



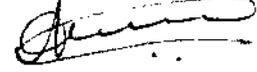
**ಕರ್ನಾಟಕ ವಿಧಾನ ಪರಿಷತ್**

ಚುಕ್ಕೆ ಗುರುತಿಲ್ಲದ ಪ್ರಶ್ನೆ ಸಂಖ್ಯೆ : 729 (762)  
ಸದಸ್ಯರ ಹೆಸರು : ಶ್ರೀ ಶಶೀಲ್ ಜಿ.ನಮೋಶಿ (ಶಿಕ್ಷಕರ ಕ್ಷೇತ್ರ)  
ಉತ್ತರಿಸಬೇಕಾದ ದಿನಾಂಕ : 10.03.2026  
ಉತ್ತರಿಸಬೇಕಾದ ಸಚಿವರು : ನಗರಾಭಿವೃದ್ಧಿ ಮತ್ತು ನಗರ ಯೋಜನೆ ಸಚಿವರು.

ಪ್ರಶ್ನೆ	ಉತ್ತರ
ಅ) ಮಹಾನಗರ ಪಾಲಿಕೆಯ ವ್ಯಾಪ್ತಿಯಲ್ಲಿ ಕಟ್ಟಡ ನಿರ್ಮಾಣ ಪರವಾನಿಗೆ ಪಡೆಯಲು ಇರುವ ನಿಯಮಗಳು ಹಾಗೂ ಕಾರ್ಯವಿಧಾನಗಳೇನು;	<p>ಕರ್ನಾಟಕ ಪೌರನಿಗಮಗಳ ಕಾಯ್ದೆ 1976ರ ಕಲಂ 300 ರನ್ವಯ ಭೂ ಪರಿವರ್ತನಾ ಆದೇಶ, ಕ್ರಯಪತ್ರ, ನಗರ ಮತ್ತು ಗ್ರಾಮಾಂತರ ಯೋಜನಾ ಇಲಾಖೆಯಿಂದ ಪಡೆದ ವಿನ್ಯಾಸ ನಕ್ಷೆ, ಅಂದಾಜು ಪತ್ರಿಕೆಯೊಂದಿಗೆ ಸಂಬಂಧಿಸಿದ ದಾಖಲೆಗಳನ್ನು ಆರ್ಕಿಟೆಕ್ಟ್ ಮುಖಾಂತರ ನಿರ್ಮಾಣ-2 ತಂತ್ರಾಂಶದಲ್ಲಿ ಅರ್ಜಿ ಸಲ್ಲಿಸಿದ 15 ದಿನಗಳ ಒಳಗಾಗಿ ಕಟ್ಟಡ ಪರವಾನಿಗೆ ನೀಡಲಾಗುತ್ತಿದೆ.</p> <p>ಮುಂದುವರೆದು, ಕಟ್ಟಡ ನಿರ್ಮಾಣ ಪರವಾನಿಗೆಯನ್ನು ULMS (Unified Land Management System) SBPAS (Site Building Plan Approval System) ಅಡಿಯಲ್ಲಿ ತ್ವರಿತ ಹಾಗೂ ಪಾರದರ್ಶಕವಾಗಿ ನೀಡಲು "ತಂತ್ರಾಂಶವನ್ನು ಜಾರಿಗೆ ತರಲಾಗಿರುತ್ತದೆ.</p>
ಆ) ನಿರ್ಮಾಣ-2 ತಂತ್ರಾಂಶದ ಮೂಲಕ ಕಟ್ಟಡ ನಿರ್ಮಾಣ ಪರವಾನಿಗೆ ಅರ್ಜಿ ಸಲ್ಲಿಸುವುದು ಕಡ್ಡಾಯವೇ; ಹಾಗೂ ಕಳೆದ 3 ತಿಂಗಳಿಂದ ಕಾರ್ಯ ನಿರ್ವಹಿಸುತ್ತಿಲ್ಲದಿರುವ ವಿಷಯ ಸರ್ಕಾರದ ಗಮನಕ್ಕೆ ಬಂದಿದೆಯೇ; ಬಂದಿದ್ದಲ್ಲಿ ತಾತ್ಕಾಲಿಕವಾಗಿ ಕೈಗೊಂಡ ಕ್ರಮಗಳೇನು;	<p>ನಿರ್ಮಾಣ-2 ತಂತ್ರಾಂಶದ ಮೂಲಕ ಕಟ್ಟಡ ನಿರ್ಮಾಣ ಪರವಾನಿಗೆ ಅರ್ಜಿ ಸಲ್ಲಿಸುವುದು ಕಡ್ಡಾಯವಾಗಿದ್ದು, ನಿರ್ಮಾಣ-2 ತಂತ್ರಾಂಶದಲ್ಲಿ ಇತ್ತೀಚಿಗೆ ಸೈಬರ್ ಭದ್ರತೆಗೆ ಸಂಬಂಧಿಸಿದಂತೆ ತೊಂದರೆ ಉಂಟಾಗಿರುವ ಕಾರಣ ತಂತ್ರಾಂಶವನ್ನು ಸಾರ್ವಜನಿಕ ಉಪಯೋಗಕ್ಕೆ Karnataka State Date Centre (KSDC) ರವರಿಂದ ನಿರ್ಬಂಧಿಸಲಾಗಿತ್ತು. ಸದರಿ ತಂತ್ರಾಂಶವನ್ನು ಮರು ಸ್ಥಾಪಿಸುವ ಕುರಿತು KSDC ರವರು ಸೂಚಿಸಿರುವಂತೆ Internal and External Audit ಪ್ರಕ್ರಿಯೆಗಳನ್ನು ಪೂರ್ಣಗೊಳಿಸಿ ನಿರ್ಮಾಣ-2 ತಂತ್ರಾಂಶವನ್ನು ಸಾರ್ವಜನಿಕ ಉಪಯೋಗಕ್ಕೆ ನೀಡಲಾಗಿರುತ್ತದೆ. ಪ್ರಸ್ತುತ ಯಾವುದೇ ತಾಂತ್ರಿಕ ಸಮಸ್ಯೆ ಇರುವುದಿಲ್ಲ.</p>
ಇ) ಸದರಿ ತಂತ್ರಾಂಶವು ಕಾರ್ಯನಿರ್ವಹಿಸಿಲ್ಲದ ಸಮಯದಲ್ಲಿ ಕಟ್ಟಡ ನಿರ್ಮಾಣ ಮಾಡಲು ಪರವಾನಿಗೆ ನೀಡಲು ಅನುಸರಿಸುತ್ತಿರುವ ಕ್ರಮಗಳೇನು;	<p>ಏಕೀಕೃತ ಭೂ ನಿರ್ವಹಣಾ ವ್ಯವಸ್ಥೆ (ULMS) ತಂತ್ರಾಂಶದಡಿಯಲ್ಲಿ ಕಟ್ಟಡ ಪರವಾನಿಗೆ ನೀಡಲು ಕ್ರಮ ಕೈಗೊಳ್ಳಲಾಗಿರುತ್ತದೆ. ಸರ್ಕಾರವು ಕಟ್ಟಡ ನಿರ್ಮಾಣ ಪರವಾನಿಗೆಯನ್ನು ತ್ವರಿತವಾಗಿ ಹಾಗೂ ಪಾರದರ್ಶಕವಾಗಿ ನೀಡಲು (ULMS -SBPAS ತಂತ್ರಾಂಶವನ್ನು ಬಳಸಿ) ಅನ್ ಲೈನ್ ವ್ಯವಸ್ಥೆಯನ್ನು ಜಾರಿಗೊಳಿಸಲು ಕ್ರಮವಹಿಸಲಾಗುತ್ತಿದೆ.</p>

