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(2) The officer designated under sub-section (1) shall be subordinate to the Director of Town and Country planning and exercise the powers and perform functions specified in sub-section (3) and (4) and shall co-ordinate and assist the functions of the planning authority, subject to the general control and supervision of the Director.

(3) The officer designated shall exercise the powers and discharge the functions of the Member Secretary of the Planning Authority in respect of section 5 to section 13 of the Act.

(4) The officer designated shall carry out survey of the planning area, prepare an existing-land-use map and master plan for the local planning area and forward the same to the Planning Authority.

(5) The expenditure incurred towards the preparation of master plan shall be borne by the local authority as specified under section 68-A of the Act.

4-J. Functions of the Planning Authority.- (1) The functions of the Planning Authority shall be as follows, namely:-

- (i) preparing plan, promoting and regulating the orderly growth of urban and rural area, including land use;
- (ii) circulation, preparation and implementation of the master plan; and
- (iii) preparing and execution of town planning schemes and development schemes and securing the development of the local planning area.

(2) To carry out the functions specified under sub-section (1), the Planning Authority shall have the power to undertake study and survey, acquire, hold, manage and dispose of moveable and immovable property within the local planning area, to carry out

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building, engineering and other operations and generally to do all things necessary or expedient for the purpose of such development and for purposes incidental thereto.

4-K. Development of land in an area other than the local planning area.- (1) Any person intending to carry out development on any land in an area other than the local planning area as notified under section 4-A, shall make an application in writing to the local authority for permission in such form and containing such particulars and with such documents as may be specified in the regulations.

(2) The local authority shall, before according permission under sub-section (1), shall obtain prior approval of the Director of Town and Country planning or any subordinate officer not below the rank of Assistant Director of Town Planning, authorised by him.

(3) The State Government shall notify the regulations for development, including earmarking space for parks, civic amenities and utilities for such areas, in consultation with the Director of Town and Country planning.

(4) The Director of Town and Country planning may authorize his subordinate officer not below the rank of Assistant Director of Town Planning, for the regulation of such developments.

(5) The regulations notified by the Government under sub-section (3) shall be applicable to the respective jurisdiction of the local authority in such area.

(6) The Director of Town and Country planning may levy a fee for development as notified by the Government, from time to time.

(7) The fee collected under sub-section (6) shall be remitted to the consolidated fund of the State.

(8) Wherever the planning areas are declared under section 4-A, till the constitution of the Planning Authority under section 4-C, the local authority shall obtain prior approval of the Director of Town and Country planning or any subordinate officer not below the rank of Assistant Director of Town Planning, authorised by him, before according permission under sub-section (1).

(9) Where any development of land has been carried out,-

- (a) without permission under this section; and
- (b) in contravention of any permission granted or any condition subject to which permission has been granted.

the local authority shall exercise the powers as under the relevant laws time being in force to initiate appropriate action.

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(10) Where local planning area is not declared under section 4-A, in such areas,- (a) the department of Town and Country planning shall provide the village extension plan for development and opinion for diversion of land uses under the provisions of this Act and the Karnataka Land Revenue Act, 1964 as notified by the Government.

(b) the Director of Town and Country planning or the officer authorized by him not below the rank of Assistant Director of Town Planning, who must be a holder of Bachelor's degree or Master's degree in Town Planning, may prepare village or settlement extension plans sought by the Central or the State Government departments or Board, authority or body constituted by or under any law and owned or controlled by the State or the Central Government as mandated for areas notified for any State or Central Government schemes, where local planning area is not declared."

3.Amendment of section 14-B.- In the Principal Act, in section 14-B,-

(1) in sub-section (1),-

(a)after the words "The Planning Authority shall issue Development Rights" the words "in the form of Notional land" shall be inserted;

(b)after sub-section (1), the following proviso shall be inserted, namely:-

"Provided that, any 'Area' surrendered in the above manner before 03.06.2004 shall not be eligible for Development Rights"

(2) for sub-section (3), the following shall be substituted, namely:-

"(3) No Development Rights shall be granted under this section unless the Public Authority deposits the amount with Planning Authority equal to ten percent of the market value of the area required:

Provided that, the Local Authority, State or Central Government Agencies for the development of affordable housing projects and slum redevelopment projects and Planning Authority are exempted from such deposition."

