



ಕರ್ನಾಟಕ ರಾಜ್ಯಪತ್ರ

ಅಧಿಕೃತವಾಗಿ ಪ್ರಕಟಿಸಲಾದುದು
ವಿಶೇಷ ರಾಜ್ಯ ಪತ್ರಿಕೆ

ಭಾಗ - ೪ಎ Part - IVA	ಬೆಂಗಳೂರು, ಶನಿವಾರ, ೨೧, ಫೆಬ್ರವರಿ, ೨೦೨೬ (ಫಾಲ್ಗುಣ, ೦೨, ಶಕವರ್ಷ, ೧೯೪೭) BENGALURU, SATURDAY, 21, FEBRUARY, 2026 (PHALGUNA , 02, SHAKAVARSHA, 1947)	ನಂ. ೧೭೦ No. 170
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GOVERNMENT OF KARNATAKA

No. UDD/138/MYAP/2023

Karnataka Government Secretariat
Vikasa soudha,
Dr. B. R. Ambedkar Veedhi,
Bangalore, Dated: 21.02.2026

NOTIFICATION - II

The draft of the following Bye-Laws further to amend the Karnataka Municipalities Model Building Bye-Laws, 2017 which the Government of Karnataka proposes to make in exercise of the powers conferred by sub-section (1) of section 325 of the Karnataka Municipalities Act, 1964 (Karnataka Act 22 of 1964) was published in the State Gazette Vide Notification No.UDD/138/MYAP/2023 in Part 4A of the Karnataka Gazette inviting objections and suggestions from all persons likely to be affected thereby within thirty days from the date of its publications in the Official Gazette.

And whereas the said Gazette was made available to public on 25th April 2025 and whereas no objections and suggestions have been received.

Now therefore, in exercise of powers conferred under Sub-section (1) of Section 325 of the Karnataka Municipalities Act, 1964 (Karnataka Act 22 of 1964) the State Government notifies the following Bye-Laws namely.

MODEL BUILDING BYE-LAWS

1. Title and commencement and applicability:- (1) These bye laws may be called the Karnataka Municipalities Model Building (Amendment) Bye-Laws, 2026.

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

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2. Amendment of bye-law 15.- In the Karnataka Municipalities Model Building Bye-Laws, 2017, in bye-law 15,-

- (i) In clause 15.1.2, the following shall be inserted at the end, namely:-

“15.1.2.A Application of sewage management provisions: (1) The provisions of sewage management shall be applicable for projects involving construction of buildings, having built up area > 5000 sqm and to new building projects and expansion or repair of the old or existing buildings.

(2) The provisions shall not substitute any approval or consent or permission etc., required to be obtained under any other Act or rules or regulation or bye-law or notification etc made there under. The project authority shall continue to be under obligation to obtain approvals or clearances under any other Act or regulations or statutes of the Central or State Government or their designated authorities or development authority or Local authorities or Bodies as applicable to the project, including, in respect of site location for parameters such as low lying area, natural drainage and for environment sensitivity i.e, proximity or within the Eco Sensitive Area, Zonal Master Plan, Wildlife Sanctuary, National Park, Coastal Regulation Zone area, Biosphere Reserve, Critically Polluted Area, hill area or disaster prone area.

(3) In case of any inconsistency with any other rules, regulations, bye-laws, etc., the provisions that are more stringent shall apply.

(4) Management of sewage or waste water, re-use and recycle of treated waste water by dual plumbing system shall be as under,-

- a. Dual Plumbing System shall be implemented, where one shall be used for supplying fresh water for drinking, cooking, bathing etc. and another for supply of treated water for flushing;
- b. Only treated water shall be used for flushing.
- c. In no case, sewage or untreated waste water generated within the project area shall be discharged through storm water drains or otherwise into water bodies nor shall be discharged or injected into the ground water by any mode; and
- d. The project authority may opt or avail to common off-site treatment facility, as feasible, for treatment with re-use & recycle of corresponding quantity of treated water through the dual plumbing system for flushing and other non-potable use.

- (ii) In Table 15.1: Environmental Conditions for Building and Construction (Building Category ‘1’: 5000 Sq.m to < 20,000 Sq.m)

- (a) For serial No. 3(a) and the entries relating thereto, the following shall be substituted, namely:-

3(a)		Onsite solid waste management facility shall be developed and a formal contractual arrangement shall be ensured with authorized recyclers or concerned municipal agency for disposal of all non-biodegradable waste.
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- (b) For serial No. 3(b) and the entries relating thereto, the following shall be substituted, namely:-

3(b)		Where there is no alternate arrangement for disposal of biodegradable waste, an organic waste composter or a vermin-culture pit with a minimum capacity of 1.0 kg per day or 150 sqm of built-up area shall be installed and operated.
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- (c) For serial No. 4 and the entries relating thereto, the following shall be substituted, namely:-

