

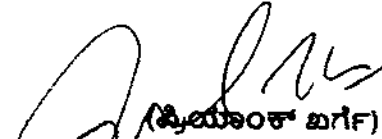
**ಕರ್ನಾಟಕ ವಿಧಾನ ಪರಿಷತ್ತು**

ಚುಕ್ಕೆ ಗುರುತಿಲ್ಲದ ಪ್ರಶ್ನೆ ಸಂಖ್ಯೆ : 1326  
 ಸದಸ್ಯರ ಹೆಸರು : ಶ್ರೀ ಕಿಶೋರ್ ಕುಮಾರ್ ಪುತ್ತೂರು (ಸ್ಥಳೀಯ ಸಂಸ್ಥೆಗಳ ಕ್ಷೇತ್ರ)  
 ಉತ್ತರಿಸುವ ದಿನಾಂಕ : 22.08.2025.  
 ಉತ್ತರಿಸುವವರು : ಮಾನ್ಯ ಗ್ರಾಮೀಣಾಭಿವೃದ್ಧಿ ಮತ್ತು ಪಂಚಾಯತ್ ರಾಜ್ ಹಾಗೂ ಮಾಹಿತಿ ತಂತ್ರಜ್ಞಾನ ಮತ್ತು ಜೈವಿಕ ತಂತ್ರಜ್ಞಾನ ಸಚಿವರು.

