



Status: Pending

Case Number: WP 14750/2025
(KAHC010332302025)

Classification: LB BMP

Date of Filing: 19/05/2025
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Petitioner: M/S PRINCESS
LADIES PG

Petitioner Advocate:

Respondent: THE CHIEF
COMMISSIONER

Respondent Advocate:

Filing No.: WP 15507/2025

Judge: SURAJ GOVINDARAJ

Last Posted For: FURTHER
HEARING

Last Date of Action: 10/09/2026

Last Action Taken: ADJOURNED

Next Hearing Date: 28/09/2026

Daily Orders: WP 14750/2025

1	<u>10/09/2026</u>	SURAJ GOVINDARAJ	ADJOURNED
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1. Learned counsel for respondent no.1 in W.P.No.40793/2017 has filed an additional memo of compliance today, indicating that notices have been issued to 68 paying guest accommodations in Bangalore North.
2. His submission also is that out of 5,000 paying guest accommodations in Bangalore East, nearly half of them, i.e., 2,500, are illegal paying guest accommodations which are being run without a proper license, without a proper plan sanction, and without proper fire safety, and are also not complying with many statutory requirements.
3. On enquiry as to what action the respondents have taken in respect of these illegal paying guest accommodations, he submits that notices are being issued to all of them, caveats would be filed both in the High Court and the respective Civil Courts having territorial and pecuniary jurisdiction over those paying guest accommodations, and endeavors would be made to pass necessary orders at the earliest after providing an opportunity of hearing to the concerned, and thereafter, these paying guest accommodations would be closed, and if necessary, demolition activities would be taken up where the construction has been put up in violation of the zonal regulations and/or the building bye-laws.
4. Taking into consideration the seriousness of the matter relating to paying guests, the number of paying guest accommodations in the city of Bangalore, and the number of persons who would be affected adversely if any untoward incident were to occur, this Court is of the considered opinion that respondents would have to implement the earlier guidelines strictly. Apart therefrom, those guidelines not covering all the aspects, this Court issues the following guidelines to be followed by the concerned authorities:
5. OBJECT, PURPOSE AND SCOPE
 - 5.1. The present proceedings concern the regulation, inspection and safety of private Paying Guest accommodations ("PGs") operating within Bengaluru.
 - 5.2. The Court is conscious that PG accommodation has become an important source of temporary accommodation for students, employees, trainees, persons migrating to Bengaluru for employment, and other persons requiring short or medium-term accommodation.
 - 5.3. The object of these directions is not to prevent or unnecessarily restrict lawful PG accommodation. The object is to ensure that PG accommodation is provided in premises which are legally permitted for such use and are maintained in a condition which protects:
 - 5.3.1. the life, health, safety and dignity of occupants;
 - 5.3.2. the safety and lawful interests of neighbouring residents and adjoining property owners;
 - 5.3.3. the safety of visitors and persons entering the premises;
 - 5.3.4. the safety of employees, security personnel, domestic workers and service providers;
 - 5.3.5. the safety of emergency responders;
 - 5.3.6. the lawful interests of landlords and property owners;
 - 5.3.7. public health and sanitation;
 - 5.3.8. public order and security; and
 - 5.3.9. the wider interests of the general public.
 - 5.4. These directions shall be implemented having regard to the nature of PG accommodation, particularly the fact that occupants may change frequently and that a single premises may accommodate a substantial number of unrelated persons.
 - 5.5. The competent authorities shall accordingly adopt a continuing and risk-based system of identification, inspection, compliance and enforcement rather than treating licensing as a one-time exercise.
6. IDENTIFICATION OF PG ACCOMMODATIONS: The competent local authority shall undertake an exercise to identify all premises within its jurisdiction which are being operated as PG accommodations. The exercise shall include premises which:
 - 6.1. possess a valid licence;
 - 6.2. possess an expired licence;
 - 6.3. are operating without a licence;
 - 6.4. are operating from premises not approved for such use;
 - 6.5. are described as hostels, co-living establishments, boarding houses, service apartments or by any other nomenclature but are, in substance, providing PG accommodation; and
 - 6.6. are being operated through digital platforms or other booking arrangements.
7. The nomenclature adopted by the operator shall not, by itself, determine the regulatory character of the premises.
8. The competent authority shall examine the substance of the activity actually carried on.
9. RESPONSIBILITY OF OWNER, OPERATOR AND MANAGER: The owner, operator and person responsible for day-to-day management shall comply with the statutory and regulatory obligations applicable to the respective roles. Where ownership and operation are vested in different persons, the inspection record shall identify:
 - 9.1. the owner;
 - 9.2. the lessee;
 - 9.3. the operator;
 - 9.4. the person responsible for day-to-day management; and
 - 9.5. the person responsible for security and emergency response.
10. The mere fact that a person owns the building shall not, by itself, make such person liable for every operational violation committed by an independent operator. Conversely, the owner shall not knowingly permit