4.	Sewage treatment plant.	(i) In areas where there is no municipal sewage network: (a) Onsite sewage treatment systems with capacity to treat 100% waste water shall be installed with appropriate tertiary treatment system with disinfection for black and grey water. Such treated water shall be used with dual plumbing system for flushing and other non-portable use; OR (b) In case of usage of septic tank, only black water shall be discharged into the septic tank.
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		Grey water shall be treated through natural treatment systems or other secondary treatment as feasible. Such treated water shall be used with dual plumbing systems for flushing and other non-portable use; The excess treated water shall conform to the general discharge norms of the Central Pollution Control Board or MoEF and CC. (ii) In area where there is municipal sewage network. (c) Onsite sewage treatment systems with capacity to treat 100% waste water shall be installed with appropriate tertiary treatment system with disinfection for black and grey water. Such treated water shall be used with dual plumbing system for flushing and other non-portable use; OR (d) The project authority or developed may opt to discharge only black water in such municipal sewage network subject to availability to trunk sewer line. For this purpose, two separate pipeline network- one for black water discharge and other for collection of grey water shall be installed. Grey water shall be treated through natural treatment systems or other secondary treatment as feasible.
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		Such treated water shall be used with dual plumbing system for flushing and other non-portable use;
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(iii) In Table 15.2: Environmental Conditions for Building and construction (Building Category '2' $\geq$ 20,000 Sq.m to 50,000 Sq.m)

(a) For serial No. 3(a) and the entries relating thereto, the following shall be substituted, namely:-

3(a)		Onsite solid waste management facility shall be developed and a formal contractual arrangement shall be ensured with authorized recyclers or concerned municipal agency for disposal of all non-biodegradable waste.
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(b) For serial No. 3(b) and the entries relating thereto, the following shall be substituted, namely:-

3(b)		Where there is no alternate arrangement for disposal of biodegradable waste, an Organic waste composter or a vermin-culture pit with a minimum capacity of 1.0 kg per day or 150sqm of built-up area shall be installed and operated.
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(c) For serial No. 4 and the entries relating thereto, the following shall be substituted, namely:-

4.	Sewage treatment plant.	i. Onsite Sewage Treatment Plant with capacity to treat 100% waste water generated within the project area through tertiary treatment shall be reused on site for landscape, flushing, HVAC, fire-fighting and other end-uses.
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		ii. The adequacy of the sewage treatment plant (STP) shall be certified by an independent expert of sewage management and a report in this regard shall be submitted to the authorized agency. iii. Discharge of excess treated waste water outside the premises: after treatment in the sewage treatment plant (STP), the treated water shall meet the discharge standards as notified by the Central Pollution Control Board or Ministry of Environment, Forest and Climate Change, Government of India from time to time. iv. Waste water and treated water quantification system through metering or sub-metering shall be installed. v. Sludge from the onsite sewage treatment shall be collected, conveyed and disposed as per the Central Public Health and Environment Engineering Organization (CPHEEO) Manual, Ministry of Housing and Urban Affairs, on Sewerage and Sewage Treatment Systems. vi. Where Common Sewage Treatment Plant Facility has been availed, it shall be ensured that treated waste water is recycled back to respective building for reuse.
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(iv) In Table 15.3,- Environmental Conditions for Building and Construction (Building Category '3' $\geq$ 50,000 sq.m to 1,50,000 Sq.m)

(a) For serial No. 3(a) and the entries relating thereto, the following shall be substituted, namely:-

3(a)		Onsite solid waste management facility shall be developed and a formal contractual arrangement shall be ensured with authorized recyclers or concerned municipal agency for disposal of all non-biodegradable waste.
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(b) For serial No. 3(b) and the entries relating thereto, the following shall be substituted, namely:-

3(b)		Where there is no alternate arrangement for disposal of biodegradable waste, an Organic waste composter or a vermin-culture pit with a minimum capacity of 1.0 kg per day or 150sqm of built-up area shall be installed and operated.
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(c) For serial No. 4 and entries relating thereto, the following shall be substituted, namely:-

4.	Sewage treatment plant.	(i) Onsite Sewage Treatment Plant with capacity to treat 100% waste water generated within the project area through tertiary treatment shall be installed. Treated waste water shall be reused on site for landscape, flushing, HVAC, fire-fighting and other end-uses. (ii) The adequacy of the sewage treatment plant (STP) shall be certified by an independent expert of sewage management and a report in this regard shall be submitted to the authorized agency. (iii) Discharge of excess treated waste water outside the premises: after treatment in the sewage treatment plant (STP), the treated water shall meet the discharge standards as notified by the Central Pollution
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		Control Board or Ministry of Environment, Forest and Climate Change, Government of India from time to time. (iv) Waste water and treated water quantification system through metering or sub-metering shall be installed. (v) Sludge from the onsite sewage treatment shall be collected, conveyed and disposed as per the Central Public Health and Environment Engineering Organization (CPHEEO) Manual, Ministry of Housing and Urban Affairs, on Sewerage and Sewage Treatment Systems. (vi) Where Common Sewage Treatment Plan Facility has been availed, it shall be ensured that treated waste water is recycled back to respective building for reuse.
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By Order

By order and the name of the
Governor of Karnataka.

(LATHA.K)

Under Secretary to Government
(Development Authority and NaYoSe)
Urban Development Department.