(3) for sub-section (4), the following shall be substituted, namely:-

"(4) (i) Whenever, the Public Authority intends to procure land for any public purpose under sub-section (1) it shall notify the details of the land to be surrendered to the Public Authority including the title, extent of the land and such other particulars in the prescribed form seeking the consent of the land owners or interested persons in the land to submit the claims to the Public Authority and invite any objections and suggestions from the land owners or interested persons and the public within sixty days from the date of publication of the notification in the Official Gazette, in two daily

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newspapers which have wide circulation in the locality of such area of which one shall be in the Kannada language and same shall be placed on the notice board of the concerned Local Authority and in the offices of the Deputy Commissioner and same shall be uploaded on the website of the Public Authority.

(ii) for the purpose of seeking the consent of the land owners for Development Rights and enabling the Public Authority to determine the extent of land and building to be procured, it shall be lawful for any officer, either generally or specially authorised by the Public Authority in this behalf to,-

(a) get the consent of the land owners for Development Rights;

(b) enter upon and survey and take levels of any land and building in such locality;

(c) do all other acts necessary to ascertain whether the land is adapted for such purpose;

(d) set out the boundaries of the land or building proposed to be taken and the intended line of the work, if any, proposed to be made thereon;

(e) mark such levels, boundaries and line by placing marks and cutting trenches and where otherwise the survey cannot be completed and the levels taken and the boundaries and line marked; and

(f) verify the remaining lands rendered unfit for beneficial use of the land owners.

(iii) The Public authority shall verify the claims submitted by the land owners and pass orders and obtain the registered relinquishment deeds from the eligible land owners:

Provided that, in case the land owner or interested persons submit the claim to surrender the remaining portion of the land notified under clause (i) as the land is rendered unfit for the beneficial use of the land owner or interested persons, the Public Authority shall conduct the enquiry and pass suitable order to procure the remaining portion of the land and obtain the registered relinquishment deeds from the land owners.

(iv) The objection and suggestions received for the notification issued under clause (i) shall be verified by the Public Authority and proceedings shall be drawn on each of the objection and suggestion received and the decision recorded.

(v) On completion of verification of the claims of the land owners or interested person and the objection and suggestions received, the Public Authority shall pass provisional Acceptance order in the prescribed form stating the schedule of each of the parcel of the Area or building area to be surrendered to the Public Authority in the

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registered relinquishment deed along with the market value of the land and the valuation of the building area to be surrendered and such other particulars for which Development Rights shall be granted and notify the provisional Acceptance order within ninety days from the date of notification issued under clause (i), in the Official Gazette and upload the Gazette copy of the provisional Acceptance order in the website of the Public Authority .

(vi) On publication of the provisional Acceptance order, the relinquishment deeds shall be obtained from the owners and interested persons of the Area in favour of the Public Authority. The final Acceptance order shall be notified within sixty days from the date of publication of provisional Acceptance order. The final acceptance order shall only contain those land owners whose names have been published in the provisional Acceptance order and who have relinquished the Area as specified in the provisional Acceptance order.

(vii) The Public Authority shall transmit the Gazette copy of the Final Acceptance order published under clause (v) either online or otherwise to the Planning authority within seven days from date of notifying the Final Acceptance order in the Official Gazette and seek the Planning Authority to issue the Development Rights to the eligible land owners listed in the acceptance order with an intimation to the Public Authority.