ಕ್ರ.ಸಂ.	ಪ್ರಶ್ನೆ	ಉತ್ತರ
(ಅ)	ಕರಾವಳಿ ಜಿಲ್ಲೆಗಳಲ್ಲಿ ಗ್ರಾಮ ಪಂಚಾಯತ್ ರಸ್ತೆಗಳನ್ನು ದೃಢೀಕರಿಸುವ ಯಾವುದೇ ದಾಖಲೆಗಳು ಯಾವುದೇ.	ಕರ್ನಾಟಕ ಗ್ರಾಮ ಸ್ವರಾಜ್ ಮತ್ತು ಪಂಚಾಯತ್ ರಾಜ್ (ಗ್ರಾಮ ಪಂಚಾಯತಿಗಳ ಆಯವ್ಯಯ ಮತ್ತು ಲೆಕ್ಕಪತ್ರಗಳು) ನಿಯಮಗಳು, 2006 ರ ನಿಯಮ 69(1) (iii) ರನ್ವಯ ಕಟ್ಟಡ ಮತ್ತು ಇತರ ಮೂಲಭೂತ ಸೌಕರ್ಯಗಳಾದ ರಸ್ತೆ, ಸೇತುವೆ, ಅಡಿಗಾಲುವೆಗಳು ಮುಂತಾದವುಗಳನ್ನು ನಮೂನೆ 31 ರ ಸ್ಥಿರಾಸ್ತಿಗಳ ರಿಜಿಸ್ಟ್ರಾರ್‌ನಲ್ಲಿ ದಾಖಲಿಸಬೇಕಾಗಿರುತ್ತದೆ ಅದರಂತೆ ಗ್ರಾಮ ಪಂಚಾಯತಿಗೆ ಸೇರಿದ ರಸ್ತೆಗಳನ್ನು ನಮೂನೆ-31 ರಲ್ಲಿ ನಿರ್ವಹಿಸಲಾಗುತ್ತಿದೆ.
(ಆ)	ಗ್ರಾಮ ಪಂಚಾಯತಿಯ ರಸ್ತೆಗಳ ರಿಜಿಸ್ಟ್ರಾರ್‌ನಲ್ಲಿ ದಾಖಲಾಗಿರುವ ರಸ್ತೆಗಳನ್ನು ಗ್ರಾಮ ಪಂಚಾಯತ್ ರಸ್ತೆಗಳೆಂದು ಅಧಿಕೃತವಾಗಿ ಪರಿಗಣಿಸಲು ಅವಕಾಶವಿದೆಯೇ.	ಕರ್ನಾಟಕ ಗ್ರಾಮ ಸ್ವರಾಜ್ ಮತ್ತು ಪಂಚಾಯತ್ ರಾಜ್ (ಗ್ರಾಮ ಪಂಚಾಯತಿಗಳ ಆಯವ್ಯಯ ಮತ್ತು ಲೆಕ್ಕಪತ್ರಗಳು) ನಿಯಮಗಳು, 2006 ರ ನಿಯಮ 69(1) (ii) ರನ್ವಯ ಗ್ರಾಮ ಪಂಚಾಯತಿಯ ರಸ್ತೆಗಳ ರಿಜಿಸ್ಟ್ರಾರ್‌ನಲ್ಲಿ ದಾಖಲಾಗಿರುವ ರಸ್ತೆಗಳನ್ನು ಗ್ರಾಮ ಪಂಚಾಯತ್ ರಸ್ತೆಗಳೆಂದು ಅಧಿಕೃತವಾಗಿ ಪರಿಗಣಿಸಬಹುದಾಗಿದೆ.
(ಇ)	ಗ್ರಾಮದ ಒಳಭಾಗದಲ್ಲಿ ಸಂಚರಿಸಲು ಈಗಾಗಲೇ ಸಾರ್ವಜನಿಕರು ಉಪಯೋಗಿಸುತ್ತಿರುವ ರಸ್ತೆಗಳನ್ನು ಸಾರ್ವಜನಿಕ ರಸ್ತೆಗಳೆಂದು ಅಥವಾ ಗ್ರಾಮ ಪಂಚಾಯತ್ ರಸ್ತೆಗಳೆಂದು ಪರಿಗಣಿಸಿ ಸದರಿ ರಸ್ತೆಗಳು ದಾಖಲೀಕರಣಕ್ಕೆ ಸರ್ಕಾರ ಕೈಗೊಂಡ ಕ್ರಮಗಳೇನು. ಇಲ್ಲದಿದ್ದಲ್ಲಿ ಏತಕ್ಕಾಗಿ ಕ್ರಮ ಕೈಗೊಂಡಿರುವುದಿಲ್ಲ.	ಸರ್ಕಾರದಿಂದ ಆದೇಶ ಸಂಖ್ಯೆ:RDPR 440 GPA 2025, ದಿನಾಂಕ:24-06-2025 ರಲ್ಲಿ ಗ್ರಾಮ ಪಂಚಾಯತಿಗಳ ಸಂಪನ್ಮೂಲಗಳನ್ನು ಹೆಚ್ಚಿಸಲು ಗ್ರಾಮ ಪಂಚಾಯತಿ ಸ್ವತ್ತುಗಳ Asset Monetization ನೀತಿಯನ್ನು ಜಾರಿಗೆ ತರುವ ಬಗ್ಗೆ ಆದೇಶ ಹೊರಡಿಸಲಾಗಿದ್ದು ಅದರಂತೆ ಗ್ರಾಮ ಪಂಚಾಯತಿ ವ್ಯಾಪ್ತಿಯ ರಸ್ತೆಗಳನ್ನೊಳಗೊಂಡಂತೆ ಸ್ಥಿರ ಸ್ವತ್ತು ಮತ್ತು ಚರ ಸ್ವತ್ತುಗಳ ದಾಖಲೀಕರಣ ಮಾಡುವ ಪ್ರಕ್ರಿಯೆ ಪ್ರಗತಿಯಲ್ಲಿರುತ್ತದೆ.
(ಈ)	ಸಾರ್ವಜನಿಕರು ರಸ್ತೆಗಾಗಿ ಜಮೀನನ್ನು ಕಾಯ್ದಿರಿಸಿ ಗ್ರಾಮ ಪಂಚಾಯತಿಗೆ ಹಸ್ತಾಂತರಿಸುವಾಗ ಅನುಸರಿಸಬೇಕಾದ ಕ್ರಮಗಳೇನು. ಈ ಬಗ್ಗೆ ಸರ್ಕಾರ ಆದೇಶವಿದೆಯೇ. (ಇದ್ದಲ್ಲಿ ಆದೇಶದ ಪ್ರತಿಯನ್ನು ನೀಡುವುದು)	The Karnataka Town and Country Planning (Development of Land in areas other than Local Planning Areas) Regulations, 2025 ರ ಅನ್ವಯ ಕ್ರಮ ವಹಿಸಬೇಕಾಗಿರುತ್ತದೆ.  ಅಧಿಸೂಚನೆ ಪ್ರತಿಯನ್ನು ಅನುಬಂಧದಲ್ಲಿ ನೀಡಿದೆ.