unlawful construction, unsafe structural alteration or unlawful use where such responsibility is attributable to the owner under law.

11. The operator shall be responsible for the day-to-day compliance of the establishment. The operator shall ensure that:

- 11.1. only permitted numbers of persons are accommodated;
- 11.2. occupant records are maintained;
- 11.3. required security arrangements are functional;
- 11.4. required CCTV systems are functional;
- 11.5. fire and emergency arrangements are maintained;
- 11.6. sanitation and hygiene are maintained; and
- 11.7. food-safety requirements are complied with wherever food is supplied.

12. BUILDING AND LAND-USE COMPLIANCE: Every PG premises shall be examined to determine:

- 12.1. whether a sanctioned building plan exists;
- 12.2. whether the construction conforms to the sanctioned plan;
- 12.3. whether the use of the premises for PG accommodation is permissible;
- 12.4. whether applicable zoning requirements are satisfied;
- 12.5. whether additional floors or rooms have been constructed without approval;
- 12.6. whether common areas have been converted into accommodation; and
- 12.7. whether any structural alteration has affected the safety of the building.

13. Particular attention shall be given to:

- 13.1. unauthorised mezzanine floors;
- 13.2. roof and terrace rooms;
- 13.3. temporary partitions;
- 13.4. conversion of parking areas;
- 13.5. conversion of balconies;
- 13.6. obstruction of staircases;
- 13.7. alteration of load-bearing structures; and
- 13.8. excessive concentration of occupants.

14. The grant of a trade licence shall not, by itself, be treated as regularisation of an unauthorised building or unauthorised construction.

15. OCCUPANCY AND OVERCROWDING: The permitted occupancy of each PG shall be determined with reference to the applicable law, sanctioned plan, licence and safety requirements.

15.1. The operator shall not exceed the permitted occupancy.

15.2. The applicable requirement concerning minimum area per occupant shall be verified.

15.3. The Bengaluru PG licensing framework presently refers to a minimum area of 70 square feet per occupant. The competent authority shall verify compliance with the applicable requirement rather than merely recording that the premises is not overcrowded.

16. The inspecting authority shall record separately:

- 16.1. sanctioned capacity;
- 16.2. licensed capacity;
- 16.3. number of rooms;
- 16.4. number of beds;
- 16.5. actual occupants;
- 16.6. area available per occupant; and
- 16.7. occupancy of each room.

17. No corridor, staircase, balcony, terrace, parking area, utility area or other space not approved for habitation shall be converted into sleeping accommodation.

18. The inspecting authority shall, wherever practicable, reconcile:

- 18.1. physical occupancy;
- 18.2. occupant register;
- 18.3. booking records;
- 18.4. payment records;
- 18.5. check-in/check-out records; and
- 18.6. CCTV records.

19. FIRE AND LIFE SAFETY: Fire safety shall be treated as a primary life-safety requirement. The competent Fire and Emergency Services authority shall determine the requirements applicable to each premises according to its height, area, occupancy, configuration and use. Inspection shall include verification of:

- 19.1. fire-safety clearance/certificate, wherever required;
- 19.2. fire extinguishers;
- 19.3. fire alarms;
- 19.4. smoke detectors;
- 19.5. emergency lighting;