(viii) On receipt of the Acceptance order from the Public authority, the Planning Authority shall, after verification that no Transferable Development Right has been issued before by any Public Authority on the same parcel of land, within thirty days from the date of receipt of the acceptance order issue Development Right Certificate to the owner in the prescribed form, under intimation to the Public authority specifying the extent of notional land as Development rights admissible subject to such terms and conditions as may be prescribed. Any liability with respect to the issue of Development right arising out of the action of the Public Authority under clauses (i) to (vi) shall be limited to the Public Authority and the Planning Authority shall not be held responsible for the same.”

(4) sub-section (9), shall be omitted.

(5) in sub-section (12), at the end, the words “or as notified by the Government” shall be inserted.

(6) for sub-section (13), the following shall be substituted, namely:-

“(13) The Development rights may be utilized within the same plot or in other area in the same Local Planning area or as notified by the Government, by the owner or the owner of such Development Rights may transfer the Development rights to a transferee as Transferable Development Rights which may be sold or utilized in any area as prescribed within the Local Planning Area or as notified by the Government.”

(7) in sub-section (19),-

- (a) after the words “Planning Authority” the words “and Public Authority” shall be inserted; and
 (b) at the end, the following shall be inserted, namely:-

“and for stocking, banking and trading of Development Rights or Transferrable Development Rights in the State.”

(8) in sub-section (22), for the words “order of the Planning Authority” the words “decision of the Public Authority or Planning Authority” shall be substituted.

(9) in sub-section (24), after the words “The Member Secretary of the Planning Authority” the words “or the Chief Executive Officer of the Public Authority, as the case may be,” shall be inserted.

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

“Table

[See sub section (1)]

QUANTUM OF DEVELOPMENT RIGHTS PERMITTED

Sl. No.	Area Surrendered	Development Rights permitted
1	Land Development Rights	
	(i) Any road widening/any road formation as proposed in Master Plan or as proposed by the Local Authority or Developing Authority. (ii) Any Infrastructure Projects approved by the Government (Transportation, Water Supply, Sewage, Electricity, etc.,). (iii) Providing for parking, Parks, playgrounds, and open spaces, or any other public places proposed in the Master Plan or proposed by Local Authority and redevelopment projects on private land	DR in the form of notional land which shall be equal to two times of the Area surrendered.
	(iv) Providing EWS/LIG/affordable housing/Slum redevelopment project on private land (v) Any other public purpose notified by the Government from time to time.	
2	Building Development Rights	

a.	All types of buildings. (The Area considered for quantum of Development Rights shall be the Area surrendered limited to the allowable Floor Area Ratio (FAR) for such building area.)	Development Rights in the form of notional land which shall be equal to one time the land area derived by dividing the value of the building / portion of the building surrendered, by the market value of the land / plot on which the building is situated. The method of valuation of building shall be as prescribed.
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(11)after the Note of the Table, under the heading Explanation,-

(a)in clause (b), the words “This amount shall be equal to the market value of the area to be acquired” shall be omitted.

(b)for clause (k), the following shall be substituted, namely:-

“(k) “Transferable Development Rights” (TDR) means the Development Right in the form of notional land transferred by the owner to a transferee, which may be sold or disposed or utilized elsewhere in the Local Planning Area or any other area notified by the Government. The DR of the ‘Area’ surrendered in the form of Notional land, shall be permitted to be utilized as TDR, only after factorizing the market value of the originating plot and the receiving plot, as specified in the terms and conditions; and

(c)after clause (k), so substituted, the following shall be inserted, namely:-

“(l) “Transferred Development Rights Certificate” (TDRC) means the certificate of Development Rights transferred by the DRC holder as TDR.

TDRC shall also be issued for the TDR transferred by any subsequent TDRC holder.”