(ಉ)	ನಿಯಮ ಪ್ರಕಾರ ಗ್ರಾಮ ಪಂಚಾಯಿತಿ ರಸ್ತೆಗಳ ಅಗಲವೆಷ್ಟು; ಕಟ್ಟಡ ಮತ್ತು ಅವರಣ ಗೋಡೆ ನಿರ್ಮಿಸುವಾಗ ಗ್ರಾಮ ಪಂಚಾಯತ್ ರಸ್ತೆಯಿಂದ ಕಾಯ್ದುಕೊಳ್ಳಬೇಕಾದ ಅಂತರವೆಷ್ಟು?	<p>The Karnataka Town and Country Planning (Development of Land in areas other than Local Planning Areas) Regulations, 2025 ರ ಅನ್ವಯ ಕನಿಷ್ಠ 3.65 ಮೀ. ಆಗಿರತಕ್ಕದ್ದು.</p> <p>ಕರ್ನಾಟಕ ಗ್ರಾಮ ಸ್ವರಾಜ್ ಮತ್ತು ಪಂಚಾಯತ್ (ಕಟ್ಟಡಗಳ ನಿರ್ಮಾಣದ ಮೇಲೆ ಜಿಲ್ಲಾ ಪಂಚಾಯತಿಗಳ, ತಾಲ್ಲೂಕು ಪಂಚಾಯತಿಗಳ ಮತ್ತು ಗ್ರಾಮ ಪಂಚಾಯತಿಗಳ ನಿಯಂತ್ರಣ) ಮಾದರಿ ಉಪವಿಧಿಗಳು, 2015 ರ ಅನ್ವಯ ಯಾವುದೇ ಹೊಸ ಕಟ್ಟಡದ ಹೊರಗೋಡೆಯ ಪಾಯವು ಬೀದಿಯ ತುದಿಯಿಂದ ಅಥವಾ ಚರಂಡಿಯೂ ಸೇರಿದಂತೆ ರಸ್ತೆಯ ಅಂಚಿನಿಂದ ಕನಿಷ್ಠ 0.45 ಮೀ. ಗಿಂತಲೂ ಕಡಿಮೆ ಇರಬಾರದು.</p>
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ಸಂಖ್ಯೆ: ಗ್ರಾಅಪ 627 ಗ್ರಾವಂಅ 2025

  
 (ಪ್ರಿಯಾಂಕ ಬರ್ಗಿ)  
 ಗ್ರಾಮೀಣಾಭಿವೃದ್ಧಿ ಮತ್ತು ಪಂಚಾಯತ್ ರಾಜ್ ಹಾಗೂ  
 ಮಾಹಿತಿ ತಂತ್ರಜ್ಞಾನ ಮತ್ತು ಜೈವಿಕ ತಂತ್ರಜ್ಞಾನ ಸಚಿವರು.

6.23.2023

ಕರ್ನಾಟಕ ಸರ್ಕಾರ

ಕರ್ನಾಟಕ ಸರ್ಕಾರ, ಬೆಂಗಳೂರು, ದಿನ 07.05.2025

5022

**GOVERNMENT OF KARNATAKA**

No. UDD 16 TTP 2023 (E)

Karnataka Government Secretariat  
Vikasa Soudha,  
Dr. B.R. Ambedkar Veedhi,  
Bangalore, Dated: 07.05.2025

**NOTIFICATION**

Whereas, the draft of the Karnataka Town and Country Planning (Development of Land in areas other than Local Planning Areas) Regulations, 2025 which the Government of Karnataka proposes to make in exercise of the powers conferred by section 4-K of the Karnataka Town and Country Planning Act, 1961 (Karnataka Act 11 of 1961) was published as required by section 13-E of the said Act, in notification No. UDD 16 TTP 2023 dated: 30.01.2025 in part 4A of the Karnataka Gazette Dated:14.02.2025 inviting the objections and suggestions from all persons likely to be affected thereby within thirty days from the date of its publication in the Official Gazette.