ಈ)	<p>ನಿರ್ಮಾಣ ತಂತ್ರಾಂಶ ಕಾರ್ಯ ನಿರ್ವಹಿಸದ ಸಂಧರ್ಭದಲ್ಲಿ ಭೌತಿಕವಾಗಿ ಪರವಾನಿಗೆ ನೀಡುವಂತೆ ಅರ್ಜಿ ಸಲ್ಲಿಸಿದ್ದಲ್ಲಿ ಹಾಗೂ ಪಾಲಿಕೆಯಿಂದ ಪರವಾನಿಗೆ ನೀಡದ ಸಂಧರ್ಭದಲ್ಲಿ ಕಟ್ಟಡ ನಿರ್ಮಾಣ ಮಾಡಲು ಕಾನೂನಿನಲ್ಲಿ ಅವಕಾಶವಿದೆಯೇ;</p>	<p>ಸರ್ಕಾರದ ಆದೇಶ  ಸಂಖ್ಯೆ:UDD/01/GEL/2025 ದಿನಾಂಕ: 06- 01- 2025 ರಲ್ಲಿ ರಾಜ್ಯದ ಎಲ್ಲಾ ನಗರ ಸ್ಥಳೀಯ ಸಂಸ್ಥೆಗಳಲ್ಲಿ ಕಟ್ಟಡ ಪರವಾನಿಗೆಗೆ ಸಂಬಂಧಿಸಿದ ಸೇವೆಗಳನ್ನು ಪಾರದರ್ಶಕವಾಗಿ ಕಾಗದ ರಹಿತವಾಗಿ ನಿರ್ವಹಿಸಲು ಅನ್ ಲೈನ್ ಮೂಲಕ ಅರ್ಜಿ ಸಲ್ಲಿಸುವುದನ್ನು ಕಡ್ಡಾಯಗೊಳಿಸಲಾಗಿದೆ  <b>(ಅನುಬಂಧ ನೀಡಿದೆ)</b></p>
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ಸಂಖ್ಯೆ: ನಅಇ 78 ಎಂಎನ್ಇ 2026 (ಇ)



