



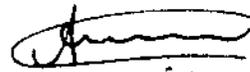
ಕರ್ನಾಟಕ ವಿಧಾನ ಪರಿಷತ್ತು

ಜುಕ್ಕೆ ಗುರುತಿಲ್ಲದ ಪ್ರಶ್ನೆ ಸಂಖ್ಯೆ	1690 (2000)
ಸದಸ್ಯರ ಹೆಸರು	ಶ್ರೀ ಕಿಶೋರ್ ಕುಮಾರ್ ಪುತ್ತೂರ್(ಸ್ಥಳೀಯ ಸಂಸ್ಥೆಗಳ ಕ್ಷೇತ್ರದಿಂದ ಚುನಾಯಿತರಾದವರು)
ಉತ್ತರಿಸುವ ದಿನಾಂಕ	24.03.2026
ಉತ್ತರಿಸುವ ಸಚಿವರು	ಮಾನ್ಯ ನಗರಾಭಿವೃದ್ಧಿ ಹಾಗೂ ನಗರ ಯೋಜನೆ ಸಚಿವರು

ಕ್ರ. ಸಂ.	ಪ್ರಶ್ನೆ	ಉತ್ತರ
(ಅ)	ನಗರ ಸ್ಥಳೀಯ ಸಂಸ್ಥೆಗಳ ವ್ಯಾಪ್ತಿಯಲ್ಲಿ ಏಕನಿವೇಶನ ಮತ್ತು ಬಹು ನಿವೇಶನ ಬಡಾವಣೆಗಳ ಅಭಿವೃದ್ಧಿಗಾಗಿರುವ ಮಾನದಂಡ ಮತ್ತು ವ್ಯತ್ಯಾಸಗಳನ್ನು; ಬಡಾವಣೆ ಅಭಿವೃದ್ಧಿ ಶುಲ್ಕವನ್ನು ಯಾವ ಮಾನದಂಡದ ಆಧಾರದ ಮೇಲೆ ವಸೂಲಿ ಮಾಡಲಾಗುವುದು; ಯಾವೆಲ್ಲ ಶುಲ್ಕವನ್ನು ವಿಧಿಸಲಾಗುತ್ತದೆ; ವಸೂಲಿ ಮಾಡುವ ಪ್ರಾಧಿಕಾರ ಯಾವುದು;	<p>1. ಕರ್ನಾಟಕ ನಗರ ಮತ್ತು ಗ್ರಾಮಾಂತರ ಯೋಜನಾ ಕಾಯ್ದೆ 1961ರಡಿ ಘೋಷಣೆಯಾಗಿರುವ ಸ್ಥಳೀಯ ಯೋಜನಾ ಪ್ರದೇಶದ ವ್ಯಾಪ್ತಿಗೆ ಒಳಪಡುವ ನಗರ ಸ್ಥಳೀಯ ಸಂಸ್ಥೆಗಳ ವ್ಯಾಪ್ತಿಯಲ್ಲಿ ಆಯಾ ಸ್ಥಳೀಯ ಯೋಜನಾ ಪ್ರದೇಶಕ್ಕೆ ಸರ್ಕಾರದಿಂದ ಅನುಮೋದನೆಗೊಂಡಿರುವ ಮಹಾಯೋಜನೆಯ ವಲಯ ನಿಯಮಾವಳಿಗಳ ರೀತ್ಯಾ ನಗರಾಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ / ನಗರ ಯೋಜನಾ ಪ್ರಾಧಿಕಾರಗಳು ಏಕ ನಿವೇಶನ ಮತ್ತು ಬಹುನಿವೇಶನಗಳ ಬಡಾವಣೆಗಳನ್ನು ಅನುಮೋದಿಸಲು ಮತ್ತು ಅಭಿವೃದ್ಧಿಪಡಿಸಲು ಅನುಮೋದನೆ ನೀಡಲಾಗುತ್ತದೆ.</p> <p>2. ಬಡಾವಣೆ ಅಭಿವೃದ್ಧಿ ಸಂಬಂಧ ಕರ್ನಾಟಕ ನಗರ ಮತ್ತು ಗ್ರಾಮಾಂತರ ಯೋಜನಾ ಕಾಯ್ದೆ 1961 ರ ಕಲಂ 18, ಕಲಂ 18-A ರಡಿಯಲ್ಲಿ ಮತ್ತು ಕರ್ನಾಟಕ ಯೋಜನಾ ಪ್ರಾಧಿಕಾರಗಳ ನಿಯಮ 1965 ರ ನಿಯಮ 37-A, 37-B ಮತ್ತು 37-C ರಂತೆ ಪಾವತಿಸಿಕೊಳ್ಳಬೇಕಾದ ಶುಲ್ಕಗಳ ಬಗ್ಗೆ ಸರ್ಕಾರದ ಅಧಿಸೂಚನೆ ಸಂಖ್ಯೆ: UDD 3 TTP 2015, ದಿನಾಂಕ:25-02-2020 ಮತ್ತು ಸಂಖ್ಯೆ:UDD 23 TTP 2020(E), ದಿನಾಂಕ:21-06-2021ರಲ್ಲಿ ನಮೂದಿಸಲಾಗಿದೆ(ಅಧಿಸೂಚನೆಯನ್ನು ಅನುಬಂಧ-1 ರಲ್ಲಿ ಒದಗಿಸಿದೆ).</p> <p>3. ಕರ್ನಾಟಕ ನಗರ ಮತ್ತು ಗ್ರಾಮಾಂತರ ಯೋಜನಾ ಕಾಯ್ದೆ 1961 ರಂತೆ ನಗರಾಭಿವೃದ್ಧಿ/ಯೋಜನಾ ಪ್ರಾಧಿಕಾರಗಳು ಸದರಿ ಶುಲ್ಕಗಳನ್ನು ಪಾವತಿಸಿಕೊಂಡು ಅನುಮತಿ ನೀಡಬೇಕಾಗಿರುತ್ತದೆ.</p> <p>4. ರಾಜ್ಯದಲ್ಲಿ ಸ್ಥಳೀಯ ಯೋಜನಾ ಪ್ರದೇಶ ಘೋಷಣೆಯಾಗದಿರುವ ಪ್ರದೇಶಗಳಲ್ಲಿ ಸರ್ಕಾರದ ಅಧಿಸೂಚನೆ ದಿನಾಂಕ:07-10-2021 ರಲ್ಲಿ ಯೋಜನಾಬದ್ಧ ಬೆಳವಣಿಗೆಗಳಿಗಾಗಿ ರಾಜ್ಯ ಸರ್ಕಾರದಿಂದ ಕರ್ನಾಟಕ ನಗರ ಮತ್ತು ಗ್ರಾಮಾಂತರ ಯೋಜನಾ(ತಿದ್ದುಪಡಿ) ಕಾಯ್ದೆ 2021 ರನ್ವಯ ಕಲಂ 4-ಕ ಯನ್ನು ಸೇರ್ಪಡೆಗೊಳಿಸಲಾಗಿದ್ದು, ಅದಕ್ಕೆ</p>

		<p>ಪೂರಕವಾಗಿ ಸರ್ಕಾರದ ಅಧಿಸೂಚನೆ ದಿನಾಂಕ: 07-05-2025 ರನ್ವಯ ಸ್ಥಳೀಯ ಯೋಜನಾ ಪ್ರದೇಶ (LPA)ದ ವ್ಯಾಪ್ತಿಯ ಹೊರಭಾಗದಲ್ಲಿ ಬರುವ ಅಭಿವೃದ್ಧಿಗಳನ್ನು ನಿಯಂತ್ರಿಸಲು ಹಾಗೂ ತಾಂತ್ರಿಕ ಅನುಮೋದನೆ ನೀಡಲು ನಿಯಮಾವಳಿಗಳನ್ನು ರಚಿಸಲಾಗಿರುತ್ತದೆ. ಅದರಂತೆ ಏಕನಿವೇಶನ ಮತ್ತು ಬಹುನಿವೇಶನಗಳ ಬಡಾವಣೆಗಳಿಗೆ ಅನುಮೋದನೆ ನೀಡಬೇಕಾಗಿರುತ್ತದೆ(ಅಧಿಸೂಚನೆ ಅನುಬಂಧ-2 ರಲ್ಲಿ ಒದಗಿಸಿದೆ).</p> <p>5. ಕರ್ನಾಟಕ ನಗರ ಮತ್ತು ಗ್ರಾಮಾಂತರ ಯೋಜನಾ (ತಿದ್ದುಪಡಿ) ಕಾಯ್ದೆ, 2021 ರ ಕಲಂ 4-ಕೆ ನಿಯಮ 5 ಮತ್ತು 8 ರಲ್ಲಿ ನಿಗದಿಪಡಿಸಿರುವ ಶುಲ್ಕವನ್ನು ಪಾವತಿಸಬೇಕಾಗಿರುತ್ತದೆ.</p>
(ಅ)	ನಗರ ಸ್ಥಳೀಯ ಸಂಸ್ಥೆಗಳ ವ್ಯಾಪ್ತಿಯಲ್ಲಿ ಏಕ ನಿವೇಶನ ಬಡಾವಣೆ ಅನುಮೋದನೆಯಾದ ನಂತರ ಸದರಿ ನಿವೇಶನವನ್ನು ಅಭಿವೃದ್ಧಿ ಪಡಿಸುವವರು ಯಾರು;	ನಗರಾಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ / ಯೋಜನಾ ಪ್ರಾಧಿಕಾರಗಳಿಂದ ನಗರ ಸ್ಥಳೀಯ ಸಂಸ್ಥೆಗಳ ವ್ಯಾಪ್ತಿಯಲ್ಲಿ ಬರುವ ಏಕನಿವೇಶನ ವಿನ್ಯಾಸಕ್ಕೆ ಅನುಮೋದನೆ ಪಡೆದ ನಂತರ, ಸದರಿ ನಿವೇಶನದ ಭೂ-ಮಾಲೀಕರು ಪ್ರಾಧಿಕಾರವು ವಿಧಿಸಿರುವ ಷರತ್ತುಗಳು ಮತ್ತು ಅನುಮೋದಿತ ನಕ್ಷೆಯನ್ವಯ ತಮ್ಮ ಸ್ವಂತ ವೆಚ್ಚದಲ್ಲಿ ಏಕ ನಿವೇಶನವನ್ನು ಅಭಿವೃದ್ಧಿಪಡಿಸಬೇಕಾಗಿರುತ್ತದೆ.
(ಇ)	ನಗರ ಸ್ಥಳೀಯ ಸಂಸ್ಥೆಗಳ ವ್ಯಾಪ್ತಿಯಲ್ಲಿ ಏಕ ನಿವೇಶನ ಖಾಸಗಿ ಬಡಾವಣೆಯಲ್ಲಿ ರಸ್ತೆ ಅಭಿವೃದ್ಧಿ ಪಡಿಸುವವರು ಯಾರು; ನಿವೇಶನದ ಮಾಲೀಕರು ರಸ್ತೆ ಅಭಿವೃದ್ಧಿ ಪಡಿಸದಿದ್ದಲ್ಲಿ ಅಭಿವೃದ್ಧಿ ಶುಲ್ಕ ವಸೂಲಿ ಮಾಡುವ ಪ್ರಾಧಿಕಾರ ಯಾವುದು ಮತ್ತು ಮಾನದಂಡಗಳೇನು;	ನಗರಾಭಿವೃದ್ಧಿ ಪ್ರಾಧಿಕಾರ / ಯೋಜನಾ ಪ್ರಾಧಿಕಾರಗಳು ನಗರ ಸ್ಥಳೀಯ ಸಂಸ್ಥೆಗಳ ವ್ಯಾಪ್ತಿಯಲ್ಲಿ ಬರುವ ಏಕ ನಿವೇಶನ ವಿನ್ಯಾಸ ನಕ್ಷೆಯಲ್ಲಿ ರಸ್ತೆಯನ್ನು ಅಳವಡಿಸಿದ್ದಲ್ಲಿ ನಿವೇಶನದ ಮಾಲೀಕರು/ ಅಭಿವೃದ್ಧಿದಾರರೇ ತಮ್ಮ ಸ್ವಂತ ವೆಚ್ಚದಲ್ಲಿ ರಸ್ತೆಯನ್ನು ಅಭಿವೃದ್ಧಿಪಡಿಸಿ ಸಂಬಂಧಪಟ್ಟ ಸ್ಥಳೀಯ ಸಂಸ್ಥೆಗೆ ಹಸ್ತಾಂತರಿಸಬೇಕಾಗಿರುತ್ತದೆ.
(ಈ)	ರಾಜ್ಯದ ಎಷ್ಟು ನಗರ ಸ್ಥಳೀಯ ಸಂಸ್ಥೆಗಳಲ್ಲಿ ವ್ಯಾಪಾರ ಲೈಸೆನ್ಸ್ ದೃಢಪತ್ರ ನಿರೀಕ್ಷಿಸಬೇಕು ಮತ್ತು ಭೂ ಅಭಿವೃದ್ಧಿ ಶುಲ್ಕ ಕಟ್ಟಡ ಲೈಸೆನ್ಸ್ ಶುಲ್ಕ ಹಾಗೂ ಇತರ ಸೇವೆಗಳಿಗೆ ವಿಧಿಸುವ ಶುಲ್ಕಗಳ ಬಗ್ಗೆ ಉಪ ನಿಯಮವನ್ನು (Bylaw) ರಚಿಸಲಾಗಿದೆ; (ಜಿಲ್ಲಾವಾರು ಮಾಹಿತಿ ನೀಡುವುದು); ಸದರಿ ಉಪ ನಿಯಮವನ್ನು ಇದುವರೆಗೂ ರಚಿಸಲಾಗದಿದ್ದಲ್ಲಿ ಕಾರಣವೇನು; ಈ ಬಗ್ಗೆ ಸರ್ಕಾರ ಕೈಗೊಳ್ಳುವ ಕ್ರಮಗಳೇನು?	<p>ರಾಜ್ಯದ ನಗರ ಸ್ಥಳೀಯ ಸಂಸ್ಥೆಗಳಲ್ಲಿ ಕಟ್ಟಡ ಪರವಾನಿಗೆಗೆ ಸಂಬಂಧಿಸಿದಂತೆ ರಾಜ್ಯಾದ್ಯಂತ ಏಕರೂಪವಾಗಿ ಮಾದರಿ ಕಟ್ಟಡ ಉಪವಿಧಿಗಳನ್ನು ಅಳವಡಿಸಿಕೊಳ್ಳಲಾಗುತ್ತಿದೆ.</p> <p>ಕಟ್ಟಡ ಲೈಸೆನ್ಸ್ ಗೆ ಸಂಬಂಧಿಸಿದಂತೆ, ರಾಜ್ಯಾದ್ಯಂತ ಏಕರೂಪವಾಗಿ ಮಾದರಿ ಉಪವಿಧಿಗಳನ್ನು ರಚಿಸಲು ಕಾಯ್ದೆಗೆ ತಿದ್ದುಪಡಿ ತರಲಾಗಿದ್ದು, ಅದರಂತೆ ಕ್ರಮವಹಿಸಲಾಗುತ್ತಿದೆ.</p>