And whereas the objections and suggestions received have been considered by the State Government.

Now therefore, in exercise of the powers conferred by Section 4-K of the Karnataka Town and Country Planning Act, 1961, (Karnataka Act 11 of 1961) the Government of Karnataka hereby makes the following Regulations, namely:-

**REGULATIONS**

**1. Title and commencement.-** (1) These Regulations are called the Karnataka Town and Country Planning (Development of Land in areas other than Local Planning Areas) Regulations, 2025.

(2) It shall extend to the urban and rural local body jurisdictions where Local Planning Area has not been declared under the Act.

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

**2. Definitions.-** (i) In these regulations unless the context otherwise requires,-

(i) "Act" means, the Karnataka Town and Country Planning Act, 1961 (Karnataka Act 11 of 1963);

(ii) "Applicant" means a person, who applies to the Local Authority for approval of development of land under section 4-K of the Act ;

(iii) "Application" means an application made to the Local Authority in such form appended to these regulations;

(iv) "Amalgamation" means clubbing of two or more building sites into one;

(v) "As Built Plan" means,-

(a) in case of development of land, the Layout/Sub-division plan drawn to scale, depicting the dimensions of roads/streets, building sites, parks, civic amenity sites and public utilities as developed on the ground and infrastructure drawings as constructed on the ground;

(b) in case of development of building, the plan drawn to scale depicting the dimensions of the building foot print including the appertaining structures along with the floor plans as constructed in the building site.

(vi) "**Bifurcation**" means sub-division of a building site into two;

(vii) "**Building Site**" means site held for building purposes, approved under the provisions of the Act and earmarked for the specific non-agricultural use. Residential or Non residential and the authorised sites as part of approved layout by competent authority of the Government ;

(viii) "**Bye-law**" means the building bye-laws notified by the Government read with the amendments made from time to time for Municipalities, Town Panchayats and Gram Panchayats;

(ix) "**Civic Amenity Site**" means a site earmarked for Civic amenity in a Layout/Sub-division plan approved by the Director or the subordinate officer as designated under these regulations;

(x) "**Defect liability period**" means a period as decided by the Local Authority from the date of approval of final layout plan, during which period, the applicant shall maintain all the Infrastructure, including roads;

(xi) "**EWS sites**" means sites reserved for Economically weaker section, which shall be of the area of minimum 50 Sq m or size as notified by the State Government from time to time;

(xii) "**Form**" means a form appended to these regulations;

(xiii) "**Frontage**" means the width of the building site abutting the access or public road or street;

(xiv) "**Government**" means the Government of Karnataka;

(xv) "**Gramatana site**" means the site within the Gramatana limit which shall be established from the duly signed document certifying the site as Gramatana site from Tahsildar or such Competent Authority of the Revenue Department;

(xvi) "**Group Housing Site**" means a building site wherein buildings proposed on such site are with one or more blocks, with one or more floors each containing two or more dwelling units, with a total of Nine or more dwelling units in all such buildings;

(xvii) "**Integrated Township**" means a self-contained cluster of planned residential and Non-residential uses designed on work-live-play concept by integrating selected economic activities with associated infrastructure;

(xviii) "**Layout**" means the laying out of original plot into building sites, including formation and paving of roads/streets and footpaths etc., earmarking areas for Park and Open spaces, Civic Amenities, Utilities and services, Parking space, Street lighting etc., where ever applicable;

(xix) "**Layout Plan**" means a plan of the lay-out drawn to scale, showing building sites, either residential, or non-residential, as the case may be, including formation and paving of roads/streets and footpaths, earmarking areas for Parks, Civic Amenity sites, Public Utilities and Parking Space;