THAAWARCHAND GEHLOT
GOVERNOR OF KARNATAKA

By Order and in the name of
the Governor of Karnataka,
(G. SRIDHAR)

Secretary to Government
Department of Parliamentary Affairs
and Legislation

ಸರ್ಕಾರೀ ವಸತಿಗಾಗಿ ಮೂಲ ಸನ ರಚನೆ ಸಂಖ್ಯೆ
ಅಧಿನಿಯಮ

ಒ: ವ 24 ಸನ 2021, ಂಗ ಖ, ಲೆಹಂಕ: 12.08.2021

The Karnataka Official Language Act, 1963 (Karnataka Act 26 of 1963) ರ

ಪ್ರಕರಣ 5-ಎ ರಲ್ಲಿ ಖಜಿಲಿಂದ ಅಧಿನಿಯಮದ the Karnataka Town and

(3) ತಗ್ಗುಪಟ್ಟಿರುವ ಅಂಶಗಳ ಅಂಶವಿರುವುದು 5ನೇ ಪರಿಕರಣದಿಂದ 13ನೇ ಪರಿಕರಣದ

(5) ಸ್ಥಳೀಯ ತಾಲ್ಲೂಕು ದೃಢೀಕರಣ ತೆರಿಗೆ ಚಾರ್ಟರ್ಡ್ ಅಧಿನಿಯಮದ 68-ಎ ಪರಿಚಯಿಸುವ ಉಪಾಯೋಗಕ್ಕೆ ಸೇರಿದ ವಿವಿಧ ರೀತಿಯ ಭೂಸಂಪನ್ಮೂಲ.

[illegible]

(iii) ಪಟ್ಟಣ ಲೋಕಜಾಲೇಂಗಳಿಗೂ ಮೂಲ ಅಲೋಕಾಲೇಂಗಳಿಗೂ
ತುಣುಕುಲೋ ಮೂಲಯೂಗತತ್ ಲೋಟ ಸೇಯ ಲೋಕ ಪಂಶದ
ಅಲೋಕಯೂಗಬದತ್ ಲೋ.

ಮಗ್ಗುಲ ಸ್ಕೂಲಯರಿಅತಳಿ಼ಱ, ಆಗರಿಸಱ, ರಿರಣ ಿಡಱ, ಁವರಿಸಱ ಮಗ್ಗುಲೀ
ಡಿಱ, ಅತಿಂವ ಅಶ್ಚಿರವಜ್ಜಿ಼ಱೇಜ್ಜದಿ಼ಱಶ್ಚಿರೋಂಱಿರತಕಜೆಹಿ಼ಱ.

ಪಂಚವಜ್ರಕರಗ್ರಹವಲ್ಲದ ಮುಂತೆಯೂ ಅನಿಶ್ಚಯಜ್ಞಾತಗಳನ್ನ
ಉಂಟುಮಾಡುವ ಮುಖ್ಯ ವಸ್ತುವು, ಐಯಮಗಳೆಂಬ ಎಣಿಕೆಪಲಸಬರಿಂದ
ಅಂಥ

ದೃಢೀಕರಣಗ ಂಗಡ ಅಜಮಂಠಿಭಜ ಸೇಯ ವಿಘ್ನಾರೋಪೇತದಲ ಅಗಿಯಜ಼
ಸಖಸತಕಜೈ಼;