ಕಡತ ಸಂಖ್ಯೆ:ನಅಇ 105 ಮೈಅಪ್ರಾ 2026



(ಬಿ.ಎಸ್.ಸುರೇಶ್)

ನಗರಾಭಿವೃದ್ಧಿ ಹಾಗೂ ನಗರ ಯೋಜನೆ ಸಚಿವರು.

Fee & Levies



ಕರ್ನಾಟಕ ರಾಜ್ಯಪತ್ರ

ಅಧಿಕೃತವಾಗಿ ಪ್ರಕಟಿಸಲಾದುದು
ವಿಶೇಷ ರಾಜ್ಯ ಪತ್ರಿಕೆ

ಭಾಗ - ೬೨ Part - IVA	ಶರಣೇಶ್ವರಿ, ಬೆಂಗಳೂರು, ೨೬ ಫೆಬ್ರವರಿ ೨೦೨೦ (ಫಾಲ್ಗುಣ ೭, ಶಕಾಬರಾಹ ೧೯೪೧) Bengaluru, TUESDAY, 26, FEBRUARY, 2020 (Phalgun 7, ShakaVaraha 1941)	ನಂ. ೬೨ No. 62
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GOVERNMENT OF KARNATAKA

No. UDD J TTP 2015

Karnataka Government Secretariat,
Vikasa Southa,
Bengaluru, Date 25-02-2020

NOTIFICATION

Whereas the draft of the Karnataka Planning Authorities (Amendment) Rules, 2019 was published as required by sub-section (1) of section 74 read with section 18 and 18-A of the Karnataka Town and Country Planning Act, 1961, (Karnataka Act 11 of 1963), vide Notification No. UDD 01 TTP 2015, dated 20.02.2019 in Part IV-A of the Karnataka Gazette dated 20.02.2019 inviting objections and suggestions from all persons likely to be affected 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 20.02.2019.

And whereas, the objections and suggestions received are considered by the State Government,

Now, therefore, in exercise of the powers conferred under section 74 read with section 18 and 18-A of the Karnataka Town and Country Planning Act, 1961, (Karnataka Act 11 of 1963), the Government of Karnataka hereby makes the following Rules, namely:

RULES

1. Title and commencement-(1) These Rules may be called the Karnataka Planning Authorities (Amendment) Rules, 2019.
- (2) They shall come into force from the date of their final publication in the Official Gazette.

2. Insertion of new Rule 36A. - After Rule 36 of the Karnataka Planning Authorities Rules, 1965 (hereinafter referred to as said Rules) the following shall be inserted, namely:-

"36A. Appeals under sub-section (6) of section 15 and sub-section (6) of section 17.- Any person aggrieved by the decision of the Authority under sub-section (6) of section 15 and sub-section (6) of section 17 of the Act, may appeal to the Metropolitan Commissioner, Bengaluru Metropolitan Region Development Authority in case of Bengaluru Metropolitan Region and the Regional Commissioner of concerned division (with technical support from Additional Director/ Joint Director of the concerned Zonal/ Divisional office of the Directorate of Town & Country Planning) for areas other than BMRDA region.

3. Amendment of Rule 37-A.- In Rule 37-A of the said Rules, for sub-rule (1) the following shall be substituted, namely:-

(1) For the purpose of sub-section (1) of section 18, the fee leviable by the Planning Authority shall be:-

(A) at the rates specified in the table below in case of grant of permission for change in the land use under section 14A of the Act or development of land under section 17 of the Act namely,-

TABLE-I

Sl. No.	Local Planning Area and Population	Percentage of Market value per Square meter of non agricultural land.			
		Residential	Industrial	Commercial	Others
1.	Local Planning Areas within Bangalore Metropolitan Region irrespective of population	0.5% subject to a minimum of Rs.25/m ²	1% subject to a minimum of Rs.37.5/m ²	1.5% subject to a minimum of Rs.62.5/m ²	0.5% subject to a minimum of Rs.25/m ²
2.	Local Planning Area with a population of ten lakh and above	0.5% subject to a minimum of Rs.12.50/m ²	1% subject to a minimum of Rs.20/m ²	1.5% subject to a minimum of Rs.25/m ²	0.5% subject to a minimum of Rs.12.50/m ²
3.	Local Planning Area with a population of one lakh and above but less than ten lakh	0.5% subject to a minimum of Rs.6.25/m ²	1% subject to a minimum of Rs.10/m ²	1.5% subject to a minimum of Rs.12.50/m ²	0.5% subject to a minimum of Rs.6.25/m ²
4.	Local Planning Area with a population of fifty thousand and above but less than one lakh	0.5% subject to a minimum of Rs.4.00/m ²	1% subject to a minimum of Rs.6.00/m ²	1.5% subject to a minimum of Rs.7.50/m ²	0.5% subject to a minimum of Rs.4.00/m ²
5.	Local Planning Area with a population of twenty thousand and above but less than fifty thousand	0.5% subject to a minimum of Rs.2.50/m ²	1% subject to a minimum of Rs.4.00/m ²	1.5% subject to a minimum of Rs.5.00/m ²	0.5% subject to a minimum of Rs.2.50/m ²
6.	Local Planning Area with a population of less than twenty thousand	0.5% subject to a minimum of Rs.1.25/m ²	1% subject to a minimum of Rs.2.00/m ²	1.5% subject to a minimum of Rs.2.50/m ²	0.5% subject to a minimum of Rs.1.25/m ²

Note:-

- (i) The fee shall be collected for grant of permission for Change of land use or Development of land. If fee has been collected for Change of Land use, the fee shall not be collected for Development of land.
- (ii) "Market value" means the value determined as per the guidance value of Land in accordance with section 45B of the Karnataka Stamp Act, 1957.
- (iii) For the purpose of calculating fee, market value prevailing on the day of issue of fee notice shall be taken into account.
- (iv) In case of Bangalore Mysore Infrastructure Corridor Area Planning Authority.
 - a) for area falling within Bangalore and Bangalore Metropolitan region, fee shall be levied as in Sl. No.1 of the above table.
 - b) for area falling beyond Bangalore Metropolitan region, fee shall be levied as in Sl. No. 2 of the above table.

(B) at the rates specified in the table below in the case of grant of permission for development under section 15 of the Act involving carrying out of building on the plot namely:-

TABLE-II

Sl. No.	Local Planning Area and Population	Fee per Square meter of the sanctioned floor area inclusive of all the floors in the building(s) (In Rs)			
		Residential	Industrial	Commercial	Others
1.	Local Planning Areas within Bangalore Metropolitan Region irrespective of population	20.00	40.00	100.00	20.00
2.	Local Planning Area with a population of ten lakh and above	15.00	30.00	75.00	15.00
3.	Local Planning Area with a population of one lakh and above but less than ten lakh	12.00	20.00	32.00	12.00
4.	Local Planning Area with a population of fifty thousand and above but less than one lakh	08.00	16.00	20.00	08.00
5.	Local Planning Area with a population of twenty thousand and above but less than fifty thousand	04.00	08.00	16.00	04.00
6.	Local Planning Area with a population of less than twenty thousand	02.00	04.00	8.00	02.00

Note: - In the above tables:-

- (1) Other purpose includes charitable, religious and philanthropic institutions of nonprofit nature such as old age homes, destitute homes and child-care centers, as the case may be and certified by the Deputy Commissioners of Concerned Districts to be of nonprofit nature.
- (2) Educational institutions, health institutions and any other public and semi-public buildings run by private individuals and institutions are to be treated as commercial uses except those specified in Note (1).
- (3) In case of Bangalore Mysore Infrastructure Corridor Area Planning Authority:
 - a. for area falling within Bangalore and Bangalore Metropolitan region, fee shall be levied as in Sl. No. 1 of the above table
 - b. for area falling beyond Bangalore Metropolitan region, fee shall be levied as in Sl. No. 2 of the above table.

(C) Utilization of the fee collected under sub rule (1) (A) and (B) of Rule 37-A:-

(i) The fee collected under sub rule (1) (A) of Rule 37-A shall be deposited in separate head of account of the Planning Authorities and shall be utilized by the Planning Authorities as under.

- (a) One third of such fee collected shall be utilized for acquisition of land reserved for parks and open spaces and roads in the approved master plans.
- (b) One third of such fee shall be utilized for general office administration, capacity building, office site purchase, building construction, master plan preparation and revision including studies and surveys, studies and surveys related to taking up any schemes, and may be utilized for (a) above.
- (c) One third of the fee collected shall be utilized for Town Planning Schemes and any other schemes of the Authority.

(ii) The Planning Authority shall maintain the amount collected and the expenditure incurred under (a) (b) and (c) of sub rule (C) above and submit account statement in accordance with Rule 21 of the Karnataka Planning Authority Rules, 1955.

(iii) The fee collected under sub rule (1) (B) of Rule 37-A shall be deposited in separate head of account of the Local Authorities and shall be utilized by the Local Authorities in accordance with the provisions of Karnataka Municipal Corporation Act, 1976 or Karnataka Municipalities Act, 1964, as applicable.

(1A) Additional fee to be levied under section 18(1-A) for rejuvenation of lakes or tanks.
 (1) Under section 18(1-A) of the Act the additional fee to be levied by the planning authorities or local authorities, as case may be, for granting permission for development of building or land under section 15 or 17, shall be at the rates specified in the table below, namely:-

TABLE-III

Additional fee for grant of permission for approval of layouts or for Development involving carrying out of building.

Sl. No.	Local Planning Area and Population	Fee per square meter of land/plot
1	Local Planning Areas within the Bangalore Metropolitan Region irrespective of population	Rs.25/-
2	Local Planning Area with a population of ten lakhs and above	Rs.20/-
3	Local Planning Area with a population of one lakh and above but less than ten lakhs	Rs.15/-
4	Local Planning Area with a population of fifty thousand and above but less than one lakh	Rs.10/-
5	Local Planning Area with a population of twenty thousand and above but less than fifty thousand	Rs.5/-
6	Local Planning Area with a population of less than twenty thousand	Rs.3/-

(2) The fee collected under sub rule (1A) of Rule 37-A shall be deposited in a separate head of account of the Planning Authority or the Local Authority, as the case may be, and shall be utilized for the purpose of development and rejuvenation of existing water bodies and formation of water bodies (tanks), rejuvenation of extinct kalyans and public wells within the Local Planning Area by the Planning Authorities.

