is being carried on or has been completed, for the purpose of carrying out the provisions of this Act, for preventing from using such construction or erection.

(6) Where any erection or work or any premises in which any erection or work is being carried on, has or have been sealed, the Zonal Commissioner may, for the purpose of demolishing such erection or work in accordance with the provision of this Act, order directing the sealing of such construction or erection of any work to be removed;

(i) No person shall remove such seal except under an order made by the Zonal Commissioner; and

(ii) Notwithstanding anything contained in this Chapter, no appeal shall lie against such an order of sealing."

STATEMENT OF OBJECTS AND REASONS

It is considered necessary to amend the Bruhat Bengaluru Mahanagara Palike Act, 2020 (Karnataka Act 53 of 2020) to,-

(i) declare any street as public street;

(ii) ascertain development of even private roads with the BBMP area;

-
- (iii) enable the corporation to take decision in the matters related to fixing the rate of fee, levy or penalty in accordance with Article 243X of the Constitution of the India;
 - (iv) reduce the ceiling limit and to bring fee on parity with scrutiny fee for building license, commencement certificate and occupancy certificate;
 - (v) reduce the ceiling limit on the rate of fee chargeable for residential building permission;
 - (vi) to prevent unauthorized construction and prevent the owner or person from using unauthorized building or part of building; and
 - (vii) certain consequential amendments connected therewith or incidental thereto also made.

Hence, the Bill.

FINANCIAL MEMORANDUM

There is no extra expenditure involved in the proposed Legislative Measure.

MEMORANDUM REGARDING DELEGATED LEGISLATION

Clause: 3	Sub-clause (2), empowers the State Government to make rules regarding the manner in which the property tax arrear shall be recovered from the owners of property.
------------------	---

The proposed delegation of legislative power is normal in character.

D. K. SHIVAKUMAR
Deputy Chief Minister

M.K. VISHALAKSHI
Secretary
Karnataka Legislative Assembly

ANNEXURE**EXTRACT FROM THE BRUHAT BENGALURU MAHANAGARA PALIKE ACT, 2020
(KARNATAKA ACT NO. 53 OF 2020)****X X XX XX**

225. Power of the Zonal Commissioner to order work to be carried out or to carry it out himself in default.- (1) If any private street or part thereof is not levelled, paved, metalled, flagged, channelled, sewerred, drained, conserved or lighted to the satisfaction of the Zonal Commissioner, he may by notice require the owners of such street or part and the owners of buildings and lands fronting or abutting on such street or part including in cases where the owners of the land and of the building thereon are different, the owners both of the land and of the building to carry out any work which in his opinion may be necessary and within such time as may be specified in such notice.

(2) If such work is not carried out within the time specified in the notice, the Zonal Commissioner may, if he thinks fit, execute it and the expenses incurred shall be paid by the owner referred to in sub-section (1) in such proportions as may be settled by the Commissioner.

X X XX XX

226. Right of owners to require streets to be declared public.- If the Zonal commissioner carries out work in accordance with section 225, he, with the requisition of majority of the owners can declare such a street to be a public street and thereupon the street shall vest in the Corporation.

X X XX XX

240A. Levy of imposts, restriction and condition.-(2) The Chief Commissioner while fixing the rates for levy of fee or penalty shall consider all the costs related to the issue and execution of the approval as he may deem fit.

(3) The Chief Commissioner may for approving or sanctioning the plan or grant of commencement certificate or completion certificate,-

(A) charge and levy the following fee at such rates based on the guidance value fixed by the Department of Stamps and Registration under the provisions of the Karnataka Stamp Act, 1957, namely:-

(a) fee for issuance of license at such rate not exceeding 0.30 percent of guidance value of the vacant site under section 45B of the Karnataka Stamp Act, 1957 (Karnataka Act 34 of 1957) multiplied by the proposed built up area;

(b) fee for maintenance of public roads or storing of construction material in public places during construction viz. ground rent at such rate not exceeding 0.25 percent of guidance value of the vacant site under section 45B of the Karnataka Stamp Act, 1957 (Karnataka Act 34 of 1957) multiplied by the proposed built up area;

(c) security deposit as specified in the zoning regulation for ensuring that the construction is in accordance with the plan sanctioned;

(d) fee for commencement certificate at such rate not exceeding 0.20 percent of guidance value of the vacant site under section 45B of the Karnataka Stamp Act, 1957 (Karnataka Act 34 of 1957) multiplied by the proposed plinth area;

(e) fee for completion certificate at such rate not exceeding 1.0 percent of guidance value of the vacant site under section 45B of the Karnataka Stamp Act, 1957 (Karnataka Act 34 of 1957) multiplied by the proposed built up area;

(f) such other fee as specified by the Government from time to time under this Act and the Karnataka Town and Country Planning Act, 1961 (Karnataka Act 11 of 1963) and the rules made there under;

(g) scrutiny fee at such rate not exceeding 0.10 percent of guidance value of the vacant site under section 45B of the Karnataka Stamp Act, 1957 (Karnataka Act 34 of 1957) multiplied by the proposed built up area;

(h) penalty imposed at the time of issuance of completion certificate for not obtaining commencement certificate at the commencement of the construction at such rate not exceeding 0.25 percent of guidance value of the vacant site under section 45B of the Karnataka Stamp Act, 1957 (Karnataka Act 34 of 1957) multiplied by constructed built up area;

(i) penalty for regularisation of violated or deviated portion of construction up to the extent allowed under the Act at such rate not exceeding 35 percent of the guidance value of site under section 45B of the Karnataka Stamp Act, 1957 (Karnataka Act 34 of 1957) for the violated portion;

(j) such other fee as may be specified by the Government from time to time.

X X XX XX

248. Demolition or alteration of buildings or well work unlawfully commenced, carried on or completed.-

X X XX XX

(4) If the construction or reconstruction of any building or hut is commenced contrary to the provisions of section 240 and the Zonal Commissioner is of the opinion that immediate action should be taken, then, notwithstanding anything contained in this Act, a notice to be given under sub-section (2) shall not be of less duration than twenty-four hours and shall be deemed to be duly served if it is affixed in some conspicuous part of the building or hut to which the notice relates and published by proclamation at or near such building accompanied by beat of drum, and upon such affixation and publication, all persons concerned shall be deemed, to have been duly informed of the matters stated therein.

X X XX XX