- 19.6. emergency exits;
- 19.7. staircases;
- 19.8. unobstructed evacuation routes;
- 19.9. emergency signage;
- 19.10. fire doors, wherever applicable;
- 19.11. kitchen and LPG safety; and
- 19.12. access for fire-service vehicles.
20. No bed, cupboard, refrigerator, luggage, bicycle, waste or other obstruction shall be permitted in an emergency exit, staircase or evacuation route. Where an immediate danger to life is identified:
 - 20.1. the competent authority shall take such immediate action as is permissible under law;
 - 20.2. such action shall not be postponed merely because routine inspection or licensing proceedings are pending.
21. ELECTRICAL SAFETY: Every PG shall maintain its electrical installations in a safe condition. Inspection shall include:
 - 21.1. electrical panels;
 - 21.2. earthing;
 - 21.3. circuit protection;
 - 21.4. overloaded circuits;
 - 21.5. exposed conductors;
 - 21.6. unsafe extension boards;
 - 21.7. high-load appliances;
 - 21.8. damaged sockets and switches;
 - 21.9. unauthorised wiring; and
 - 21.10. unsafe alterations.
22. Material electrical defects shall be rectified within the period prescribed by the competent authority.
23. Defects presenting an immediate risk of fire, electrocution or death shall be dealt with immediately in accordance with law.
24. LPG, GAS AND KITCHEN SAFETY: Where LPG or gas is used, the installation shall comply with applicable safety requirements. Inspection shall verify:
 - 24.1. authorised connection;
 - 24.2. condition of cylinders;
 - 24.3. regulators and hoses;
 - 24.4. ventilation;
 - 24.5. safe storage;
 - 24.6. separation from ignition sources; and
 - 24.7. kitchen fire-safety arrangements.
25. Cylinders shall not be stored in staircases, corridors, sleeping areas or other locations creating danger.
26. WATER, SANITATION AND PUBLIC HEALTH: The premises shall maintain adequate and safe water and sanitation facilities. Inspection shall verify:
 - 26.1. source of water;
 - 26.2. potable drinking water;
 - 26.3. storage tanks;
 - 26.4. tank maintenance;
 - 26.5. water quality, wherever testing is required;
 - 26.6. toilets;
 - 26.7. bathrooms;
 - 26.8. drainage;
 - 26.9. sewage disposal; and
 - 26.10. cleanliness.
27. FOOD SAFETY: Where food is prepared or supplied, the operator shall comply with the Food Safety and Standards Act, rules and regulations. Where a food licence or registration is required, the same shall be verified. Inspection shall include:
 - 27.1. kitchen hygiene;
 - 27.2. food storage;
 - 27.3. refrigeration;
 - 27.4. expiry dates;
 - 27.5. food-handler hygiene;
 - 27.6. pest control;
 - 27.7. potable water;
 - 27.8. separation of raw and cooked food;
 - 27.9. waste disposal; and
 - 27.10. storage of cleaning chemicals.
28. OCCUPANT IDENTIFICATION AND RECORDS: No person shall be accommodated without completion of the identity-verification process required by law. The operator shall maintain, subject to applicable privacy

requirements:

- 28.1. name;
- 28.2. photograph, where required;
- 28.3. identity particulars;
- 28.4. permanent address;
- 28.5. contact number;
- 28.6. emergency contact;
- 28.7. date and time of check-in;
- 28.8. date and time of check-out; and
- 28.9. room/bed number.

28.10. Records shall be updated contemporaneously.

29. FOREIGN NATIONALS: Where a foreign national is accommodated:

- 29.1. the operator shall comply with all applicable immigration and foreigner-registration requirements;
- 29.2. prescribed information shall be furnished to the competent authority;
- 29.3. prescribed forms shall be filed within the prescribed period; and
- 29.4. records shall be retained as required by law.

30. CCTV AND EVIDENCE SECURITY: CCTV shall be installed and operated in accordance with applicable requirements. Compliance shall mean functioning surveillance and not merely installation. Inspection shall verify:

- 30.1. camera location;
- 30.2. entrances and exits;
- 30.3. common corridors;
- 30.4. recording;
- 30.5. date and time accuracy;
- 30.6. storage capacity;
- 30.7. retention period;
- 30.8. retrieval capability; and
- 30.9. power backup.

31. CCTV shall not be installed in bedrooms, bathrooms, toilets, changing areas or other locations where occupants have a legitimate expectation of privacy.

32. Relevant footage shall be preserved upon occurrence of a serious incident or upon lawful direction.

33. Tampering with, deleting or disabling relevant footage after knowledge of an incident shall be dealt with in accordance with law.