(3) The fee collected under sub rule (1A) of Rule 37-A by the Local Authority shall be transferred to the Planning Authority after retaining 5% of such fee collected as service charges.

NOTE-

- (i) Fee shall be collected under this rule for approval under section 17 or section 15.
- (ii) In case, if the approval is obtained under section 17, having paid the fees, approval under section 15 for the same place is exempted from payment of the fees.
- (iii) In case where fee has not been levied under the provision of section 18(1-A) while according permission under section 17, fee at the rate prescribed above shall be levied while according permission under section 15 for the building site/plot area in such approved layouts.

4. Insertion of rule 37-C and 37-D.- In the said rules after rule 37B the following shall be inserted, namely:

"37-C. Levy and Collection of and surcharge.- (1) The Planning Authority or the Local Authority as the case may be shall levy development cess / surcharge of 0.2 % of the Market value of the plot or land for each of the

sub-clauses (i) and (ii) and 0.1% of the Market value of plot or land for sub-clause (iii) and 0.5% for sub-clause (iv) of sub-section (1) of section 18-A of the Act, while granting permission for development of land or building.

2) The cess and surcharge collected under sub-clause (i) (ii), (iii) and (iv) of sub section (1) of Section 18-A for carrying out any water supply scheme; for the purpose of formation of ring roads; for the purpose of improving the slums, for mass rapid transport system respectively shall be deposited in a separate public account of the Government of Karnataka, separately for each Planning authority in the State.

3) The cess and surcharge collected by the Planning Authority/ Local Authority under sub clause (i), (iii) and (iv) of sub section (1) of Section 18-A deposited in the public account as above shall be transferred to the concerned Authority/ Agency. 5% of the cess & surcharges so collected by the Planning Authority / Local Authority under sub-clauses (i), (iii) and (iv) of sub section (1) of section 18-A shall be remitted to the account of the Planning Authority/ Local Authority as service charge before transferring it to the respective agencies.

4) The surcharge collected by Planning Authority under sub-clause (ii) of sub section (1) of section 18-A and deposited to the public account shall be transferred to the Planning Authority and utilized by the Planning Authority for formation of Ring road. If surcharge under sub-clause (ii) of section 18-A has been collected by the Local Authority and deposited to the public account, it shall be transferred to the Planning Authority after remitting 5% as service charge to the account of the Local Body.

NOTE-

- (i) The cess and surcharges shall be collected for Development of land or building, if cess and surcharges has been collected for Development of land, the cess and surcharges shall not be collected for development of building.
- (ii) Cess / Surcharge for sub-clause (iv) shall be collected in only such Planning Authorities wherein Mass Rapid Transport System has been taken up for implementation.
- (iii) "Market value" means the value determined as per the guidance value of land in accordance with section 45B of the Karnataka Stamp Act, 1957.
The value shall be determined in accordance to the rates prescribed for the applicable land use published under the Karnataka Stamp Act, 1957.
- (iv) For the purpose of calculating cess and surcharges, market value prevailing on the day of issue of fee notice shall be taken into account.

37D. Appeals under sub-section (1-A) of section 18 and 18-A.- Any person aggrieved by the levy of fee or cess / surcharge under sub-section (1-A) of section 18 and 18-A of the Act, may appeal within ninety days from the date of receipt of notice under sub-rule (2) of rule 17-A to the appellate authority shown in the table below.

TABLE-IV

Sl. No.	Appellate authority	Jurisdiction
1.	Metropolitan Commissioner, Bengaluru Metropolitan Region Development Authority	Development Authorities and Planning Authorities within Bengaluru Metropolitan Region
2	Regional Commissioner of concerned division.	Urban Development Authorities, Planning Authorities and Municipal Planning Authorities of concerned division.

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

(C S Shivakumaraswamy)
 Under Secretary to Government
 Urban Development Department

GOVERNMENT OF KARNATAKA

No. UDD 23 TTP 2020(E)

Karnataka Government Secretariat

Vikasa Soudha,

Bangalore, Date: 21.06.2021

NOTIFICATION

Whereas the draft of the Karnataka Planning Authorities (Amendment) Rules, 2021 was published as required by sub-section (1) of section 74 read with section 18 and 18-A of the Karnataka Town and Country Planning Act, 1961 (Karnataka Act 11 of 1963), vide notification No. UDD 23 TTP 2020(E), Bengaluru, dated 10-03-2021 in part IV-A of the Karnataka Gazette extraordinary, number 247, dated 10.03.2021 inviting objections and suggestions from all persons likely to be affected 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 10.03.2021.

And whereas, the objection or suggestions received in this regard have been considered by the State Government.

Now, therefore, in exercise of the powers conferred under Section 74 read with section 18 and 18-A of the Karnataka Town and Country Planning Act, 1961, (Karnataka Act 11 of 1963), the Government of Karnataka hereby makes the following rules, namely,

RULES

1. Title and commencement.- (1) These rules may be called the Karnataka Planning Authorities (Second Amendment) Rules, 2021.

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

2. Amendment of rule 37-A.- In the Karnataka Planning Authorities Rules, 1965 (hereinafter referred to as the said rules) in rule 37-A, in sub-rule (1), in clause (A),-

(i) for the Table-I and the entries relating thereto, the following shall be substituted, namely:-

TABLE-I

Sl. No.	Local Planning Area and Population	Percentage of Market value per square meter of non agricultural land.			
		Residential	Industrial	Commercial	Others
1.	Local Planning Areas within Bangalore Metropolitan Region irrespective of population	0.2 % subject to a minimum of Rs. 40/m ²	0.3% subject to a minimum of Rs. 60/m ²	0.5% subject to a minimum of Rs.100/m ²	0.2% subject to a minimum of Rs.40/m ²
2.	Local Planning Area with a population of ten lakh and above	0.2 % subject to a minimum of Rs. 25/m ²	0.3% subject to a minimum of Rs. 37.5/m ²	0.5% subject to a minimum of Rs.62.5/m ²	0.2% subject to a minimum of Rs.25/m ²
3.	Local Planning Area with a population of one lakh and above but less than ten lakh	0.1% subject to a minimum of Rs.15/m ²	0.3% subject to a minimum of Rs.22.5/m ²	0.5% subject to a minimum of Rs.37.5/m ²	0.1% subject to a minimum of Rs.15/m ²
4.	Local Planning Area with a population of fifty thousand and above but less than one lakh	0.1% subject to a minimum of Rs.10/m ²	0.3% subject to a minimum of Rs.15/m ²	0.5% subject to a minimum of Rs.25/m ²	0.1% subject to a minimum of Rs.10/m ²
5.	Local Planning Area with a population of twenty thousand and above but less than fifty thousand	0.1% subject to a minimum of Rs.7.5/m ²	0.3% subject to a minimum of Rs.11.25/m ²	0.5% subject to a minimum of Rs.18.75/m ²	0.1% subject to a minimum of Rs.7.5/m ²
6.	Local Planning Area with a population of less than twenty thousand	0.1% subject to a minimum of Rs.5/m ²	0.3% subject to a minimum of Rs.7.5/m ²	0.5% subject to a minimum of Rs.12.5/m ²	0.1% subject to a minimum of Rs.5/m ²

(ii) In the Note under Table-I, after serial No (iv) the following shall be inserted, namely:-

“(v) These fees shall be applicable from the date of publication of these rules and the authority shall serve the notice in Form-VIII under sub-rule (2) of rule 37-A for the payment of such fee. In case of fee notice served prior to the commencement of these rules, the fee notice so served shall be applicable.

(vi) Wherever fee notice has been served for approval of provisional layout plan under sub-section (2-A) of section 17 prior to the commencement of these rules, additional fee under these rules shall not be levied while approval of final layout plan under sub-section (2-B) of section 17.

(vii) Whenever applications are submitted with additional area for revised layout approvals, the fee under these rules shall be levied for the additional area only. In case of revision of layout without any modification in extent of the layout, the fee notice served and collected prior to the commencement of these rules shall be applicable.

(viii) Whenever fee notice has been served and collected prior to the commencement of sub-section (2-A) of section 17 and sites are released based on the stages of development, fee under these rules shall not be applicable.

(ix) In case where layout approvals are cancelled and approvals are sought from the date of commencement of these rules, the fee shall be levied as specified in the Table-I above."

3. Amendment of rule 37-C.- In the said rules, in rule 37-C,-

- (i) for sub -rules (1), (2), (3) and (4) the following shall be substituted, namely:-
- "(1) The Planning Authority or the Local Authority as the case may be, shall levy development cess/ surcharge of 10% of the fee collected under rule 37-A for each of the sub-clause (i) and (ii) and 5% of the fee collected under rule 37-A(1) for sub clause (iii) and 50% of the fee collected under rule 37-A (1) for sub-clause (iv) of sub section (1) of section 18-A of the Act, while granting permission for development of land or building under section 17 or sections respectively.
- (2) The Cess and Surcharge collected under Sub clause (i), (ii), (iii) and (iv) of Sub section (1) of Section 18-A for carrying out any water supply scheme; for the purpose of formulation of ring roads; for the purpose of improving slums; for mass rapid transport system; respectively shall be deposited in a separate head of account by the Planning Authority / Local Authority which issues the building plan.
- (3) The Cess and surcharge collected by the Planning Authority / Local Authority under sub clause (i), (iii) and (iv) of sub section (1) of Section

18-A shall be transferred to the concerned Authority/ Agency as per the directions issued by the Government from time to time by retaining 5% of the cess and surcharge collected as Service Charge.

(4) The surcharge collected under sub clause (ii) of Sub Section (1) of Section 18-A by the Local Authority shall be transferred to the Planning Authority after retaining 5% of the amount collected as service charge.

(ii) In the Note under rule 37-C, Sl No (iii) and (iv) shall be omitted.

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

(Latha. K)

Under Secretary to Government,
(Development Authorities & Na Yo Se)
Urban Development Department.

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

(iv) Buffer falling within the Road land width which forms and integral part of National Highway or State Highway or any Road/Street for that matter shall be reckoned in the areas under Road/Street;

(v) In case of buffer under High Tension lines, the same shall not be considered for providing roads along the high tension line. The right of way of the roads along such high tension lines shall be exclusive of such buffer.

(vi) A minimum of 3m buffer to be left on all sides of Industrial plots.

8. Scrutiny of Single plot/Layout/Sub-division plan.-

(1) On receipt of application in Form-II, Assistant Director of Town and Country Planning (ADTCP) authorised by the Director shall examine whether the proposal received complies with these regulations;

(2) The ADTCP shall carry out inspection of the Plot and gather necessary information required thereof;

(3) Wherever the layout/sub-division plan needs modification to comply with these regulations, ADTCP shall fix up a conference by serving a notice to the applicant and the suggestions made to modify the plan are recorded. The applicant shall resubmit the modified Single plot/ layout/sub-division plan based on the suggestions made, duly signed by the registered Urban Planner/Architect/Engineer and by the Applicant;

(4) The Director or the sub ordinate officer authorised by the Director may accord Technical approval to the Single plot/ Layout/Sub-division plan or refuse within sixty days from the date of its receipt.

(5) Refusal to approve the Single plot/Layout/Sub-division plan: The Director or the officer authorised by the Director may refuse to give approval for the Single plot/Layout/Sub-division plan received under regulation 4 in the following situations, namely:-

(a) Under the direction from a competent court;

(b) Where the Single plot/Layout/Sub-division plan do not comply with the proviso of these regulations;

(c) Wherever the plot falls in the prohibited or restricted area or zone in the vicinity of the Airport or Defence establishments or notified ASI monument or State archaeology monument and in such other areas notified or as intimated by the Competent Authority; and

(d) Wherever the application is not submitted with the documents as required under these regulations.

(6) Payment of fee under section 4-K: If the proposal is in conformity with these regulations ADTCP shall issue the fee notice in the Form-III and such fee shall be levied as under or as subsequently notified from the Government from time to time.