(xx) "**Market Value**" means the value determined as per the guideline value of land in accordance with the Karnataka Stamps Act, 1957 (Karnataka Act 34 of 1957);

(xxi) "**Original plot**" means plot having the same extent as depicted in the order of diversion of the land from agriculture to non-agricultural purposes under the provisions of the Karnataka Land Revenue Act, 1964 (Karnataka Act 12 of 1964);

(xxii) "**Parking Space**" means an area enclosed or unenclosed, covered or open, sufficient in size to park vehicles together with a driveway connecting the parking space with a public street and permitting the ingress and egress of the vehicles;

(xxiii) "**Person**" means owner of the original plot, his authorised representative, an undivided family, Promoter or Developer authorised by the owner, an association of owners, co-operative society, company or corporate body registered under law, Local Authorities, Karnataka Housing Board, Karnataka Industrial Area Development Board, Karnataka Slum Improvement Board, any other Boards or Corporations constituted under respective statutes owned and controlled by State or Central Government; and any other State or Central Government Departments;

(xxiv) "**Provisional Layout plan**" means a Layout plan approved by the Director or his authorised sub subordinate officer for demarcation and development purposes;

(xxv) "**Private Street**" means as defined in the Karnataka Municipalities Act, 1964 (Karnataka Act 22 of 1964);

(xxvi) "**Public Street**" means as defined in the Karnataka Municipalities Act, 1964 (Karnataka Act 22 of 1964);

(xxvii) "**Street**" means as defined in the Karnataka Municipalities Act, 1964 (Karnataka Act 22 of 1964);

(xxviii) "**Registered Urban Planner/Architect/Engineer**" means qualified Urban Planner or Architect or Engineer registered with the Local Authority concerned;

(xxix) "**Section**" means a section of the Act;

(xxx) "**Site plan**" means a plan drawn to a scale showing the details as specified in these regulations;

(xxxi) "**Tank**" means as defined in the Karnataka Tank Conservation and Development Authority Act, 2014 (Karnataka Act 32 of 2014);

(xxxii) "**Utility**" means the basic essential services to the public such as water supply system with storage facility, sewerage system with treatment facility, electric substation with power supply including street lighting, gas supply system, telecommunication system etc;

(xxxiii) "Stilt Floor" means open parking area provided at ground level. The height of the stilt floor shall be a maximum of 2.4 m height (floor to beam bottom or ceiling whichever is less). The height shall be considered for calculating the total height of the building. In case of mechanical or multi-level parking, the maximum height of the stilt floor shall be 3.75 m;

(xxxiv) "First Floor" means the floor immediately above the ground floor or stilt floor.

(2) The words and expressions which are not defined in these regulations shall have the same meaning as in the Karnataka Town and Country Planning Act, 1961 (Karnataka Act 11 of 1963) and the Karnataka Municipalities Act, 1964 (Karnataka Act 22 of 1964).

**PART-A**  
**APPROVAL OF LAYOUT BY SUBDIVISION OR SINGLE SITE AND DEVELOPMENT OF LAND**

**3. Types and Minimum Extent for Development of land.-**

**(1) Residential Use:**

(a)	Single plot layout	Original plot of any extent
(b)	Layout Sub-division of original Plot(s)	original plot of minimum extent -1010Sqm
(c)	Group Housing	
	i. Single Plot Layout	Original plot, minimum extent of 500 Sqm
	ii. Layout Sub-division of original plot(s)	Original plot of minimum extent-1010 Sqm
(d)	Redevelopment	Any extent.
(e)	Township	Original plot of minimum extent 10 hectare and more

**(2) Non Residential Use:**

(a)	Single plot layout	Original plot of any extent without limitation.
(b)	Layout Sub-division of Original Plot	Original plot of minimum extent-1010 Sqm

**(3) Mixed Use:**

(a)	Integrated Township	Original plot of minimum extent 10 hectare and more.
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**4. Application for sanction of single plot or sub-division of plot or layout under sub-section (1) of section 4-K.-** (1) Any person who intends to form a layout or any other developments specified in regulation (3) shall apply for sanction to the Local Authority concerned, as in Form-I duly filled along with such other particulars and documents as the Local Authority may specify, accompanied by the following, namely:-

