
GOVERNMENT OF KARNATAKA

No. UDD 139 GEL 2025

Karnataka Government Secretariat
Vikassoudha, Bangalore
Dated:29.10.2025**NOTIFICATION-2**

The draft of the amendments to the Karnataka Municipalities Model Building Bye-Laws 2017 which the Government of Karnataka proposes to make in exercise of the power conferred by sub section (1) of Section 325 of the Karnataka Municipalities Act, 1964 has been published vide Notification-2 No:UDD:139: GEL 2025 dated:23.07.2025 in the Gazette No:407 Part-IVA dated:23.07.2025 for the information of all the persons likely to be affected thereby to submit any objections or suggestions within one month from the date of its publication in the Official Gazette.

The objections and suggestions received by the State Government have been examined.

Now, therefore in exercise of powers conferred under section 325 of the Karnataka Municipalities Act, 1964, the Government hereby makes the following Byelaws namely,-

BYE-LAWS

1. Title and Commencement- (1) These bye laws may be called the Karnataka Municipalities Model Building (Amendment) Bye-Laws, 2025.

(2) They shall come into force from the date of its publication in the official Gazette.

2. Substitution of Bye-law 3.15.5.- In the Karnataka Municipal Corporations Model Building Bye- Laws 2017, for Bye-law 3.15.5 and entries relating thereto, the following shall be substituted, namely:-

“3.15.5 Sanctioning modified plan-(1) The Applicant may apply for modified building plan approval,-

(a)if the applicant intends to make changes resulting in more than fifteen percent (15%) deviation or such percentage as notified by the government, from the sanctioned plans in any or all of the following;

- (i) Setbacks;
- (ii) Coverage;
- (iii) Height of the building without increasing the number of floors subject to approval of KSFES in case of high rise buildings or

(b) if the applicant makes changes which results in more than five (5 %) deviation or as such percentage as notified by the government, from the sanctioned plans in any or all of the following;

- (i) FAR; and
- (ii) Car parking.

(2) If the deviations up to 15% or such percentage as notified by the government for setbacks , Coverage and Height of the building without increasing the number of floors subject to approval of KSFES in case of high rise buildings or if the deviations up to 5% or such percentage as notified by the government for FAR and Car parking provisions is made due to any error in setting out the orientation of the building on site or due to any other unavoidable site conditions and such deviation occurs during the course of construction, the applicant and the professional on record for supervision has to intimate the Authority.

(3) The deviations specified under sub byelaw-(2) above may be regularized by the commissioner only after sanctioning the modified plan recording thereon the deviations and after the levy of fee prescribed/ specified by the Government.

Provided regularization of deviations under this provision are not applicable to the buildings which are constructed without obtaining any sanctioned plan whatsoever and also the deviations which are made inspite of the same being specifically deleted or rejected in the sanctioned plan.

By Order and in the name of the
Governor of Karnataka.

(Mahantappa S. Turakanur)
Under Secretary to Government
Urban Development Department.