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□ವ್ಯಾಪ್ತಿಯ □ಇಕಟ್ಟು□ಲ□ ಮಗ್ಗುಲ ಕಟ್ಟಡ ಪ□ಃಶದ □ಲ□ವಿಧಾರಯ□ಂತಿಡ
 □ಟ □ಮದ್ದಿಜಜಿಅ□ನೀಳು ಹುಜೆಗಳಿಗ್ಲ □ಇಳು□ಡಮಜಂ□ೀ
 ಅಂಥ ಇತರ ವರಗ □ಂತಿಡಹೀಂತಿ □ವ್ಯಾಳವ ಪತ□ದ ಢಾಲಕ □ವರಿಜವಿಕ
 ವಿ□ಗ್ಲರಜೆ□ವ್ಯಾಳವ ಿ ಅಥಿ ಕಟ್ಟಡ ಪ□ಃಶದ ಪ□ಂ□ಂಹಿ ಗದ
 ಅಜ□□ಯಗ್ಲದೀ□ವಿಯ□ದ ನಢಾಲಿಯಳು□ಢಾಢಾಜೆಳಕ ಅಂಜೀರ
 ಆಃಶವಗ್ಲದಲಸತಕಜೆಹೀಳು, ಮಗ್ಗುಲ (i)ಅಥಡದ ಅಲಿಯಳು□ಇಜ□ಪತ□ದಳು□ಲಲ□ದ
 ಅಗ್ಲ□ಚಲಿಯ ಢಿಹಂಕಂತಿಂದ ಢಂಬಗ್ಲಂತಿನಗಳಳಜಢಾಢಾಜೆಳಕ ಅಂಜೀರ
 ಆಃಶವಗ್ಲದ ಅಗ್ಲ□□ಸತಕಜೆಹೀಳು □ಟ □ವರಿಜವಿಕ ವಿ□ಗ್ಲರದ
 ಢಲಢಾಣದಳು□ಢಾಢಾಜೆಳಕ ಅಂಜೀರ ಆಃಶದ ಡಲಿ ಪ□ಂ□ಯಗ್ಲದ
 ಅ□ೀ□ಡತಕಜೆಹೀಳು.

(vi) ಢಾಢಾಜೆಳಕ ಅಂಜೀರ ಆಃಶದ ಪ□ಕಟಿಯೆತರ ಪ□ಃಶದ ಿಳೀಕಂತಿ
 □ಟ□ಢಾಸತ□ಳ ವ□ತಗ □ಂದ □ವರಿಜವಿಕ ವಿ□ಗ್ಲರದ ಢಸಗಡ□ವ್ಯಾಳವ
 ಪತ□ಗಳಿಗ್ಲ ಪಢಿಯತಕಜೆಹೀಳು. ಢಾಢಾಜೆಳಕ ಅಂಜೀರ ಆಃಶದ ಪ□ಕಟಿಯೆ
 ಢಿಹಂಕಂತಿಂದ ಅರವಗ್ಲಂತಿನಗಳ ಡ ಅಂ□ಂಮ ಅಂಜೀರ ಆಃಶವಗ್ಲದ
 ಅಗ್ಲ□□ಸತಕಜೆಹೀಳು. ಅಂ□ಂಮ ಅಂಜೀರ ಆಃಶೀಢಾಢಾಜೆಳಕ ಅಂಜೀರ ಆಃಶದಳು□
 ಪ□ಕಗ್ರಸಮಜಳವ ಿಳೀಕರ □ಟಢಾಢಾಜೆಳಕ ಅಂಜೀರ ಆಃಶದಳು□ವಿರಿಷ್ಟಪಲಸಮಳು□
 ಜೀನಗ್ಲದ□ವ್ಯಾಳವಿಳವವರ ಢಸಗಳಿಗ್ಲತ□ ಒಳತಂಲರತಕಜೆಹೀಳು.

(vii) □ವರಿಜವಿಕ ವಿ□ಗ್ಲರ, (v)ಅಥಡದ ಅಲಿಯಳು□ ಪ□ಕಗ್ರದ ಅಂ□ಂಮ ಅಂಜೀರ
 ಆಃಶದ ಡಲಿ ಪ□ಂ□ಯಗ್ಲದ, ಸರಿಇಜ□ಪತ□ದಳು□ ಅಂ□ಂಮ ಅಂಜೀರ ಆಃಶವಗ್ಲದ
 ಅಗ್ಲ□□ದ ಢಿಹಂಕಂತಿಂದ ಖಂತಿನಗಳ

ಳಳಜ□ೀಜಹವಿ□ಗ್ಲರಜೆಆದಿವಿಂತರ ಅಥಿ ಇತಳವದಳು□ಮಗ್ಲ
 ರವಿಸತಕಜೆಹೀಳು□ಟ□ವರಿಜವಿಕ ವಿ□ಗ್ಲರಜೆ□□ಂ□ವೀದಿಂತಿಡ ಅಂಜೀರ
 ಆಃಶದಳು□ ಪಗ್ಲಿ□ಡದ ಅಹಿಳೀಕಗಡ ಅ□ನೀಳು ಹುಜೆಗಳಿಗ್ಲವೀಳು
 □□ೀಜಹವಿ□ಗ್ಲರವಗ್ಲದಆರತಕಜೆಹೀಳು.