34. WOMEN, VULNERABLE PERSONS AND PERSONAL SAFETY: PGs accommodating women or other vulnerable persons shall maintain security arrangements proportionate to the nature and occupancy of the establishment. Particular attention shall be given to:

- 34.1. controlled entry;
- 34.2. visitor verification;
- 34.3. lighting;
- 34.4. CCTV in common areas;
- 34.5. functioning locks;
- 34.6. emergency communication; and
- 34.7. security personnel where required.

35. Complaints of sexual harassment, assault, stalking, intimidation or violence shall be dealt with in accordance with law.

36. The operator shall not suppress such complaints or compel an occupant to resolve a criminal matter solely through internal mechanisms.

37. SECURITY PERSONNEL AND STAFF: Where security personnel are required, the prescribed number shall be maintained.

38. The applicable Bengaluru framework contemplates at least one security guard with established character credentials on a 24-hour basis.

39. Security guards, cooks, caretakers, cleaners and other relevant staff shall undergo verification as required by law.

40. Records of such personnel shall be maintained.

41. VISITOR MANAGEMENT: A visitor register shall be maintained where required. The register shall record:

- 41.1. visitor particulars;
- 41.2. occupant visited;
- 41.3. time of entry; and
- 41.4. time of departure.

42. Access by visitors to sleeping areas shall be controlled consistently with the applicable safety requirements.

43. CRIME PREVENTION AND UNLAWFUL ACTIVITIES: The operator shall take reasonable lawful measures to prevent the premises from being used for criminal activities. Particular attention shall be given to:

- 43.1. narcotic drugs;
- 43.2. unlawful weapons;

- 43.3. trafficking;
- 43.4. violence;
- 43.5. unlawful gambling;
- 43.6. organised criminal activity; and
- 43.7. other unlawful activities.
- 44. Nothing herein shall confer police powers upon the operator or security personnel.
- 45. Searches, seizures or other coercive action shall be undertaken only by persons legally authorised to do so.
- 46. MEDICAL AND EMERGENCY RESPONSE: The PG shall maintain the first-aid facilities required by the applicable framework.
- 46.1. Emergency numbers shall be prominently displayed.
- 46.2. The operator shall ensure that emergency medical assistance can be summoned without unreasonable delay.
- 46.3. In a medical emergency, preservation of life shall receive priority.
- 46.4. The operator and staff shall not obstruct an occupant from obtaining emergency medical assistance.
- 47. MENTAL HEALTH AND IMMEDIATE LIFE RISK: Where there is an immediate and credible threat to the life or safety of an occupant:
 - 47.1. emergency assistance shall be sought;
 - 47.2. the police, ambulance or other appropriate emergency service shall be contacted where necessary;
 - 47.3. the response shall respect the dignity and privacy of the person concerned to the extent consistent with preservation of life.
- 48. NEIGHBOUR AND PUBLIC SAFETY: Operation of a PG shall not create an unlawful or unreasonable risk to neighbouring residents or adjoining properties. The operator shall ensure that:
 - 48.1. public roads are not obstructed;
 - 48.2. footpaths are not encroached upon;
 - 48.3. fire-service access is maintained;
 - 48.4. sewage is not discharged unlawfully;
 - 48.5. waste is not deposited on neighbouring property;
 - 48.6. excessive noise is not generated;
 - 48.7. structural alterations do not endanger adjoining premises; and
 - 48.8. external areas are not used in a manner creating danger to passers-by.
- 49. NOISE AND NUISANCE: PG operators shall comply with applicable noise-control laws. Particular attention shall be given to:
 - 49.1. amplified music;
 - 49.2. loudspeakers;
 - 49.3. late-night gatherings;
 - 49.4. repeated shouting or disturbance; and
 - 49.5. recurring nuisance to neighbouring residents.
 - 49.6. Repeated complaints shall be recorded and verified.
- 50. PARKING AND TRAFFIC
 - 50.1. The operation of a PG shall not result in unlawful obstruction of public roads, footpaths or emergency access.
 - 50.2. Where parking demand creates a substantial public-safety concern, the competent authority shall examine the matter.
- 51. WASTE, PESTS AND ENVIRONMENTAL HEALTH: The operator shall comply with applicable solid-waste management requirements. Waste shall not accumulate in:
 - 51.1. staircases;
 - 51.2. fire exits;
 - 51.3. electrical rooms;
 - 51.4. kitchens; or
 - 51.5. other locations creating a health or fire hazard.
- 52. The premises shall be maintained so as to minimise infestation by rodents, cockroaches, bedbugs, mosquitoes and other vectors.
- 53. OCCUPANT RIGHTS, PRIVACY AND DIGNITY:
 - 53.1. Safety regulation shall not become a justification for arbitrary intrusion into the privacy of occupants.
 - 53.2. Personal information shall be collected only to the extent authorised or required by law.
 - 53.3. Identity documents and personal information shall be securely maintained.
 - 53.4. CCTV shall not be used in private spaces.
 - 53.5. Operators and staff shall not photograph, record or circulate private activities of occupants except where legally authorised.
- 54. TERMS OF OCCUPATION: Occupants shall be provided written information concerning:
 - 54.1. period of stay;
 - 54.2. charges;
 - 54.3. deposit;