(ಬಿ.ಎಸ್. ಸುರೇಶ)

ನಗರಾಭಿವೃದ್ಧಿ ಹಾಗೂ ನಗರ  
ಯೋಜನಾ ಸಚಿವರು



**PROCEEDINGS OF THE GOVERNMENT OF KARNATAKA**

**Sub:** Mandating the submission of application through Online for obtaining citizen services from urban Local Bodies- Ease of Doing Business.

- Ref:** 1. EODB Coordination committee meetings held on Dated:07.06.2024 and 25.07.2024 under the chairpersonship of ACS cum Development Commissioner to the Government.  
2. Government Order No.UDD 88 GEL 2020, Bengaluru, Dated: 23.09.2020.

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**PREAMBLE:**

Karnataka Government has been progressively working towards simplifying the business regulatory procedures in the State. Directorate of Municipal Administration under Urban Development Department has implemented online systems i.e., Jananidhi (water and UGD permission), Water bill payment, Construction permits, Vyapar (Trade License issuance), Nirman (Building Plan Approval), e-Aasthi (Khata issuance and Change of Property ownership) and Property tax Calculator across Urban Local Bodies to provide efficient service delivery to businesses and citizens.

Further, vide reference (1), directives have been issued to all concerned departments for compulsory usage of online system and ensure cash-less, paper-less and face-less service delivery to applicants (as applicable). The online system must facilitate applicants to fill up the online application, upload documents, application submission, e-payment, tracking of application status (workflow based), and downloading the interim/ final digitally signed certificates. The applicant must receive SMS and Email notifications at critical stages of application processing such as application submission, query submission & response as well as approval/rejection and other stages, as applicable. The system shall also provide an online functionality for Third Parties (such as banking institutions etc.) to verify the authenticity of the approval granted by the Department based on unique number.

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As explained above, the Government has decided to modify the Government Order: UDD 88 GEL 2020, Dated:23.09.2020 and issue a fresh Order. Hence, the following order.

**Government Order No.UDD 01 GEL 2025, Dated:06.01.2025.**

1. In view of the circumstances explained in the preamble, the usage of online system is mandated in Department of Municipal Administration for obtaining the following services:
  - a. Water Connection
  - b. e-payment of water bills
  - c. Under-Ground Drainage (UGD) connection
  - d. Permission for digging/drilling new borewell
  - e. Trade License and its Renewal. Apart from other business establishments/trades, Trade License will also serve as NOC/approval provided by the ULBs for the following:
    - o NOC from Urban Local Body for State License for Food Business
    - o Health NOC by Urban Local Body for Food Registration Certificate
    - o Approvals for setting up Paying Guest (PG) Accommodation/Hostel
    - o Approval for setting up and operating a Play School.
    - o Licensing for Auditorium/Places of Public Amusement
  - f. Building Plan Approval, Permission for Alteration and Addition/Revision/Revalidation of Building Plan, Permission for Demolition and Reconstruction of Building, Plinth Inspections, Occupancy-cum-Completion Certificate issuance
  - g. Form 3/2 issuance (Khata Extract)
  - h. Change of Property Ownership (Property Tax)
  - i. Road Cutting Permission
  - j. Inspection carried out for (a) granting road cutting permission and (b) verification to ensure proper restoration
  - k. Property/Vacant Land Tax Calculation and Payment
2. Standard Operating Procedures with timelines, step by step approval process with flow chart, time taken at each step/procedure and document checklists are published online on the Department portal.