Sl. no	Area	Rate per sqm of land area			
		Residential	Industrial	Commercial	Others
1.	Urban local body jurisdiction	3.00/m ²	4.50/m ²	6.00/m ²	3.00/m ²
2.	Rural local body jurisdiction	1.50/m ²	2.25/m ²	3.00/m ²	1.50/m ²

9. Technical approval for Provisional Single plot/Layout/Sub-division of plot for demarcation and Development Purpose.-

(1) For demarcation on ground: The Director or the subordinate officer authorised by the director, subject to the payment of fee as specified in the regulation 8(6), technically approve the single plot/layout/sub-division plan, with such necessary conditions in Form-IV, comprising of the Plan duly dimensioned with the areas earmarked for Parks and Open spaces, Civic Amenities, Public Utilities, Roads/Streets including widening, Parking space, any other infrastructure facility, as the case may be, and also Residential and Non-Residential Building site blocks without depicting building sites and its numbers for demarcation on ground subject to,-

(a) The Director or the subordinate officer authorised by the Director shall indicate on the body of the drawing of the approved Single plot/Layout/Sub-division plan for demarcation that, it is for demarcation on ground but not fit for allotment or sale or registration of sites or any part thereof;

(b) A copy of such plan, affixing the seal of approval of the Director or the subordinate officer authorised by the Director, shall be sent to the applicant;

(c) A copy of such plan, may also be sent to the Jurisdictional Tahasildar/ADLR, for information and discrepancies if any, found with regard to depiction of PhotKharab 'A' and 'B' in the Single plot/layout/sub-division plan. The Tahasildar/ADLR shall intimate clarifications back to the Director or the subordinate officer authorised by the Director within fifteen days from the date of receipt of such issues;

(d) The approved Single plot/Layout/Sub-division plan shall be demarcated and set-out on ground by the applicant, specified markers at the corners of the Residential and Non- Residential Site blocks are fixed and painted;

(e) The Applicant shall submit a draft demarcated or as-set-out plan, duly dimensioned along with the co-ordinates of the boundaries of the areas earmarked for Parks and Open spaces, Civic Amenities, Public utilities, Vehicle Parking, as the case may be, and also Residential and Non-Residential Building site blocks with reference to the Continuously Operating Reference Station (CORS)/DGPS established by the appropriate Authority, wherever available;

(f) The Applicant shall submit a demarcated or as-set-out plan, duly signed by the registered Urban Planner/Architect/Engineer and by the Applicant, to a scale not less than 1:500, however, when the area under consideration is larger in extent, the scale of the drawing may be relaxed up to and not more than 1:1000;

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.- (1) 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	
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

				developments the width of internal private streets shall not be less than 6.0m.
5.	Industrial	12.0	9.0	In case of Green and White category industries listed by KSPCB, the road width may be relaxed to 6.0m
<p>NOTE: The Civic Amenity site in a Layout/ Sub-division Plan shall have an access from 12m wide Street. Wherever the required width of Street cannot be provided, in such cases the width may be relaxed to 9m considering the surrounding developments and the existing roads.</p> <p>In case of hilly areas, the Civic Amenity site in a Layout/ Sub-division Plan shall have an access from 9m wide Street. Wherever, the required width of Street cannot be provided, in such cases the Authority may relax the width to 7.5m considering the surrounding developments and the existing roads.</p>				

(2) Size of building site:

(a) No building site resulting from sub-division shall be smaller in size than 50 Sq. m for residential purpose and the frontage of such site shall not be less than 6m;

(b) In specific cases of site for housing schemes for Economically Weaker Sections, Low Income Groups, slum clearance and Ashraya housing, the Authority may relax the provisions of regulation 6(2)(a);

(c) In case of non-residential (except Industrial) developments, the frontage of the building site shall not be less than 12m;

(d) All intermediate sites shall be rectangular in shape and perpendicular to the road/street, except the sites at corners, at the edge of the plot boundaries and in case of curvilinear streets;

(e) All corner sites shall be of size more than the intermediate site;

(f) In case of Group Housing and industrial building site the frontage shall not be less than 18m.

(g) In case of approval for fuel stations/ depots, space standards and regulations for such establishment shall be as specified in regulation 23.

(3) Park and Open Space as Buffer: A minimum buffer shall be incorporated in the Sanction plan for single plot or sub-division of plot or lay-out as specified below, namely:-

(a) As Right- of -Way along electrical transmission lines: Buffer as Right-of-way along electrical transmission lines of various Voltages shall be incorporated in the Layout /Sub-division plan as specified in the Table-2 or as notified by the Competent Authority from time to time.

Table-2

Sl. No.	Capacity of High	Park as Buffer on either side
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	Tension line	from the centre of Tower in metres
1.	400 KV	26.00
2.	220 KV	17.50
3.	132 KV	13.50
4.	110 KV	11.00
5.	66 KV	9.00
6.	33KV	7.50
7.	11 KV	3.50

(b) **Abutting Railway lines:** A minimum of 30m wide strip from the boundary of the railway property on either side, in case of both existing and proposed railway lines. However, subject to the clearance or production of the No objection Certificate (NOC) from the competent officer of the Railway Department, the margin specified above may be relaxed to such extent as mentioned in the NOC.

(c) **Water bodies:**

(i) A minimum of 30m wide strip from the outer boundary of the tank in case of plot adjoining tanks as specified in the Karnataka Tank Conservation and Development Authority Act, 2014 (Karnataka Act 32 of 2014);

(ii) A minimum Buffer, around Nala/Halla as notified by the Government from time to time;

(iii) In case of industries, Health care establishments and infrastructure projects, the distance from the water bodies shall be in compliance with the Government Notification No: FEE 106 EPC 2021(i) Dated: 10.12.2021; and

(iv) Buffer shall be measured from the outer boundary of the River, Tank, Nala/Halla and other water bodies as indicated in the Survey Sketch/Atlas/PT sheet by the Competent Authority of the revenue department within which no developments shall be permitted other than those notified by the Government.

(4) Wherever the plot falls in the prohibited or restricted area or zone in the vicinity of the Airport or Defence establishments or notified Archaeological Survey of India monument or State archaeology monument or Coastal regulation zones and in such other areas notified or as intimated by the Competent Authority, No Objection Certificate shall be obtained from the respective Airport Authority of India, Archaeological Survey of India /Department of Archaeology, Museums and Heritage, Coastal Regulatory Authority or such other competent authority as the case may be.

7. Minimum extent of Park, Civic Amenities, Public Utilities, Roads/Streets to be earmarked in the Layout/Sub-division plan.-

(1) Minimum extent of Park, Civic Amenities, Roads/Streets to be earmarked in all types of Residential and Non-residential Layout/Sub-division Plan and Group Housing Developments shall be as specified in the Table-3 below:-

Table-3

Sl. No.	Type of Development	Minimum Area of Parks (percentage to total extent of original Plot)	Minimum Area of Civic Amenity	Minimum Area of Public utility	Minimum Area of Vehicle Parking Space (percentage to total extent of original Plot)	Area for Commercial use
1.	Residential Use					
	(a) Single plot layout					
	(i) Single dwelling units without limitation of plot area	Nil	Nil	Nil	Nil	Nil
	(ii) Multiple dwelling units					
	a. Up to 4000Sq.m	15	Nil	Nil	Nil	Nil
	b. Above 4000Sq.m	10	5	Nil	Nil	Nil
	(b) Sub-division of Plot					
	(i) 1010Sq.m up to 4000Sq.m	15	Nil	Nil	Nil	Nil
	(ii) Above 4000 Sq.m up to 20000 Sq.m	10	3	Nil	Nil	Minimum of five percent up to ten percent of the original plot area.
	(iii) Above 20000 Sq.m	10	3	Two percent shall be reserved for installation of transformers/Sub stations;	Nil	Minimum of five percent up to ten percent of the

		10	Nil		Nil	
	(d) Redevelopment					
	(e) Township	15	5	3 percent of the plot shall be reserved for installation of transformers/Sub stations; Water storage reservoirs; Sewage treatment plants as notified by KSPCB; and also for segregation, storage, decentralised processing of solid waste as specified in the Solid Waste Management Rules, 2016	Nil	Minimum of five percent up to ten percent of the original plot area
2.	Non Residential Use					
	(a) Single plot layout	10	2	(a) Three percent for Handling of solid waste and for segregation, storage, decentralised processing of solid waste in case of Plot area exceeding 5000 Sqm or above 200 units as specified in the Solid Waste Management Rules, 2016, Effluent treatment plants as notified by KSPCB. (b) In case of Special Economic Zones, Industrial estates and Industrial parks 5% area for recovery and recycling facility as specified in the Solid Waste Management Rules, 2016	5	In case of Industrial use, minimum of five percent up to ten percent of the total built-up area may be permitted

	(b) Sub-division of Plot	10	2	<p>(a) Three percent for Handling of solid waste and for segregation, storage, decentralised processing of solid waste in case of Plot area exceeding 5000 Sq m or above 200 units as specified in the Solid Waste Management Rules, 2016, Effluent treatment plants as notified by KSPCB.</p> <p>(b) In case of Special Economic Zones, Industrial estates and Industrial parks 5% area for recovery and recycling facility as specified in the Solid Waste Management Rules, 2016</p>	5	<p>In case of Industrial use, minimum of five percent up to ten percent of the original plot area</p>
3.	Mixed Use	15	2	<p>Three percent of the plot shall be reserved for installation of transformers/Sub stations; Water storage reservoirs; Effluent/ Sewage treatment plants as notified by KSPCB; and also for segregation, storage, decentralised processing of solid waste as specified in the Solid Waste Management Rules, 2016.</p>	5	<p>In case of Industrial township, minimum of five percent up to ten percent of the original plot area</p>
<p>Integrated Township Non-residential uses up to 40 percent of the original plot may be permitted</p>						

(a) Area to be reserved for Parks and Civic Amenity as mentioned in the Table-3 shall have an exclusive access from the Public Road/Street. Provided in case of non-residential single plot layout it may have an access from Private street;

(b) Area to be reserved for Parks in a single plot layout as mentioned in Sl.No.1 (a) (ii) of the Table-3 shall be earmarked in one compact block only. Wherever Nala/Halla, H.T lines etc., exists in different locations within a plot this regulation shall not be applicable;

(c) After earmarking area for Park and CA, Roads/Streets including widening providing access to the Building sites, the remaining area maybe reserved for Residential or Non-residential Building sites, as the case may be;

(d) In case of single plot approvals,-

(i) **For residential:** The areas reserved for Parks and Open Spaces; Civic Amenities as per table-3 shall be developed and relinquished through a registered relinquishment deed in Form-VIII, free of cost without claiming any compensation to the local authority;

(ii) **For group housing:** The areas reserved for Parks and Open Spaces, Civic Amenities shall be developed and relinquished through a registered relinquishment deed in Form-VIII, free of cost without claiming any compensation to the local authority;

(iii) The internal driveways/ pathways, public utilities in all group housing developments shall be retained, developed and maintained by the applicant/owner;

(iv) In case of Residential plots including group housing, of extent up to 4000 sqm, the areas reserved for Parks and Open spaces, Public Utilities as per Table-3 shall be developed by the applicant and maintained by the Association of owners;

(v) **For non residential layouts:** The areas reserved for Parks and Open spaces, Civic Amenities, Public Utilities, Vehicle Parking as the case may be shall be retained and developed by the owner/applicant;

(vi) In case of approvals for fuel stations/petrol bunks the reservations in Table-3 shall be dispensed with; and

(vii) Wherever existing road widening is proposed, the road widening area shall be developed and relinquished through a registered relinquishment deed in Form-VIII, free of cost without claiming any compensation to the Local Authority.

(e) A street shall be proposed to improve connectivity to the surrounding area preferably at the boundary of the original plot following appropriate road/street geometry which shall be developed by the applicant and relinquished

to the local authority in case of;

(i) Residential Single plot layout and Group Housing, wherever the extent of the Plot exceeds 0.4 Ha;

(ii) Non-residential Single plot layout, wherever the extent of the Plot exceeds 1.0 Ha.

(f) Area to be reserved for building sites for Commercial use as specified in the Table-3 shall be earmarked in either one or two compact blocks only. However, in case of residential township and integrated township the compact blocks may be more than two.

(ii) In case of plots abutting NH/SH/MDR/ Existing roads above 12.0m, the commercial sites shall preferably be front along such roads.

(iii) Commercial blocks shall preferably be sited either along or at intersection of widest Road/Street of the Layout/Subdivision;

(g) In case of Non-residential- Industrial layouts,-

(i) The siting of Non-residential Industrial layouts shall be in accordance with the Notification No: FEE: 106: EPC: 2021(i) Dated: 10.12.2021 as notified by Karnataka State Pollution Control Board and with such modifications notified from time to time;

(ii) Parking space for vehicles specified in the Table-3 shall be in addition to the Parking space to be provided based on the built-up floor area in a building site as specified in the off street Parking regulation specified in these regulations at Table-8;

(iii) In case of Industrial layouts for quarries; solar power projects; Wind mills the reservations in Table-3 shall be dispensed with;

(iv) In case of layouts in temporarily converted areas for Government notified Infrastructure projects the reservations in Table-3 shall be dispensed with.