- 54.4. refund;
- 54.5. cancellation;
- 54.6. visitor policy;
- 54.7. emergency arrangements;
- 54.8. house rules; and
- 54.9. grievance mechanism.
- 54.10. No contractual term shall purport to waive a statutory safety requirement.
- 55. INCIDENT REPORTING AND PRESERVATION OF EVIDENCE: Serious incidents shall be reported in accordance with applicable law. Such incidents include:
 - 55.1. death;
 - 55.2. serious injury;
 - 55.3. fire;
 - 55.4. suspected cognizable offence;
 - 55.5. gas leak;
 - 55.6. serious food poisoning;
 - 55.7. major structural failure; and
 - 55.8. other events creating substantial risk to life or property.
- 55.9. Relevant CCTV, occupant, visitor, staff, booking and other records shall be preserved in accordance with law.
- 56. INSPECTION: Inspection shall be physical, evidence-based and risk-oriented. Inspection shall not be confined to verification of documents. Wherever practicable, the inspecting authority shall reconcile:
 - 56.1. licence;
 - 56.2. sanctioned plan;
 - 56.3. permitted capacity;
 - 56.4. physical premises;
 - 56.5. Geotagged location of the premises
 - 56.6. actual occupancy;
 - 56.7. occupant records;
 - 56.8. booking/payment records;
 - 56.9. CCTV; and
 - 56.10. safety equipment.
- 57. Every inspection report shall contain:
 - 57.1. date and time;
 - 57.2. names and designations of inspecting officers;
 - 57.3. person present on behalf of the establishment;
 - 57.4. permitted occupancy;
 - 57.5. actual occupancy;
 - 57.6. building-plan status;
 - 57.7. fire-safety status;
 - 57.8. CCTV status;
 - 57.9. occupant-record status;
 - 57.10. sanitation and water status;
 - 57.11. food-safety status, where applicable;
 - 57.12. security status;
 - 57.13. photographs or other objective evidence where necessary;
 - 57.14. violations detected;
 - 57.15. risk classification; and
 - 57.16. action proposed or taken.
- 58. RISK CLASSIFICATION: Violations shall be classified according to risk.
 - 58.1. Category I shall comprise immediate threats to life. These may include:
 - 58.1.1. blocked fire exits;
 - 58.1.2. dangerous electrical installations;
 - 58.1.3. dangerous LPG installations;
 - 58.1.4. structural instability; and
 - 58.1.5. gross overcrowding creating an immediate evacuation risk.
 - 58.2. Category II shall comprise serious regulatory or safety violations.
 - 58.3. Category III shall comprise deficiencies capable of rectification within the prescribed period.
 - 58.4. Multiple deficiencies shall be considered cumulatively where their combined effect creates a serious risk.
- 59. ENFORCEMENT: Where a violation is detected, the competent authority shall identify:
 - 59.1. the applicable legal provision;
 - 59.2. the nature of the violation;
 - 59.3. the person responsible;
 - 59.4. the corrective action required;

59.5. the time permitted for compliance; and

59.6. the statutory consequence of non-compliance.

60. Where immediate action is authorised because of an imminent threat to life or safety, the competent authority shall exercise its statutory powers without waiting for routine rectification.

61. Closure, sealing, suspension, cancellation of licence or other coercive action shall be undertaken only in accordance with the applicable statutory procedure.