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3. Applications must be disposed within the stipulated timeline as mandated under SAKALA (Public Service Guarantee Act) for indicated service(s)
4. Certificates relating to the above services shall be deemed to be valid for copies downloaded from the Department's website and the departmental Officers shall consider the same. No physical copies / stamped certificates are allowed to replace these copies.
5. Dashboard for Property Mutation, obtaining water connection, Certificate for non-availability of water, Trade Licence and ULB services has been published in line with DPIIT, Govt guidelines depicting data points for all applications.
6. Department shall also publish an online real-time dashboard on its official website to provide information on quality of Water Pressure and Water Quality – TDS (Total Dissolve Solids), PPM
7. The application module and service dashboard shall be integrated for displaying updated data on portal on real time/daily basis and user shall be able to drill down to application-level details such as application number (masked), application date, approval date and statutory fees paid under different heads defined by the department, average fee, and others.
8. Department is integrated with Janaspandana - iPGRS (Integrated Public Grievance Redressal System) which is a one-stop, data-driven & paperless IT platform for registration, processing and redressal of the public grievances towards service delivery. iPGRS has well defined working procedures and escalation matrix (including service timelines, response timelines etc.) for Grievance handling in a time bound manner.
9. Online mechanism for feedback linked with each application has been implemented.
10. The applicant must not be required to get in touch with Urban Local Body/District/Department/Authorities physically except in cases where inspection/site visit is mandated by law.
11. Any process for clarification on application and/or attached documents shall be raised and replied through online portal only.
12. To provide Construction Permits and as per Model Building Bye laws, 2017 for Municipalities and Municipal Corporations (Section 10):
  - a. Rainwater Harvesting Cell constituted by the Department is responsible for inspection of Rainwater Harvesting Structures before issuing Completion Certificates or NOCs for utility connections to the property.
  - b. 100% monitoring of Rainwater Harvesting provisions is mandatory for buildings above 1000 Sqm with annual physical verification, while for buildings less than 1000Sq.m it is monitored on the basis of 10% random survey.

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13. As per Model Building Bye laws, 2017 for Municipalities and Municipal Corporations (Section 15):
- a. Environment Cell setup at the local authority level, is responsible for supporting in compliance and monitoring of environmental conditions in buildings. This dedicated Cell shall inspect the buildings on following criteria before issuing completion certificate
    - o Waste management (solid and liquid)
    - o Water conservation and management
    - o Resource efficiency including Building materials
    - o Energy Efficiency and renewable energy
    - o Environmental planning including air quality management
    - o Transport planning and management
14. The local authorities shall certify the compliance of the environmental conditions prior to issuance of Completion Certificate, as applicable as per the requirements stipulated for such buildings based on the recommendation of the Environmental Cell constituted in the local authority.
15. To provide new water connections, it has been mandated that all external water installation works shall be carried out by a licensed professional and the frequency will be as follows:
- a. Quality and safety check will be undertaken for installation works by licensed professionals.
  - b. Based on self-certification by the Licensed professional, one-time inspection shall be carried out by the concerned ULB official (water cell)
  - c. Qualification of Licensed professional should be followed as per Government Notification.

Department shall be notifying consumers regarding past and planned maintenance/outages for next 1 month in advance and the data/information on planned outages shall also be displayed on the portal.

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

  
(SATISH KABADI) 6/01/2025

Under Secretary to Government  
Urban Development Department  
(MA-2 & Boards)

To:-

The Compiler, Karnataka Gazette, Bangalore for Publication of this Government Order in the next issue and furnish xx copies.

**Copy to:-**

1. Accountant General (A&B), Karnataka, Bengaluru-560 001.
2. Additional Chief Secretary to Government, Urban Development Department Vikasa Soudha Bengaluru
3. Principal Secretary to Government, Commerce & Industries Department. Vikasa Soudha, Bengaluru.
4. Secretary to Government, Finance Department, Vidhana Soudha Bengaluru.
5. Director, Directorate of Municipal Administration, Bengaluru.
6. Director, Directorate of Town and Country Planning, Bengaluru.
7. Personnel Secretary to Chief Secretary to Government, Vidhana Soudha, Bengaluru.
8. Officer on Special Duty to Principal Secretary to Government, Commerce & Industries Department, Vikasa Soudha, Bengaluru.
9. Guard file/Office Copy.