(viii) □ವರಿಜವಿಕ ವಿ□ಗ್ಲರಂತಿಂದ ಅಂಜೀರ ಆಃಶವಗ್ಲದ□ತೀಕ□ದ ತಳಿಯ
 □ೀಜಹವಿ□ಗ್ಲರ ಅದಗ್ಲದ□ತೀಕ□ದ ಢಾವಗ್ಲಂತಿನಗಳಳಜ ಈ ಢಂ□ ಆ
 ಿಪ□ಃಶದ ಗಜೆ□ಮೀ□ವರಿಜವಿಕ ವಿ□ಗ್ಲರಂತಿಂದ ವಳಿ□ಸಬ□ಗಿದ
 ಅ□ನೀಳುಹುಜೆ (ಗ್ರಲಆಳ) ವೀಡಮಜಲ□ಳ ಎಂ ದಗ್ಲದ ಪಣೀಳದ ಆತರ,
 ವಿಯೆಸಬ□ಗಿಳಧ ವೀ

ಧಲಿಗ್ಲ□ಟ ಪರಗ್ಲಗ ತಳಪವ್ಲು, ಲಲವಿಕ
 ಿಳೀಗ್ಲವಗ್ಲದವಿರಿಷ್ಟಪಲ□□ವರಿಜವಿಕ ವಿ□ಗ್ಲರಜೆ□□ಂ□ವೀಲದ ಣಡ
 ಅಂಜೀರವಗ್ಲದ ಅ□ನೀಳು ಹುಜೆಗಳ ವದಳು□ಳೀಕಗಡವಿಯೆಸಮದ ನಢಾಲಿಯಳು□
 ಅ□ನೀಳು ಹುಜೆ ಪ□□ಣ ಪತ□ವಗ್ಲದವೀಡತಕಜೆಹೀಳು. (i) ಢಂದ (vi)ರ ವಗ್ಲನ ಫಡಗಳ
 ಅಲಿಯಳು□□ವರಿಜವಿಕ ವಿ□ಗ್ಲರದ ಕ□ಮಂತಿಂದ ಉದಃ□ವ ಅ□ನೀಳು
 ಹುಜೆವೀಲೀಡ□ೀ ಗ್ಲದ □ಮೀಳೀಳೀ□ □ವರಿಜವಿಕ
 ವಿ□ಗ್ಲರಜೆ□ೀತಗ್ಲತಕಜೆಹೀಳು□ಟ□ೀಜಹವಿ□ಗ್ಲರ ಅದಜೆಜ
 ಜಗ್ಲ□ಳಮಗ್ಲತಕಜೆದಳಲ□;

(4). (9)ಅ ಉಪ ಪ□ಕರಣವಗ್ಲದ□ವ್ಲ□ಡತಕಜೆಹೀಳು.

(5). (12)ಅ ಉಪಪ□ಕರಣದಳು□ “ಆ ಪ□ಃಶದ ಒಳಡ” ಎಂಬ ಪದಗಳ ತಳಿಯ “ಅಥಿಸರಿ
 ಅಗ್ಲ□□□ಳು□” ಎಂಬ ಪದಗಳಿಗ್ಲದ□ಸತಕಜೆಹೀಳು.

(ಎ) (□) ಘಡದಳಿ □ “ಈ ರತ್ನ, □೧೨೦೦ನವಳಿ □ಆಳ □□೭ದ ಪ □ಃಶದ □ಖಕಣ್ಣ □ಲ □ಜೆ ಸಮಾಜರತಕಜೆಹಿಳ” ಎಂಬ ಪದಗಳಣ್ಣ □೧೨೦೦ಡತಕಜೆಹಿಳ;

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