**(a) Revenue Documents:**

- (i) Record of Rights and Tenancy Certificate (RTC);
- (ii) Extract of Mutation Register;
- (iii) Copy of the Sale Deed executed or any such registered document declaring ownership;
- (iv) Encumbrance Certificate;
- (v) Survey Sketch/Atlas/PT sheet of the plot or of the "combined plot" if more survey numbers are included, indicating "Photkharab A and B", certified by the competent Authority of the Revenue department/ Department of Survey Settlement and Land Records (DSSLR); Survey Sketch/Atlas/PT sheet shall also depict the width and type/category of access road(s)/street(s) abutting the plot, including dimensioned Pathway, Cart track, Natural or man-made nalas and Tanks or Ponds or Lakes existing in the vicinity up to 100m, drawn to scale;

**Note:** The competent Authority of the Revenue Department/DSSLR shall be responsible for indicating "Photkharab A and B", in the Survey sketch/Atlas/PT sheet.

(vi) Copy of the order for diversion of the plot for non-Agricultural purposes issued by the competent Authority under the provisions of the Karnataka Land Revenue Act, 1964 (Karnataka Act 12 of 1964);

(vii) An irrevocable registered joint development agreement by the owners, in case the application consists of many amalgamated original plot having absolute ownership; and

(viii) Village map and Kharab Utar;

**(b) Site Plan:**

(i) A soft and hard copy of the Site plan prepared in drawing format with dimensioned boundary lines, as on ground, indicating topographical details of the area including contours at a metre interval, spot levels, natural features, physical features such as trees, wells, drains, High Tension lines, built areas if any, abutting roads/streets, Tanks or ponds and railway lines in the vicinity, as surveyed, also indicating the developments in and around the plot(s) under consideration; and

(ii) A soft and hard copy of the Site plan superimposed on the Survey sketch. The registered urban planner/ Architect/Engineer shall verify whether the boundary, as on ground, is co-terminus to the boundary depicted in Survey sketch. The boundary of the plot shall be finalised based on which the Layout plan and infrastructure plan shall be prepared as below.

If the boundary, as on ground, is co-terminus to the boundary shown in the survey sketch or if the boundary, as on ground, stretches beyond the boundary shown in the survey sketch, the boundary of the plot(s) shall be finalised as per the survey sketch; and

(b) If the boundary, as on ground, is lesser in size and shape than the

boundary shown in the survey sketch, the boundary of the plot shall be finalised as per the boundary as on ground in which case a notarised affidavit shall be submitted by the applicant in this regard.

**(c) A Single plot/Layout/Sub-division plan showing,-**

(i) a plot or Sub-divisions of the plot and details of the proposed use including existing public road/street;

(ii) category of public road/street abutting the plot with dimension;

(iii) proposed building site with Numbers and dimensions;

(iv) proposed street/road net work, including road widening if any, with dimensions;

(v) "Photkharab A and B" as indicated in the survey sketch issued by the competent Authority of the Revenue Department or DSSLR with dimensions;

(vi) Proposed Parks and Open spaces, Public utilities, Civic Amenity, Vehicle Parking, and such other amenity areas as specified, as the case may be, with dimensions; and

(vii) In case of Group Housing, a plan showing the dimensions of the building site earmarked for Group Housing and general arrangements of residential building blocks, access roads/streets, Parks and open spaces, Public utility facilities and Civic Amenity area;

(viii) Such other particulars as specified by the Local Authority/Government; and

(ix) The Single plot/ Layout/Sub-division plan shall be duly signed by the registered Urban Planner/Architect/Engineer and the Applicant.

**(d) Infrastructure plan showing,-**

(i) Water supply network , storage reservoir wherever necessary;

(ii) Underground drainage network, Sewage Treatment Plant/unit wherever necessary;

(iii) The area reserved for handling Solid waste wherever necessary; and

(iv) Arrangement for planting of tree saplings along the road/street, minimum of one per Building site and also in parks and open spaces; and duly signed by the registered Urban Planner/Architect/ Engineer and by the Applicant.