(h) If the plot get subdivided by virtue of incorporating the Road/Street or natural features as indicated in the Survey sketch/ Atlas/PT sheet and wherever two or more Building sites are formed, in such cases the regulations applicable to Subdivision of Plot shall mutatis and mutandis apply;

(i) Any person who intends to subdivide any of the single plot layout plan sanctioned under Sl. No. 1(a), 1(c) (i) and 2(a) of Table-3, shall obtain prior approval from the Director or his sub ordinate officer as the case may be treating it as Sub-division. In such cases, the regulations applicable to such sub-divisions as specified under regulation 7 shall mutatis-mutandis apply;

(j) In case where percentage of Parks and open space for any circumstances (such as buffers) is increased to 15% or more, requirement of civic amenity shall be dispensed with;

(k) In case when percentage of park and open spaces for any circumstances is increased more than 10% and, if useful size of civic amenity is not available to be provided, 15% park can be provided and civic amenity can be dispensed with;

(l) Any person who intends to amalgamate Building site of the single plot layout plan sanctioned under Sl. No. 1(a), 1(c) (i) and 2(a) of Table-3 subsequently, Amalgamation of such Building sites may be considered, considering it as amalgamation of Original plot and corresponding regulations as applicable, specified under regulation 7 shall mutatis-mutandis apply;

(m) In case of Group housing Development:

(i) Any person who intends to develop group housing in a single plot layout approved under Sl. No. 1(a) of Table-3 regulations applicable to Group Housing shall mutatis-mutandis apply;

(ii) Parks, Public utilities and Civic Amenity area shall have an exclusive access from the Public Road/Street; and

(iii) Setbacks, spacing between buildings/blocks which regulates the form of the building and Parking space for the built up floor area shall be as specified in under regulation 16 and Table-9.

(n) In case of Residential Township and Integrated Township:

(i) Plot for Townships shall be contiguous and the Existing Road/Street(s) interconnecting different plot may be a part of a Township;

(ii) There shall be hierarchy of roads of different width in the township area. The widest will be determined by the width of the Road/Street giving access to the plot and the Road network in the neighbourhood;

(iii) On reserving the areas for Civic Amenity, Parks, Public utilities, Roads/Streets including widening, Parking space and Non-residential uses in the sub-division plan, as specified in these regulations, the area remaining shall be earmarked for Residential purpose;

(o) In case of Redevelopment or Urban Renewal schemes:

(i) Redevelopment or Urban renewal of any unplanned areas can be taken up either by the Government or any statutory body or local Authority or by any person; and

(ii) Regulations to be followed shall be as specified on a case to case basis, based on the requirements of the project as notified by the Government;

(p) Park and Open Space as Buffer:

(i) Areas to be earmarked as Buffer as specified under regulation 6, shall be diverted for non-agricultural purpose in accordance to the Karnataka Land Revenue Act, 1964 (Karnataka Act 12 of 1964);

(ii) Such buffer areas shall be reckoned in the areas under Parks.

(iii) Roads/streets shall not be allowed inside the buffer area. However, Roads/streets may be allowed across the buffer to establish the connectivity to different plot. Such areas shall be reckoned in the areas under Road/Street;

(iv) Buffer falling within the Road land width which forms and integral part of National Highway or State Highway or any Road/Street for that matter shall be reckoned in the areas under Road/Street;

(v) In case of buffer under High Tension lines, the same shall not be considered for providing roads along the high tension line. The right of way of the roads along such high tension lines shall be exclusive of such buffer.

(vi) A minimum of 3m buffer to be left on all sides of Industrial plots.

8. Scrutiny of Single plot/Layout/Sub-division plan.-

(1) On receipt of application in Form-II, Assistant Director of Town and Country Planning (ADTCP) authorised by the Director shall examine whether the proposal received complies with these regulations;

(2) The ADTCP shall carry out inspection of the Plot and gather necessary information required thereof;

(3) Wherever the layout/sub-division plan needs modification to comply with these regulations, ADTCP shall fix up a conference by serving a notice to the applicant and the suggestions made to modify the plan are recorded. The applicant shall resubmit the modified Single plot/ layout/sub-division plan based on the suggestions made, duly signed by the registered Urban Planner/Architect/Engineer and by the Applicant;

(4) The Director or the sub ordinate officer authorised by the Director may accord Technical approval to the Single plot/ Layout/Sub-division plan or refuse within sixty days from the date of its receipt.

(5) Refusal to approve the Single plot/Layout/Sub-division plan: The Director or the officer authorised by the Director may refuse to give approval for the Single plot/Layout/Sub-division plan received under regulation 4 in the following situations, namely:-

(a) Under the direction from a competent court;

(b) Where the Single plot/Layout/Sub-division plan do not comply with the proviso of these regulations;

(c) Wherever the plot falls in the prohibited or restricted area or zone in the vicinity of the Airport or Defence establishments or notified ASI monument or State archaeology monument and in such other areas notified or as intimated by the Competent Authority; and

(d) Wherever the application is not submitted with the documents as required under these regulations.

(6) Payment of fee under section 4-K: If the proposal is in conformity with these regulations ADTCP shall issue the fee notice in the Form-III and such fee shall be levied as under or as subsequently notified from the Government from time to time.

Sl. no	Area	Rate per sqm of land area			
		Residential	Industrial	Commercial	Others
1.	Urban local body jurisdiction	3.00/m ²	4.50/m ²	6.00/m ²	3.00/m ²
2.	Rural local body jurisdiction	1.50/m ²	2.25/m ²	3.00/m ²	1.50/m ²

9. Technical approval for Provisional Single plot/Layout/Sub-division of plot for demarcation and Development Purpose.-

(1) For demarcation on ground: The Director or the subordinate officer authorised by the director, subject to the payment of fee as specified in the regulation 8(6), technically approve the single plot/layout/sub-division plan, with such necessary conditions in Form-IV, comprising of the Plan duly dimensioned with the areas earmarked for Parks and Open spaces, Civic Amenities, Public Utilities, Roads/Streets including widening, Parking space, any other infrastructure facility, as the case may be, and also Residential and Non-Residential Building site blocks without depicting building sites and its numbers for demarcation on ground subject to,-

(a) The Director or the subordinate officer authorised by the Director shall indicate on the body of the drawing of the approved Single plot/Layout/Sub-division plan for demarcation that, it is for demarcation on ground but not fit for allotment or sale or registration of sites or any part thereof;

(b) A copy of such plan, affixing the seal of approval of the Director or the subordinate officer authorised by the Director, shall be sent to the applicant;

(c) A copy of such plan, may also be sent to the Jurisdictional Tahasildar/ADLR, for information and discrepancies if any, found with regard to depiction of PhotKharab 'A' and 'B' in the Single plot/layout/sub-division plan. The Tahasildar/ADLR shall intimate clarifications back to the Director or the subordinate officer authorised by the Director within fifteen days from the date of receipt of such issues;

(d) The approved Single plot/Layout/Sub-division plan shall be demarcated and set-out on ground by the applicant, specified markers at the corners of the Residential and Non-Residential Site blocks are fixed and painted;

(e) The Applicant shall submit a draft demarcated or as-set-out plan, duly dimensioned along with the co-ordinates of the boundaries of the areas earmarked for Parks and Open spaces, Civic Amenities, Public utilities, Vehicle Parking, as the case may be, and also Residential and Non-Residential Building site blocks with reference to the Continuously Operating Reference Station (CORS)/DGPS established by the appropriate Authority, wherever available;

(f) The Applicant shall submit a demarcated or as-set-out plan, duly signed by the registered Urban Planner/Architect/Engineer and by the Applicant, to a scale not less than 1:500, however, when the area under consideration is larger in extent, the scale of the drawing may be relaxed up to and not more than 1:1000;

(g) The Applicant shall notify the Assistant Director of Town and Country Planning, to inspect the Layout/Sub-division plan demarcated and as-set-out on ground;

(h) After the receipt of the draft demarcated plan as specified, the ADTCP shall scrutinize the Layout/Sub-division plan as demarcated on ground and effected changes, if any, shall inspect the Plot and ensure that the demarcated plan comply with these regulations;

(i) In case of single plot approvals,-

(a) For residential and non-residential layouts: The Director or the subordinate officer authorised by the Director shall grant technical approval in Form-V and forward three copies of the plan to the Local Authority to sanction the plan and release the building site in Form-VI to the applicant wherever no areas are to be relinquished to the local authority; and

(b) For group housing: The Director or the subordinate officer authorised by the Director shall forward three copies of the plan to the Local Authority, thereafter the local authority shall sanction the single plot after getting the required relinquishment deed executed under regulation 7(1)(d).

(2) For Development purpose and release of building site in case of single plot and up to forty percent of building sites in case of layout/ sub division of plot:

(a) On complying with the provisions in regulation 9(1) the Director or the subordinate officer authorised by the Director shall, with such modifications, if any forward the layout/sub-division plan (three copies) duly signed, dimensioned indicating Roads/Streets including widening, Parks, Public utilities, Civic amenity, Parking space and any other infrastructure facility, etc., and also Residential and Non-Residential Sites, as the case may be, with numbering of the same and showing the building site to be released in case of single plot or up to forty percent of the building sites to be released in the first stage for development in case of layout/sub-division of plot and second stage (60%) with such necessary conditions as deemed fit affixing the seal of technical approval to the Local Authority concerned in Form-V for granting provisional sanction and issue of khata for forty percent of the sites released in first stage for registration purpose under the Karnataka Stamps Act, 1957 (Karnataka Act 34 of 1957) and the Registration Act, 1908 (Central Act 16 of 1908).

(b) After the receipt of technical approval, the Local Authority shall issue provisional sanction of the layout/ sub-division plan in Form-VII after getting,-

(i) The areas under Roads/Streets including widening, Parks, Vehicle Parking space, Civic amenity area, Public utility area and any other infrastructure facility, as the case may be, relinquished to the Local Authority through a registered relinquishment deed as in Form-VIII, free of cost without claiming any compensation by the applicant ;

(ii) The corner sites and un released intermediate sites in the layout has to be mortgaged to the Local authority through a registered mortgage agreement as in Form-IX;

(iii) In case of layout developed by the Karnataka Housing Board, the facilities developed for Public utilities may be operated and maintained by Karnataka Housing Board till the time of handing over such facilities to the local authority; and

(iv) In case of Industrial layout/Estate/Park, developed by KIADB, KSSIDC, etc., the facilities developed for Public utilities and Vehicle parking may be operated and maintained by KIADB, KSSIDC, etc., till the time of handing over such facilities to the local authority;

(c) A copy of the technically approved plan under sub-regulation (2)(a), to carry out development works, shall also be sent to the following Agencies/Departments to initiate necessary action with regard to the development works, namely:-

- (i) Jurisdictional officer of KUWSSB/Panchayat Raj Water supply and Sanitation Department for water supply and underground drainage works;
- (ii) Jurisdictional ESCOM'S for electrification work; and
- (iii) Jurisdictional officer of KSPCB for issue of CFE wherever applicable.

(d) The applicant may take up erection of temporary structures like, site office, security posts, accommodation for workers, stores, toilets, and any other essential temporary structures to facilitate the development works in the plot and also its maintenance. However, these structures shall be pulled down by the applicant at his own cost.

(e) While carrying out the development works, if the applicant intends to add few more original plot to the plot already included in the provisionally approved Single plot/Layout/Sub-division plan, modifications to such Layout/Sub-division plan may be considered by the Director or the sub-ordinate officer authorised by the Director in compliance with these regulations as applicable;

10. Validity of the Provisional Layout/Sub-division plan.-

(1) On receipt of the approval for development from the Local Authority concerned under regulation 9(2)(b), the development works shall be completed by the applicant before the expiry of three Years from the date of approval of the Provisional Layout/ sub-division plan for development purposes.

(2) However, the Chief officer/PDO of the Local Authority may on application made before the expiry of above period, extend such period by further period of one year by charging the scrutiny fee as specified in these regulations.

(3) If the development works are not completed within four years from the date of sanction of provisional plan issued to take up development works under

sub-regulation (2)(b) of regulation 9, the Local authority shall forfeit the corner and intermediate sites mortgaged to it and complete the development works.

(4) In case the applicant fails to develop the layout within the specified time, the local authority shall forfeit the corner and intermediate sites and develop the layout.

(5) In case, for any reason, Local Authority cancels the layout approval, same shall be communicated to concerned technical approval officer of Directorate of Town and country Planning.

11. Development works to be carried out.-

(1) Technical specifications about the development works to be carried out viz. levelling, paving, metalling, flagging, channelling, sewerage, draining, street lighting and water supply shall be as notified by the Government from time to time.

(2) The applicant who executes the development works shall have to pay the applicable supervision charges and ETP charges to the Local Authority as per the directions of the Government that may be issued by the Government from time to time.

(3) Development works shall be executed by the applicant and inspection of the same shall be carried out in a manner as notified by the Government from time to time.

(4) On completion of development works, the applicant shall submit As-built-plan along with an application for issuing the final Single plot (wherever applicable under these regulations)/Layout/Subdivision Plan to the Local authority in Form-X.

(5) The Applicant shall give a notarised undertaking to the Local Authority concerned declaring his responsibility of maintaining the entire infrastructure works in good condition up to the end of the defect liability period as decided by the local authority.