62. PROTECTION OF OCCUPANTS DURING ENFORCEMENT: Where a PG is required to close or occupants are required to vacate because of a serious safety violation:

62.1. immediate life-safety requirements shall take precedence;

62.2. where circumstances permit, reasonable arrangements shall be made for orderly evacuation;

62.3. personal belongings shall not be unlawfully withheld; and

62.4. records required by law shall be preserved.

63. COMPLAINTS AND WHISTLE-BLOWER PROTECTION: A person may bring to the notice of the competent authority any material safety or regulatory violation.

63.1. Complaints concerning immediate danger to life shall receive priority.

63.2. Complaints concerning fire, electrical safety, structural instability, violence, sexual offences, drugs or other serious matters shall be forwarded to the competent authority without delay where the receiving authority lacks jurisdiction.

64. No operator shall intimidate, threaten or retaliate against an occupant or employee for making a bona fide complaint concerning a statutory or safety violation.

65. INTER-DEPARTMENTAL COORDINATION

66. The competent local authority, Police Department, Fire and Emergency Services, Food Safety Department, Health authorities, planning authorities, electricity authorities, water and sanitation authorities and other competent agencies shall establish an appropriate mechanism for coordination.

67. A complaint falling within the jurisdiction of another authority shall be transmitted to that authority rather than rejected merely on the ground of jurisdiction.

68. Serious violations shall be capable of being communicated across departments.

69. DIGITAL DATABASE: The competent authority shall consider establishing a unified digital database of PG accommodations. The database may contain:

69.1. premises details;

69.2. owner/operator details;

69.3. licence status;

69.4. permitted capacity;

69.5. fire-safety status;

69.6. inspection history;

69.7. material violations; and

69.8. compliance status.

70. Personal information of occupants shall not be placed in a publicly accessible database except as authorised by law.

71. PERIODIC AND RISK-BASED INSPECTION

71.1. The competent authority shall implement periodic inspections in accordance with the applicable framework.

71.2. High-risk establishments shall be inspected more frequently.

71.3. Repeated violations shall constitute a factor for enhanced scrutiny.

71.4. Inspection shall not be treated as complete merely because a notice has been issued.

71.5. Compliance shall be verified by reinspection wherever required.

72. ACCOUNTABILITY OF REGULATORY AUTHORITIES: Every notice issued shall be followed by appropriate monitoring. The record shall show:

72.1. date of notice;

72.2. violation;

72.3. time granted;

72.4. response;

72.5. reinspection;

72.6. compliance; and

72.7. final action.

73. PROTECTION OF THE INTERESTS OF ALL STAKEHOLDERS: The regulatory framework shall have regard to the interests of:

73.1. occupants;

73.2. women and vulnerable persons;

73.3. owners;

73.4. landlords;

73.5. operators;

73.6. managers;

73.7. employees;

73.8. security personnel;

73.9. visitors;

73.10. neighbouring residents;

73.11. adjoining property owners;

73.12. Resident Welfare Associations;

73.13. emergency responders;

73.14. utility providers;

73.15. regulatory authorities; and

73.16. the general public.

74. Responsibility shall be attributed according to the role actually performed and the statutory duty applicable to the person concerned.

75. No stakeholder shall be made liable merely because an incident has occurred unless liability follows from law.

76. STATUS REPORT: The competent authority shall file a consolidated status report before this Court by next date. The report shall specify:

76.1. number of PGs identified;

76.2. number licensed;

76.3. number unlicensed;

76.4. number inspected;

76.5. number found compliant;

76.6. number with overcrowding;

76.7. number with building/zoning violations;

76.8. number with fire-safety violations;

76.9. number with electrical/gas violations;

76.10. number with CCTV deficiencies;

76.11. number with occupant-record deficiencies;

76.12. number with food-safety violations;

76.13. number with sanitation/water deficiencies;

76.14. number with security deficiencies;

76.15. enforcement action taken; and

76.16. establishments which have rectified deficiencies.

76.17. establishments which have NOT rectified deficiencies.

76.18. The authorities shall maintain establishment-wise records so that the Court may call for the record of any particular establishment.

77. CONTINUING MONITORING

77.1. The directions shall not be treated as requiring a one-time inspection exercise.

77.2. The competent authorities shall establish a continuing mechanism for:

77.2.1. identification;

77.2.2. inspection;

77.2.3. rectification;

77.2.4. reinspection; and

77.2.5. enforcement.