**(e) Fees:**

Details of the non refundable Scrutiny fee to be paid to the Director or his subordinate officer as per regulation 5;

**(f) Others:**

(i) Photograph (minimum four numbers each from North, South, East and West) of Plot, abutting Street/Road and existing developments, if any, with time and geo-tag wherever available;

(ii) Photo identity of the person, applying for the sanction under section 4-K of the Act; and

(iii) Notarised affidavit from applicant stating the documents submitted are

true and the land in question is not under any court proceedings.

**Note:** This may be exempted in case of local authorities, Karnataka Housing Board, Karnataka Industrial Area Development Board, any other Boards and Corporations constituted under respective statutes owned and controlled by State and Central Government; and any other State and Central Government Departments;

(iv) Notarised self-declaration by the applicant that plot is not included in any of the land acquisition proceedings; and

(v) Notarised self-declaration by the applicant that up to Four (4) dwelling units only will be built in the proposed building site in case of Residential Single plot layout.

(2) After receipt of the application with the complete information and documents under the sub-regulation (1), the Chief Officer/Panchayat Development Officer (PDO) of the Local Authority shall issue an acknowledgment to the applicant.

**5. Scrutiny Fee.**- The Director or the designated sub-ordinate officer shall levy, for the purpose of scrutiny, a non-refundable scrutiny fee as specified below and as notified subsequently by the Government from time to time for the plot under consideration payable by the applicant with the application. Fee shall be rounded off to the nearest ten rupee;

Sl. No.	Scrutiny fee	Plot area	Rate
1	Fee for scrutiny of application	Upto 1000 Sqm	Rs.500/-
		Above 1000 sqm	Rs 500/- + Rs 0.50 per Sqm of extent above 1000 Sq m

**6. Standards to be followed while granting approval for development of land.-**

(1) **Streets or Roads:**

(a) **Public Access (Street/Road to the plot):**

(i) The plot proposed for Residential layout/sub-division shall have an access from an existing public street/road having a width of not less than 6 m;

Provided that in Hilly areas or abutting Gramatana, the minimum width of an existing public road/street providing access to the plot shall not be less than 3.65 m;

(ii) In case of Group Housing and Layout/Sub-division for Non-Residential use, the minimum width of an existing public road/street providing access to the plot shall not be less than 12 m;

Provided that in Hilly areas or abutting Gramatana, the minimum width of an existing public road/street providing access to the plot shall not be less than 9

m and in case of Green and White category industries listed by Karnataka State Pollution Control Board, the road width may be relaxed to 6.0 m;

(iii) In case of residential township, the minimum width of an existing public road/street providing access to the plot shall not be less than 12 m;

(iv) In case of integrated township, the minimum width of an existing public road/street providing access to the plot shall not be less than 18 m; and

(v) In case of industrial layouts for Quarries, Solar power projects, Windmills and temporarily converted areas for infrastructure projects notified by the Government, wherever access from public road/street is not available temporary access as indicated by the applicant for the activity may be considered for sanction of Plans without insisting for an access from public road/street.

(b) **The minimum width of the street:** The minimum proposed width of street to be incorporated, within the original plot, for sanction of single plot, sub-division of plot or lay-out for Residential, Group Housing and Non-residential purposes shall be as given in the Table-1 below:-

Table-1

Sl. No.	Type of Development	Minimum Width of Street/Road (in metres)		Remarks
		Plains	Hilly Areas	
1.	Residential	9.0	6.0	In case of streets including Cul-de-sac for a maximum length of 150 m; Cul-de-sac roads shall be considered only in cases where roads are to be terminated as dead end roads due to existing natural and manmade features or constraints in terrain, etc.
		9.0	7.5	In case of street exceeding a length of 150m
2.	Group Housing	12.0	9.0	In case of single plot group housing developments, the width of internal private street/ or driveway shall not be less than 6.0m
3.	Commercial	12.0	9.0	
4.	Education and health Institutions	12.0	9.0	In case of single plot institutional