(6) The Local Authority shall ensure the completion of all development works in the layout including all infrastructure facilities and shall obtain the certificate of completion of all development works from the concerned Authority/Agency/ Department as specified below, namely:-

(a) Development of infrastructure related to Water supply and Under Ground Drainage from the urban water supply and sewerage board in municipal areas. In case of areas other than municipal areas from the water supply and sanitation wing of Panchayat Raj Engineering Department;

(b) Electricity supply company (ESCOM), that the area has serviced electricity;

(c) STP completion certificate from the Karnataka State Pollution control board, wherever applicable; and

(d) In case of Gram Panchayat areas, Panchayat Raj Engineering Department and in municipal areas the concerned Municipality with regard to development of Roads/Streets, Parks.

12. Release of Building site in the applicable single plot or Building sites (sixty percent) in the layout/ sub division plan.- (1) On receipt of the application along with as-built-plan and completion certificates with regard to completion of all development works, the Local authority shall verify the Layout/Sub-division plan as built on ground to comply with the layout plan issued in Form VII and comply with these regulations.

(2) On complying with the provisions of regulation 11 and on obtaining technical approval for sanction of the final layout in Form XII, as part of second stage, the Local Authority shall issue Final sanction for the layout in Form-XIII and shall release second stage (60%) Residential and Non-residential Building sites, as the case may be, mortgaged to the Local authority, with such necessary conditions as deemed fit by affixing seal of approval on the body of the Single plot/final Layout/Sub-division plan that, Building sites are fit for issue of khata by the Local authority and allotment and for registration purposes under the Karnataka Stamps Act, 1957 (Karnataka Act 34 of 1957) and the Registration Act, 1908 (Central Act 16 of 1908).

(3) The Local authority shall maintain the parks in accordance with the Karnataka Parks, Play-fields and Open spaces (Preservation and Regulation) Act, 1985 (Karnataka Act 16 of 1985) and the civic amenity sites shall be allotted as directed by the Government.

(4) Wherever necessary, Consent for Operation from the Karnataka State Pollution Control Board for such projects as specified, shall be obtained from the competent authority concerned.

13. Monitoring during defect liability period.- (1) The Applicant shall maintain the infrastructure developed, during the defect liability period as decided by the local authority concerned from the date of final approval of the Layout.

(2) The Local Authority shall monitor the maintenance of the infrastructure developed by the Applicant in the layout during the defect liability period.

(3) In case any defects related to the development of infrastructure is found, the Local Authority shall bring it to the notice of the applicant specifying the defects and it shall be the duty of the applicant to rectify such defects at his own cost. However, if the applicant fails to rectify the defects within thirty days of notice, the Local Authority shall be entitled to initiate action under the respective statutes.

(4) The Government may issue necessary directions to the Local Authority from time to time in this regard.

14. Amalgamation and Sub-division including bifurcation of Building site.-

(1) Amalgamation of Building sites:

(a) Building site which is a part of the layout/sub-division plan/scheme duly approved by the Director or the sub ordinate officer authorised by the Director or Gramatana site may be amalgamated with prior permission of the Director or the subordinate officer authorised by the Director;

(b) Director or the subordinate officer authorised by the Director, in addition to ensuring that the building site does not fall in the survey number of the village, shall also have to obtain duly signed document that establishes the site as Gramatana site from Tahsildar or such Competent Authority of the Revenue Department;

(c) Amalgamation of the building sites shall be considered only in the case of building sites having absolute ownership and sites that are held by private individuals which are under lease agreement shall not be considered;

(d) Residential Building sites shall not be amalgamated with Non residential building sites. Similarly Non-Residential building sites only may be amalgamated;

(e) Ownership of the sites to be amalgamated could be either single or multiple names/family members/company;

(f) Amalgamation shall not be considered where Building sites are earmarked as EWS sites in the Sub-division plan or layout;

(g) An additional fee for such amalgamated Building Site shall be collected as specified under regulation 8(6);

(h) Permission for construction of building shall be given considering the amalgamated building site as a single building site and regulations for development in case of such amalgamated building site shall be reckoned with reference to the new dimensions and area of the amalgamated building site ;

(i) The local authority shall not issue khata for amalgamated building sites without the prior approval of the Director or the subordinate officer authorised by the Director; and

(j) Amalgamation of Building site sanctioned under Sl.No.1 (a), 1(c)(i) and 2(a) of Table-3 of may be considered treating it as amalgamation of Original plot. In such cases, the regulations applicable to such amalgamated plot as specified under regulation 7 shall mutatis-mutandis apply.

(2) Sub-division including Bifurcation of Building site:

(a) A Building site which is a part of the sub-division plan/layout/scheme duly approved by the Director or the subordinate officer authorised by the Director or Gramatana site may further be subdivided with prior permission of the Director or the subordinate officer authorised by the Director;

(b) The Director or the subordinate officer authorised by the director shall have to obtain duly signed document that establishes the site as Gramatana site from Tahsildar or such competent authority of the Revenue Department ;

(c) In any case, the subdivided sital area shall not be less than 50 Sq.m;

(d) In all such sub-divisions, whether corner site or intermediate site, front setback for the resulting site abutting the road shall be the same as that of the original Building site and not that of the subdivided Building site;

(e) Subdivided Building site shall have an access of minimum 3.5m wide;

(f) The Subdivided Building site facing the road/street shall have a minimum of 6.0 m frontage;

(g) For sub-division of the Building site provision for Parks and Open spaces, Civic Amenities, etc., shall be dispensed with subject to the compliance with these regulations;

(h) An additional fee for such sub-division of the Building site shall be collected as specified in regulation- 8(6); and

(i) The Local authority shall not issue khata for subdivision or bifurcation of building sites without the prior approval of the Director or the subordinate officer authorised by the Director.

15. Change in use of building sites.- In case of building sites abutting NH/SH/MDR and roads above 20.0 m, the change in use of building site except industrial use building may be permitted on payment of fee for such change in use. The fee shall be levied at such rate as specified below,-

Sl.no	Area	Rate per sqm of building site area for change in use to		
		Residential	Commercial	Others
1.	Urban local body jurisdiction	100.00/m ²	200.00/m ²	75.00/m ²
2.	Rural local body jurisdiction	75.00/m ²	150.00/m ²	50.00/m ²

Note: (1) Other uses include charitable, religious and philanthropic institutions of non-profit nature such as Old age homes, Destitute homes and Child care centres, as the case may be and certified by the Deputy Commissioners of concerned districts to be of non-profit nature.

(2) Educational institutions, health institutions and any other public and semi public buildings run by private individuals and institutions are to be treated as commercial uses except those specified in Note-1.

PART-B
REGULATIONS FOR DEVELOPMENT OF BUILDING

16. Minimum setbacks for Residential and Non-residential buildings.-

(1) Minimum setback for Residential buildings including group housing for height below 15.0m:

TABLE -- 4

Sl. No	Building Site size	Setbacks				Parking allowed	Maximum Height of the building in metres	Number of floors permissible
		Front	Rear	Right	Left			
1	Upto 100 Sq.m							
	Any Road width	1.25	0	0.75	0	Stilt	Below 11.5	(Stilt+3)
2	Above 100 Sq.m Upto 150 Sq.m							
	Any Road width	1.25	1.0	0.75	0	Stilt	Below 11.5	(Stilt +3)
3	Above 150 Sq.m upto 300 Sq.m							
	Road width							
	(i) below 9.0m	1.50	1.0	1.0	1.0	Stilt	Below 11.5	(Stilt +3)
	(ii) 9.0m and above	1.50	1.0	1.2	1.2		Below 15.0	(Stilt +4)
4	Above 300 Sq.m upto 500 Sq.m							
	Road width							
	(i) Below 9.0m	2.0	1.0	1.0	1.0	Stilt	Below 11.5	(Stilt +3)
	(ii) 9.0m and upto 18.0m	2.5	1.5	1.5	1.5	Basement or stilt	Below 15.0	(Stilt +4) or (Basement+Ground+3)
	(iii) Above 18.0m and upto 30.0m	3.0	1.5	1.5	1.5			
	(iv) Above 30.0m	6.0	1.5	1.5	1.5			
5	Above 500 Sq.m upto 4000 Sq.m							
	Road width							
	(i) Below 9.0m	2.0	1.0	1.0	1.0	Stilt	Below 11.5	(Stilt +3)
	(ii) 9.0m and upto 18.0m	2.5	2.5	2.5	2.5	Basement or stilt	Below 15.0	(Stilt +4) or (Basement+Ground+3)
	(iii) Above 18.0m and upto 30.0m	3.0	2.5	2.5	2.5			
	(iv) Above 30.0m	6.0	2.5	2.5	2.5			
6	Above 4000 Sq.m							
	Road width							
	(i) Below 9.0m	6.0	5.0	5.0	5.0	Stilt	Below 11.5	(Stilt +3)
	(ii) Above 9.0m	6.0	5.0	5.0	5.0	Basement or stilt	Below 15.0	(Stilt +4) or (Basement+Ground+3)

Note:

- (i) In case of Building sites upto 150 sqm the right setback may be permitted to be swapped with the left setback if the applicant so desires.
- (ii) In Building sites mentioned in Sl.no. 2 and 3, if the applicant desires to construct only Ground+ 2 floors , setbacks specified for G+2 floors only may be permitted subject to submission of undertaking that additional floors shall not be constructed on the building site and the Local authority shall not permit any additional floors thereafter
- (iii) Height of the Stilt is included in the height of building.
- (iv) Ramp slope of 1 in 8 shall be maintained wherever Basement is provided.
- (v) Where building plots about NH SH the minimum front setback shall be the building line or the front setback whichever is higher

(2) Minimum setback for Non Residential buildings except Industrial buildings for height below 15.0m:

TABLE - 4A

Sl. No	Building Site size	Setbacks			Parking allowed	Maximum Height of the building in metres	Number of floors permissible
		Front	Rear	Right Left			
1	Upto 150 Sq.m Road width						
	(i) Below 9.0m (ii) 9.0m and above	1.50	0	0	0	Below 11.5 Below 15.0	(Stilt +3) (Stilt +4)
		1.50	0	0	0		
2	Above 150 Sq.m upto 300 Sq.m Road width						
	(i) Below 9.0m (ii) 9.0m and above	2.0	0	1.0	1.0	Below 11.5 Below 15.0	(Stilt +3) (Stilt +4)
		2.0	0	1.0	1.0		
3	Above 300 Sq.m upto 500 Sq.m Road width						
	(i) Below 9.0m (ii) 9.0m and upto 18.0m	2.5	1.5	1.5	1.5	Below 11.5 Below 15.0	(Stilt +3) (Stilt +4) or
		3.0	1.5	1.5	1.5	Basement	

	(iii) Above 18.0m and upto 30.0m	4.5	1.5	1.5	1.5	or stilt	(Basement+Ground+3)
	(iv) Above 30.0m	6.0	1.5	1.5	1.5		
4	Above 500 Sq.m upto 4000 Sq.m						
	Road width						
	(i) Below 9.0m	2.5	2.0	2.0	2.0	Stilt	(Stilt +3)
	(ii) 9.0m and upto 18.0m	3.0	2.5	2.5	2.5	Basement or stilt	(Stilt +4) or (Basement+Ground+3)
	(iii) Above 18.0m and upto 30.0m	4.5	2.5	2.5	2.5		
	(iv) Above 30.0m	6.0	2.5	2.5	2.5		
5	Above 4000 Sq. m						
	Road width						
	Above 9.0m	6.0	5.0	5.0	5.0	Basement or Stilt	(Stilt +4) or (Basement+Ground+3)

Note:

- (1) In case of Building sites above 500Sq.m the minimum all-around setbacks in case of educational buildings; Institutional buildings; Storage buildings including Warehouses/Godowns shall be 4.5m or the setbacks prescribed in Table-4A whichever is higher.
- (2) In case of corner sites both the sides facing the roads shall be treated as front and setbacks considered accordingly.
- (3) Height of the Stilt is included in the height of building.
- (4) Ramp slope of 1 in 8 shall be maintained wherever Basement is provided.
- (5) In case of buildings existing prior to the commencement of these regulations, whenever Permissions are to be granted for upper floors of the existing buildings, the setbacks specified in these regulations may be considered at the lowest floor level at which the additional constructions are to be permitted, subject to the submission of the structural stability certificate from the registered structural engineer.
- (6) The dwelling units and habitable rooms shall comply with the Lighting and ventilation requirements specified in the building byelaws and areas where not specified in the Building byelaws, Clause 20 of the Part 3 - Development Control Rules and General Building Requirements of National Building Code, 2016 shall be complied with.

