



ಕರ್ನಾಟಕ ರಾಜ್ಯಪತ್ರ

ಅಧಿಕೃತವಾಗಿ ಪ್ರಕಟಿಸಲಾದುದು
ವಿಶೇಷ ರಾಜ್ಯ ಪತ್ರಿಕೆ

ಭಾಗ - ೩ Part - III	ಬೆಂಗಳೂರು, ಗುರುವಾರ, ೧೪, ಮೇ, ೨೦೨೬ (ವೈಶಾಖ, ೨೪, ಶಕವರ್ಷ, ೧೯೪೮) BENGALURU, THURSDAY, 14, MAY, 2026 (VAISHAKHA, 24, SHAKAVARSHA, 1948)	ನಂ. ೩೨೩ No. 373
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Greater Bengaluru Authority
BENGALURU NORTH CITY CORPORATION
Office address: Commissioner Office, Amruthahalli main road,
Byatarayanpura, Bengaluru-560 092

No: BNCC/Com/PR/103/2026-27

Date:14/05/2026

NOTIFICATION

Whereas, the draft of the Building (Amendment) Bye-Laws further to amend the Bengaluru City Corporation Building Bye-Laws, 2003 which the Bengaluru North City Corporation proposes to make in exercise of the powers conferred by section 317 read with sections 224, 232, 233 241 and 318 (2) of the Greater Bengaluru Governance Act, 2024 (Karnataka Act 36 of 2025), was published vide notification no: Com/BNCC/PR/05/2026-27 dated: 01.04.2026 inviting objections and suggestion from all persons likely to be affected thereby within thirty days from the date of its publication in the Official Gazette.

And whereas, the said Gazette was made available to the public on 1st of April, 2026;

And whereas, objections & suggestions have been received and considered by the Bengaluru North City Corporation;

Now, therefore, in exercise of the powers conferred by section 318(2) and read with section 224, 232, 233 241 and 317 of the Greater Bengaluru Governance Act, 2024 (Karnataka Act 36 of 2025). The Bengaluru North City Corporation hereby makes the following Building Bye-Laws, namely.-

BYE-LAWS

1. Title and commencement.- (1) These Bye-laws may be called the Bengaluru City Corporation Building (Amendment) Bye-laws, 2026.

(೧)

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

2. Amendment of Bye-law 3.8; Bye-law 3.9 & Bye-Law 3.10:- In the Bengaluru City Corporation Building Bye-laws- 2003 (hereinafter referred to as the said bye-laws), Bye-law 3.8- Ground Rent; Bye-law 3.9- Ground Rent for high rise buildings and Bye-law 3.10- Exemption of ground rent the entire provision shall be omitted.

3. Amendment to Bye-law 6.0 Deviation during construction:-

Clause (i) under Bye-law no 6.0 shall be substituted as below:-

- i) Wherever any construction is in violation/deviation of the sanctioned plan, the Commissioner may, if he considers that the violations / deviations are within the limits specified in Table-2B below in case of (1) the setback to be provided around the building, (2) plot coverage (3) floor area ratio and (4) height of the building and that the demolition under chapter XVII of the Act is not feasible without affecting structural stability, he may regularize such violations/deviations after recording detailed reasons for the same.

Table-2A

Rate of fee & Penalty for not obtaining Plinth Certificate while issue of occupancy certificate

Sl No	Fee	Rate of fee for issue of occupancy certificate on the guidance value of site, subject to a minimum consideration of Rs.50,000/- per sq.m to be Chargeable for the total built up area of all floors.	
		Residential	Non Residential (Commercial / Industrial / Other Uses)
1	2	3	4
1	“Scrutiny Fee” for issue of occupancy certificate	0.01%	0.02%
2	Compounding Fee for construction carried out without obtaining plinth certificate (chargeable for total built up area constructed without obtaining plinth certificate)	0.06%	0.08%

Table-2B

**Maximum Condonable limits of Deviation against permissible limits
[Subject to provision of minimum Fire Drive way of required width]**