78. FINAL DIRECTIONS: The competent authorities shall, within 6 weeks, place before this Court a consolidated protocol identifying:

78.1. each applicable requirement;

78.2. the statutory or regulatory source thereof;

78.3. the authority responsible for enforcement;

78.4. the evidence required;

78.5. the inspection methodology;

78.6. the classification of violation;

78.7. the period for rectification; and

78.8. the statutory consequence of non-compliance.

79. The authorities shall ensure uniform and non-discriminatory enforcement.

80. The Court makes it clear that lawful PG accommodation is not, by itself, an undesirable activity.

81. The regulatory objective is to ensure that accommodation is provided:

81.1. lawfully;

81.2. safely;

81.3. hygienically;

81.4. without creating unreasonable risks to neighbours or the public;

81.5. with due regard to the privacy and dignity of occupants; and

81.6. in accordance with the statutory framework governing such establishments.

82. It would be required for all the authorities, including the GBA, the Constituent Corporations, the Fire Department, the Health Department, the Food Safety Department, as well as the Police, to take necessary action

as regards these directions.

83. Being of the considered opinion that the other authorities would have to take action have not been made parties to the present proceedings. They are brought on record as under:

83.1. The State of Karnataka represented by the Urban Development Department is brought on record as respondent no.5.

83.2. The Director General of Police, Fire Forces Unit is brought on record as respondent no.6.

83.3. The Food Safety and Standards Authority of India represented by its Commissioner, is brought on record as respondent no.7.

83.4. The State of Karnataka, represented by the Principal Secretary, Health Department, is brought on record as respondent no.8.

83.5. The Bangalore Water Supply and Sewage Board represented by its Commissioner is brought on record as respondent no.9.

83.6. BESCO, represented by its Commissioner, is brought on record as respondent no.10.

84. Learned Additional Government Advocate accepts notice for respondent nos.5, 6, and 8 Sri. B.H.Dore Raj, learned counsel is directed to accept notice for respondent no.7. Sri. B.L.Sanjeev, learned counsel, is directed to accept notice for respondent no.9. Sri. H.V.Devaraju, learned counsel is directed to accept notice for respondent no.10.

85. Learned counsel for the petitioners are directed to carry out necessary amendments and file the amended cause title.

86. It is made clear that if there are any violations by any of the paying guest accommodation owners or operators and no action is taken by the concerned officers, they would be personally liable for any untoward incident which may happen.

87. Relist on 28.09.2026 to enable the learned counsel for respondents to place the further compliance report.

Last Updated On: 2026-09-16 14:50:06

2	<u>27/08/2026</u>	SURAJ GOVINDARAJ	ADJOURNED
 View Order	1. The learned counsel for respondents no.1 to 3 submits that action has been taken by North and East Corporation and in respect to the other corporations, the action is under process. 2. The learned counsel for respondents No.1 to 3 is directed to place on record the details of the action taken in respect to all the Corporations by next date of hearing. 3. Relist on 10.09.2026. Last Updated On: 2026-08-28 14:53:45		

3	<u>07/08/2026</u>	SURAJ GOVINDARAJ	ADJOURNED
 View Order	1. Sri B. S. Karthikeyan, learned counsel has entered appearance for respondents No.1 to 3. Hence, Registry is directed to delete the name of Sri Pawan Kumar, learned counsel as that appearing for respondents No.1 to 3. 2. Sri B. S. Karthikeyan, learned counsel submits that earlier the report relating to the paying guest accommodations in North Bengaluru had been filed. Now the strategic report of Bengaluru East as also a portion of Bengaluru West has been filed. His submission is that as reply the remaining portion of Bengaluru West, Bengaluru South and Central Bangalore, the survey and inspection is going on and within four (4) weeks' time, the report would be filed. 3. On enquiry as to whether the concerned paying guest accommodations have complied with the applicable Rules. He submits that some have and some have not. If that be so, it would be for the respondents to take necessary action against those which have not as per the applicable law. 4. The pendency of the above petition will not come in the way of the respondents taking such statutory recourse as available. 5. Re-list on 27.08.2026. Last Updated On: 2026-08-24 17:33:16		

4	<u>15/07/2026</u>	SURAJ GOVINDARAJ	ADJOURNED
 View Order	,PDF Format uploaded. Last Updated On: 2026-07-17 10:54:19		