(7) In case of group housing in a building site,-

- (a) The minimum extent of building sites in approved layouts for development of group housing shall be 500 Sqm;
- (b) In approved layouts for group housing development reservation of parks and civic amenities shall not be applicable;
- (c) The distance between adjacent building blocks in the group housing within building site(s) shall not be less than one third the height of the taller building;
- (d) The Building blocks shall be considered as separate entity/ unit even when connections are established in between the blocks through foyers, foot bridge, lift lobbies, Basement, Podium or any other structure at any level of the building blocks and the distance between the buildings shall be as specified at (C) above;
- (e) Areas required for Transformers/generators as specified by the competent authority shall be indicated in the plans subject to a minimum of 3mx5m;
- (f) Areas required for Sewage treatment plants and handling of Solid waste as specified by the competent authority shall be indicated in the plans; and
- (g) In case of building site area exceeding 5000 Sqm or with dwelling units above 200 Nos three percent of the area shall be reserved for segregation, storage, decentralized processing of solid waste as specified in the Solid Waste Management Rules, 2016 and indicated in the plan.
- (8) Water supply and draining shall be indicated in the proposals as well as the means of final disposal of waste (Open drains/ UGD/ Septic tanks).
- (9) Storm water drains shall be indicated in the plans;
- (10) Rain water harvesting provisions in Building sites above 100 sqm shall be indicated as specified in the Building byelaws shall be indicated in the plans and in areas not specified in the Byelaws it shall be indicated in the Plan as specified in Annexure-I.
- (11) Solar assisted water heating systems as specified in the Building byelaws shall be indicated in the plans and in areas not specified in the Byelaws it shall be indicated in the Plan as specified in Annexure-II.
- (12) Provisions for Electric Charging points / charging stations specified as notified by the Government for the Local Planning Areas shall be applicable in the areas beyond Local Planning Areas also.
- (13) Road Margins for NH, SH, MDR and Village roads shall be applicable as notified by the Government from time to time.

(3) Minimum setbacks and width of the road for all types of buildings of height 15.0m and above (i.e., High rise buildings with mechanical means of vertical circulation (Lifts/elevators/ escalators):

TABLE - 5

Sl. No.	Height of the building	Front, rear and side setbacks (Min in m)	Minimum width of the Road
1.	15.0m and above upto 18.0m	6.0 m	12.0m
2.	Above 18.0m upto 21.0m	7.0m	12.0m
3.	Above 21.0m upto 24.0m	8.0m	15.0m
4.	Above 24.0m upto 27.0m	9.0m	15.0m
5.	Above 27.0m upto 30.0m	10.0m	18.0m
6.	Above 30.0m upto 35.0m	11.0m	18.0m
7.	Above 35.0m upto 40.0m	12.0m	24.0m
8.	Above 40.0m upto 45.0m	13.0m	24.0m
9.	Above 45.0m upto 50.0m	14.0m	30.0m
10.	Above 50.0m upto 55.0m	16.0m	30.0m
11.	After 55.0m, 2.0m additional setback for every 5m of height shall be insisted		

(4) Maximum Coverage, FAR, minimum setbacks and minimum road width for Industrial buildings below 15.0m height:

TABLE-6

Sl. No.	Extent of Building site in sqm	Setbacks (m)		Maximum ground coverage	Permissible FAR	Minimum Road width
		Front	Rear and sides			
1.	Upto 255 sqm	3.00	1.50	65%	1.50	9.0
2.	Above 255-510	3.00	2.50	65%	1.50	9.0
3.	Above 510-1020	4.50	3.00	65%	1.75	12.0
4.	Above 1020-2025	8.00	4.50	65%	1.75	12.0
5.	Above 2025-4050	9.00	6.00	65%	2.00	12.0
6.	Above 4050-8100	10.00	8.00	65%	2.00	12.0
7.	Above 8100-12200	10.00	8.00	65%	2.25	18.0
8.	Above 12200	10.00	8.00	65%	2.50	18.0

Note: In case of buildings exceeding 15.0 m or higher the setbacks in Table-5 or Table- 6 whichever is higher shall be considered.

- (5) Residential and Non residential Buildings with Courtyard:
 (a) buildings with central courtyard shall be allowed on building sites of extent above 300 Sqm;
 (b) the Minimum dimension of the courtyard shall not be less than 2.0m on any side;
 (c) the side and rear setbacks in case of Court yard buildings shall be as specified in Table-7,-

TABLE-7

Sl. no	Building site size	Height of building	Front setback	Side and rear setbacks
1.	300Sqm upto 500 sqm	Upto 15.0m	As per table-4 / 4A	1.0m
		15.0m and above	As per table-5	As per table-5
2.	Above 500 Sqm upto 4000sqm	Upto 15.0m	As per table-4	1.5m
		15.0m and above	As per table-5	As per table-5
3	Above 4000sqm	Upto 15.0m	As per table-4 / 4A	2.5m
		15.0m and above	As per table-5	As per table-5

- (d) the courtyard shall have the area open for the entire height of the building; and
 (e) the area of the court yard shall not be less than 9.0 Sqm or the square of one fifth the height of the highest wall abutting the courtyard whichever is higher.

17. Setbacks.- The Setbacks shall be as specified below:-

- (i) Front and rear setbacks shall be with reference to depth of the site;
 (ii) The left and right setback shall be with reference to width of the site;
 (iii) The setbacks shall be provided within the Building site only proposed for development;
 (iv) Wherever building lines are fixed, in such cases the front setback or the building line whichever is higher shall be considered as the front setback for the building. In case of plots/building sites abutting NH/SH/MDR, Other District Roads and Village roads the building lines prescribed by the competent authority or the front setback whichever is higher shall be considered as front setback;
 (v) In case of building facing more than two roads, the building site should be considered as corner site taking two wider roads into consideration; and
 (vi) In case of site facing roads both in front and rear, both the sides facing roads shall be treated as front and other two sides not facing roads shall be treated as side setbacks.

18. Constructions permitted within setback area.-

- (1) In case of any residential or non residential (single plot/sub division including group housing) developments, areas reserved for parks, Civic amenity, Public utility and roads/streets shall not be considered in the setbacks.

(2) Watchman's cubicles not exceeding 3.0m², Pump rooms, Sump tanks, Sewage treatment plants below ground level, Swimming pools shall be allowed in the setback area. However in case of buildings above 15.0m the clear distance of 6.0m for the fire drive way shall be left clear without any obstructions.

(3) In case of building sites upto 300 sq.m an open staircase shall be permitted in the setbacks.

(4) The ramp to basement shall start beyond the fire driveway in case of high rise buildings.

(5) In case of building sites of extent upto 150 Sqm, building in the rear setback at the right or left side may be permitted upto one third the depth and width of the building site.

(6) Porch/portico/Pergolas are permitted in the front and side setbacks and shall be allowed upto one third the depth/width of the building site. Minimum width of 2.5m in the front set back shall be considered where parking is to be permitted.

(7) Balcony projections not exceeding one third of setback subject to a maximum of 1.1m in the first floor and 1.75m in and above second floor may be permitted. No balcony is allowed at the ground floor level in the prescribed setback.

(8) Weather shades not more than 0.75 m wide or one third of the setback whichever is less may be permitted to project into the setback open space.

(9) For single dwelling units parking is allowed in setback area.

19. Height of the building: The vertical distance measured, in case of flat roofs, from the average level of the ground around and contiguous to the building upto the highest point of the building and in case of pitched roofs, up to the point where the external surface of the outer wall intersects the finished surface of the sloping roof, and in case of gables facing the road, the midpoint between the eaves level and the ridge. Architectural features, Parapet, Over head water tanks, Lift machine rooms, and solar roof installations shall be exempted from the calculation of height of the building.

20. Basement storey or Cellar: (1) Shall mean the lower storey of a building having part of the floor (basement or cellar) below average ground level. Basement shall not be more than 1.2 m above the ground level and overall height of the basement under any circumstances shall not exceed 3.00 m between the floor and the ceiling of the basement in case of normal parking. In case of stacked/mechanical parking the height of the basement may be permitted up to a maximum of 4.50m

(2) Basement floors up to a maximum of 2 levels may be permitted for car parking.

(3) Permissible uses in the Basement for buildings other than 3 star and above category hotels:

(a) Dark rooms for X ray and storage of light sensitive materials;

- (b) Bank Safes/ Strong rooms;
- (c) Air condition handling units/equipment, connected with the building;
- (d) Parking;
- (e) Radiology rooms; and
- (f) Home theatre in case of residential buildings subject to the condition of providing access from the ground floor.

(4) In case of 3 star and above category of hotels, the spare area in the basement after catering to the requirement of parking facilities may be allowed to be used for other purposes incidental to the running of the hotel, such as health club, shopping arcade, dining area without kitchen facilities, administrative office, gym rooms, banquet/conference facility, swimming pool, discotheque, etc subject to compliance of the lighting and ventilation requirements specified in National building Code, 2016.

(5) Parking area shall not be used for any other purposes.

(6) When Basement is used for Car parking, the convenient entry and exit shall be provided.

(7) The driveway shall have slope ratio of 1 in 8.

(8) 3.5m shall be the ramp width in case of one way and 6.0m shall be the ramp width for two way and ramp shall commence leaving 1.5m from the edge of the property.

(9) Adequate drainage, ventilation, lighting arrangements shall be made in accordance with the National building Code, 2016.

21. Parking Standards.- The parking standards shall be as given in table-8, below:-

TABLE-8

Sl. No.	Occupancy	One car parking space of 2.5 x 5.5m for every
1.	Residential (i) Single dwelling	Dwelling unit of built up area above 100m ²
	(ii) Multi dwelling units	(a) 2 dwelling units of built up area of 101 to 200m ² (b) 1 dwelling unit of built up area above 200m ²
2.	Lodging establishments, tourist homes and hotels with lodging and accommodation	6 guest rooms
3.	Educational	(i) 70m ² area or fraction thereof of administrative office area and public service areas; (ii) 120 seats in the auditorium.

4.	Institutional/ Medical	20 beds (private) 30 beds (public)
5.	(a) Assembly halls	120 seats
	(b) Cinema theatres/ multiplex	As specified in the Karnataka Cinemas (Regulation) Act, 1964 and the Regulations Notified.
	(c) Marriage halls/ Kalyana mantapas and community halls	50m ² built up area
	(d) Restaurants	60 seats
	(e) Stadia and exhibition centre	240 seats
6.	(a) Business offices and firms for private business	300m ² area and fraction thereof
	(b) Public or semi public offices	500m ² area and fraction thereof
7.	Mercantile	300m ² area or fraction thereof
8.	Industrial	400m ² area or fraction thereof

Note: Parking space requirements specified in the Table-9 shall be reckoned for the calculation of the Built up area for calculating of the applicable fee levied for granting technical opinion for construction of building.

22. Space standards for various buildings/ uses.- Space standards for various buildings or uses shall be as specified in Table-9, below:-

TABLE-9

Sl. No	Building use	Min. road width in Meters.	Minimum. Size of plot in sq.m
1	Kalyana Mantaps	18	2000
2	Cinema theatres	In accordance with the Karnataka Cinemas (Regulation) Act,1964	In accordance with the Karnataka Cinemas (Regulation) Act,1964
3	Social clubs and amenities	12	1000
4	Multi storey car parking	12	1000
5	Middle school	12	As prescribed by the Competent Authority
6	High school with play ground, Integrated Residential School	12	

7	College and higher educational institutions	18	
9	Hotels and lodges,	12	500
10	Service Apartments.	12	500
11	Places of congregation	12	500
12	Public libraries	12	300
13	Conference hall	12	500
14	Community hall	12	750
15	Nursing homes/ polyclinics	12	1000
16	Star hotels (up to 3 star)	15	2000
17	Star hotels (above 3 star)	15	4000
18	Research and Development lab	15	2000

23. Space standards and regulations for establishment of Filling Stations.- The space standards for filling stations and LPG storage godown shall be as given in the Table-10, below:-

Table-10

Sl. no	Type of facility	Minimum dimensions of plot (Width (m) x Depth (m))	Minimum front setback in metres (m)	Coverage	Height in metres (m)
1.	Only filling station	17x30	3	20%	6(canopy height)
2.	Filling cum service station	30x36	6	20%	6(canopy height)
3.	Filling cum service station cum workshop	33x45	6	20%	6(canopy height)
4.	Filling station only for two and three wheelers	15x18	6	20%	6(canopy height)
5.	CNG mother station (including building component-control room/office/dispen	30x36	6	20%	4.5(Building height-single storey)

	single room/store, pantry and W.C.)				
6.	LPG Godown/ Gas godown (Area inclusive of guard room)	20x26	6	20%	4.5 (Building height-single storey)

NOTE: 1. The above standards for filling stations include both LPG stations and other fuel stations.

2. Single plot layout approvals for filling stations shall be granted on plots with the dimensions specified in the Table-11.

3. Prior approval granted by the Deputy Commissioner/Competent Authority shall be submitted with the application for single plot layout approval.