Sl No	Type of Building	Maximum Deviation allowed in set back		Maximum Deviation allowed in Coverage	Maximum Deviation allowed in FAR	Height of the building (not beyond sanctioned numbers of floors)
		Total Set back Area on all sides	Set back on any side			
1	2	3	4	5	6	7
Deviation/ violation against the permissible limit						
1.	All buildings of height below 15 m in plots of extent upto 500 Sq.m	15%	Half of the required set back measured linearly, Provided Deviation in total set back area shall not exceed 15 %	upto set back deviation limits	15 %	7.5 %
2	All buildings of height above / below 15 m in plots of extent above 500 Sq.m	15%	15 % (Measured linearly)	15 %	5%	7.5 %
3	Basement	15% (except in the side abutting road)	15% (Measured linearly except the side abutting road).	15%	-	-

Note:1) Compounding fee shall be levied as per Table-2C, to condone the deviations within the limits specified in Table-2B.

- 2) Building sites which are not eligible for availing premium FAR, the deviation in FAR area may be allowed upto 15% and compounding fee shall be levied as per Table-2C.
- 3) Wherever the setback deviation allowed under Table-2B, amounts to FAR area deviation in excess of the condonable limits specified in Table-2B, such entire deviated FAR area shall be sanctioned by utilizing TDR/Premium FAR only. In case Premium FAR is utilized, charges shall be levied as per Premium FAR Regulations for the entire deviated floor area.
- 4) The deviation in FAR area allowed as per Table-2B shall be limited to a maximum of 5% of the permissible FAR for buildings which have utilized additional FAR (TDR/ PFAR). Deviation of FAR area in such buildings shall be condoned by levying compounding fee as per Table-2C.

Table-2C
Compounding Fee for condoning Deviations in FAR area

Sl No	Use of Building	Rate of Compounding fee for Condoning Deviation of FAR in all floors or area of setback infringement in all floors, based on the guidance value of site, subject to a minimum consideration of Rs.50,000/- per sq.m.	
		Deviations within permissible limits of Zonal regulations	Deviations beyond the permissible limits of Zonal regulations but not exceeding 15% of the permissible limits in case building in plots upto 500 Sq.m and 5 % in case of buildings in plots of extent above 500 Sq.m
1	2	3	4
1	Residential (a) In site area up to 500 Sq.m.	3%	6 %
	(b) In site area above 500 Sq.m.	5 %	10 %
2	Non-Residential (Commercial / Industrial / Other Uses)	6 %	12 %

Note: Compounding fee shall be levied for the total area of ‘deviation in FAR’ or ‘total covered area of setback infringement in all floors’, whichever is higher.

Table-2D
Compounding Fee for condoning other type of Deviations

Sl No	Details of Compounding Fee	Rate of Compounding Fee based on the guidance value of site, subject to a minimum consideration of Rs.50,000/- per sq.m. Chargeable for the built-up area constructed in violation of the Sanction Plan and but within permissible limits	
		Residential	Non Residential (Commercial / Industrial / Other Uses)
1	2	3	4
1	Extension of basement in violation of sanction plan	7 %	14 %
2	Built-up area in violation of sanctioned mezzanine floor area	9 %	18%
3	Balcony area in violation of sanctioned plan (subject to maximum of 25 % of total sanctioned Balcony area)	7 %	14 %

4	Construction on Terrace in violation of Sanctioned plan (subject to maximum of 15 % of terrace area)	9 %	18 %
5	Built up area constructed other than FAR area and also BUA excluding Sl.No.(1) to (4) above	5 %	10 %
6	Area / Part of Building Occupied without obtaining Occupancy certificate	0.15 %	0.30 %
7	Building constructed within the ZR / Bye-law limits but without obtaining permission from the Competent Authority (shall be levied during issue of occupancy certificate)	0.20%	0.40%

Note:

1. Guidance value means the prevailing market value of site notified under Section 45B of the Karnataka Stamp Act, 1957 (at the time of issue of building permission. viz., licence/ plinth certificate/ occupancy certificate).
2. Security Deposit collected during plan sanction / licence shall be refunded or adjusted towards the compounding fee chargeable during issue of Occupancy certificate.
3. The Occupancy certificate shall be issued only after all the requisite fee, compounding fee is completely paid to the city corporation.

Commissioner
Bengaluru North City Corporation