4. Minimum distance from the road intersections,-

(a) For minor roads of width below 30m: 50m from the centre of the road intersection.

(b) For major roads of width of 30m and above: 100m from the centre of the road intersection.

5. New petrol pumps shall be permitted on National Highway, State Highway and Major district roads irrespective of the existing road width and it shall not be permitted on other roads of width below 12m subject to the allotment by Oil marketing companies (OMC) and approval by the Deputy Commissioner of the district.

24. Regulations for buildings within gramthana limits and existing built up areas.- (1) All proposed constructions within the core of Town (gramthana limits/Existing built up areas) shall comply with the following, namely:-

(i) Reconstruction:

(a) In case of reconstruction of buildings upto Ground+1 floor:

(i) No setbacks shall be insisted. However the front set back shall not be less than 1.2m and the dwelling units and habitable rooms shall comply with the Lighting and ventilation requirements specified in the building byelaws;

(ii) Rain water harvesting provisions in Building sites above 100 sqm as specified in the Building byelaws shall be indicated in the plans and in areas not specified in the Byelaws it shall be indicated in the Plan as specified in Annexure-I;

(iii) Solar assisted water heating systems as specified in the Building byelaws shall be indicated in the plans and in areas not specified in the Byelaws it shall be indicated in the Plan as specified in Annexure-II; and

(iv) Any means of access including private streets, lanes/by-lanes, pathways, Passage with easement rights shall be indicated as existing in the plan.

(b) In case of reconstruction of buildings above Ground+1 floor the regulations 16 to 24 in Part-B of these regulations shall be applicable.

(ii) New constructions:

(a) For New constructions in Gramathana sub-regulation (i)(a) above shall be applicable; and

(b) For constructions in existing building sites beyond Gramathana the regulations 16 to 24 shall be applicable.

(2) Whenever Permissions are to be granted for upper floors of the existing buildings, the setbacks specified in these regulations may be considered at the lowest floor level at which the additional constructions are to be permitted, subject to the submission of the structural stability certificate from the registered structural engineer.

25. Areas under special control-

(1) Areas in the vicinity of airports:

(a) No objection certificates from the Airport authority of India in case of areas in the vicinity of airports shall be submitted by the applicant prior to granting technical approval of building plan.

(b) Height limitations in the vicinity of Aerodromes:

Sl. no	Limits of distance from the Aerodromes point measured horizontally to Buildings/ structures or installations	Difference between the elevation of the top of the buildings /structures or installations and the elevation of the Aerodromes(Aerodrome reference point).
(i) International Civil Air-ports and their alternates:		
	Between 8534 M and 22224 M	Less than 152 m
	Between 7315 M and 8534 M	Less than 122 m
	Between 6096 M and 7315 M	Less than 91 m
	Between 4877 M and 6096 M	Less than 61 m
	Between 4267 M and 4877 M	Less than 49 m
	Between 3658 M and 4267 M	Less than 37 m
	Between 3048 M and 3658 M	Less than 24 m
	Between 2438 M and 3048 M	Less than 12 m
	Below 2438 M	Nil except with the prior concurrence of the Local Aerodrome Authorities.
(ii) Other Civil Air-Ports and Civil Aerodromes		
	Between 7925 M and 22324 M	Less than 152 m
	Between 6706 M and 7925 M	Less than 122 m
	Between 6486 M and 6706 M	Less than 91 m
	Between 4267 M and 6486 M	Less than 61 m
	Between 3658 M and 4267 M	Less than 49 m
	Between 3048 M and 3658 M	Less than 37 m
	Between 2438 M and 3048 M	Less than 24 m
	Between 1829 M and 2438 M	Less than 12 m
	Between 1829 M and below	Nil except with the prior concurrence of the Local Aerodrome Authorities.

(2) Areas in Coastal Regulation Zones:

(a) In case of areas falling within the Coastal regulation zones notified by

Forest Environment and Climate Change, Government of India Notification dated: 18.01.2019, No objection certificates from the Coastal Regulation authority shall be submitted by the applicant prior to granting technical approval of building plan.

(b) The regulations notified in the Ministry of Forest Environment and Climate Change, Government of India Notification dated: 18.01.2019 and any subsequent amendments shall be applicable in the Coastal Regulations Zone.

(3) In areas notified as protected monuments and precincts: No objection certificates or permission from the competent authority of Archaeological Survey of India (ASI)/State Archaeology Department(SAD) in case of areas falling in prohibited/regulated areas around protected monuments and precincts as notified by ASI/SAD shall be submitted by the applicant prior to granting technical approval of building plan.

(4) Prohibited area: Every area, beginning at the outer limits of the protected monument and extending to a distance of one hundred meters in all directions in case of Department of Archaeology and Museums, Government of Karnataka and ASI, Government of India protected monuments or an area more than one hundred meters as notified under the Ancient Monuments and Archaeological Sites and Remains (Amendment and Validation) Act, 2010.

(5) Regulated area: Every area, beginning at the limit of prohibited area in respect of every ancient monument and archaeological site and remains, extending to a distance of two hundred meters in all directions in case of Department of Archaeology, Museums and Heritage, Government of Karnataka and ASI, Government of India protected monuments or an area more than two hundred meters which is notified under the Ancient Monuments and Archaeological Sites and Remains Act, 2010.

(6) Regulations:

(i) Prohibited area: The 'Heritage byelaws' notified under the provisions of the Ancient Monuments and Archaeological Sites and Remains (Amendment and Validation) Act, 2010 in respect of the protected monument and protected area shall mutatis mutandis apply. However in the absence of such byelaws the Local Authority may permit any construction within the prohibited area subject to the approval or production of No Objection Certificate from Archaeological Survey of India under the Ancient Monuments and Archaeological Sites and Remains (Amendment and Validation) Act, 2010 or from the Department of Archaeology, Museums and Heritage, Government of Karnataka as the case may be.

(ii) Regulated area: The 'Heritage bye-laws' notified under the provisions of the Ancient Monuments and Archaeological Sites and Remains (Amendment and Validation) Act, 2010 in respect of the protected monument and protected area shall mutatis mutandis apply. However in the absence of such byelaws the Local Authority may permit any construction within the Regulated area, subject to approval or production of No Objection Certificate from Archaeological Survey of India under the Ancient Monuments and Archaeological Sites and Remains (Amendment and Validation) Act, 2010 or from the Department of Archaeology, Museums and Heritage, Government of Karnataka as the case may be.

Note: Any subsequent amendments to the Ancient Monuments and Archaeological Sites and Remains (Amendment and Validation) Act, 2010

regarding the Prohibited area and regulated areas shall mutatis mutandis apply from the date of such notification.

(7) Natural Areas: No development shall be permitted in Eco-Sensitive areas like river beds, tank bed areas, rocky outcrops, hillocks and forest areas.

(8) Eco Sensitive zones: In case of Eco sensitive Zones declared or Notified under the Environment (Protection) Act, 1986 (Central Act 29 of 1986) permission shall be accorded as approved by the Competent Authority or Committee designated under such notification.

26. Permission for construction of buildings.- (1) Any person who intends to take construction of building shall apply for sanction to the Local Authority concerned in the form prescribed by the Local authority.

(2) The Local authority shall forward the proposal to the subordinate officer authorised by the Director in Form XIV seeking the technical opinion under these regulations for sanctioning building plan approval.

(3) The Subordinate officer authorised by the Director shall verify the plans. If the proposal is in conformity with these regulations Subordinate officer authorised by the Director shall issue the scrutiny fee notice in the Form-XV and such fee shall be levied as under or as subsequently notified from the Government from time to time,-

Sl.no	Area	Rate per sqm of built up area			
		Residential	Industrial	Commercial	Others
1.	Urban and Rural local body jurisdiction	1.00/m ²	2.00/m ²	4.00/m ²	1.00/m ²

Note: 1. Other uses include charitable, religious and philanthropic institutions of non-profit nature such as old age homes, destitute homes and child care centres, as the case may be and certified by the Deputy Commissioners of concerned districts to be of non-profit nature.

2. Educational institutions, health institutions and any other public and semi public buildings run by private individuals and institutions are to be treated as commercial uses except those specified in Note-1.

3. Stilt and basement areas are to be reckoned for calculation of built up area for levy of fee in the table above.

4. In case of mixed use buildings permitted in accordance with these regulations, the fee shall be calculated at the rates applicable for such use separately.

(4) On receipt of fee the Subordinate officer authorised by the Director shall furnish technical opinion for according building plan approval in Form-XVI

(5) The Local Authority shall establish an end to end online building plan approval process within one year from the date of notifying these regulations.

27. No objection certificates from the competent authorities.- No Objection Certificates shall be submitted by the applicant, wherever applicable, prior to sanction of building plan approval, issued by the following authorities, namely:-

- (i) Airports Authority of India;
- (ii) Karnataka Pollution Control Board, MoEF, Competent authority or committee notified for Eco sensitive zones;
- (iii) Deputy Commissioner in case of Cinema theatres and Multiplex under the Karnataka Cinema Regulation Act;
- (iv) Coastal Regulation Authority;
- (v) Archaeological Survey of India; State Archaeology Department;
- (vi) Fire Services Department for buildings of height 15 m or above and for such other buildings/special buildings referred to in Part 4-Fire and Life Safety of the NBC-2016;
- (vii) In case of buildings or building complex that have a connected load of 100 KW or greater or a contract demand of 120 KVA or greater and are intended to be used for commercial purposes No objection Certificate with respect to the compliance with the Code, for electrical installation shall be obtained from the State Electrical inspectorate;
- (viii) Deputy Commissioner in case of religious building in accordance with the directions in the Circular No.RD:65:Mu.Aa.Bi: 2001 Dated: 24.12.2001; and
- (ix) Indian railways.

Note: In case of religious buildings and buildings for schools and colleges the directions in the circular UDD: 237: BEMAPRA: 2009 Dated: 19.09.2009, shall be applicable.

28. Permission for erection of Telecommunication towers.- Permission shall be granted by the Urban local authority in accordance with the Bruhat Bengaluru Mahanagara Palike and Karnataka Municipal Corporations Telecommunication Infrastructure and Underground Optical Fibre Cable Rules and Bye-laws and the Karnataka Municipalities Telecommunication Infrastructure and Underground Optical Fibre Cable Rules and Bye-laws in the urban local authority jurisdiction and in other areas shall be regulated as specified in Annexure-III.

29. Compliance of Karnataka Energy Conservation Building Code.- The permissions shall be granted by the Local Authority in accordance with the Karnataka Energy Conservation Building code (KECBC) 2018, as modified from time to time and the Karnataka Energy Conservation Building Code (KECBC) Rules, 2018, as modified from time to time and incorporated in the building byelaws. In the areas which are not specified in the bye-laws the provisions in Annexure-IV will be complied with.

30. Interpretation of the regulations.- For any doubts that may arise in interpretation of these regulations, the Director of Town and Country Planning shall be consulted and the decision by the Director of Town and Country Planning shall be final.

31. Consequences of notification of these regulations.- (1) On commencement of these regulations, the directions issued in the following circulars shall cease to apply in the areas beyond Local Planning Areas, namely:-

- (1) UDD: 112: BEM RU PRA 2005, Dated: 26.05.2005;
- (2) UDD: 599: MY AA PRA 2012, Dated: 3.12.2012;

(3) UDD: 08: TTP: 2013, Dated: 24.05.2014; and
 (4) RDPR Guidelines No: Gra Aa Pa: 86: Gra Pam Aa: 2014 Dated 11.11.2014.

(2) Nothing in sub-regulation (1) shall effect the previous operation of the said circular directions or guidelines.

(3) Any errors or omissions or commissions in the approvals granted prior to these regulations shall be rectified in accordance to the regulation applicable at the time of granting such approval.

(4) Anything done or any action taken in accordance with such directions shall continue to be enforced until superseded by anything done or any action taken under these regulations.

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

(LATHA.K)

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

FORM-I

(see regulation 4(1))

Application for Sanction of Single plot or Sub-division of plot or Lay-out

Date of submission		D	D	M	M	Y	Y	Y	Y
A. ADDRESS AND DETAILS OF THE APPLICANT									
1.	Name								
2.	Father's Name/Husband's Name								
3.	Door No./Flat No.								
4.	Road/Street								
5.	Locality								
6.	City	PIN							
7.	District								
8.	State								
9.	Phone / Mobile No.								
10.	e-mail ID								
11.	Photo								
B. LOCATION & DETAILS OF THE PROPOSED LAYOUT									
12.	Type of development proposed (As per regulation 3)								
13.	Total extent of Layout under consideration								
14.	Survey No(s) with extent								
15.	Village								
16.	Hobli								
17.	Taluk								
C. LAND DETAILS under regulation 4(1)(a)									
18.	Latest extract of Record of Rights and Tenancy	Yes/No							