

Sub: Conversion of Agricultural land to non-agricultural uses -

The sanction to conversion of agricultural land to non-agricultural Residential, Commercial and Industrial use, is the basic requirement for development. Before sanctioning the conversion, the revenue authorities seek the opinion of this department. The conversion should conform to certain Planning requirements and standards. The opinion from Planning point of view is to be furnished to ensure systematic development of the area. In this connection the following guide-lines are issued:-

1. The land applied for conversion should have access from a public road.
2. The land should be suitable for development, The conversion of garden land, fertile and wet cultivated land should be discouraged. Lands likely to be effected by floods should not be recommended for conversion.
3. The location of land with reference to built up area of the existing urban or rural settlement has to be examined. The proposed development should not form an isolated pocket far away from the existing developments. Compactness of the developments should be ensured to establish proper "Work-Home" relationship and to avoid commutation of long distances.
4. The proposed conversion should not result in ribbon development along the Highways.
5. The nature of the existing developments in the vicinity has to be kept in mind. The proposed development should not create traffic problems, environmental pollution or other hazards. It should not be "non-conforming" use.
6. The extent of area applied for conversion should have justification with reference to the actual requirement. The area in excess of the requirements must not be recommended.
7. The conversion of individual sites in an unauthorised and substandard layout should not be considered. The regular layout plan for the total area is necessary in such cases.
8. The availability of necessary infra-structure has to be taken into account. The conversion may be recommended only if the basic amenities such as water supply, drainage etc., can be provided.
9. The necessary Road and Railway Margins, Building lines, Set-backs are to be insisted.
10. If the proposed conversion involves further sub-division and approval to the development plan, the condition, that the layout plan/development plan has to be got approved by the department, is to be imposed.

Alienation cases referred to the concerned district offices of the Department by the Revenue Authorities, shall be accompanied by the following particulars:

- i) the extent of the area applied for conversion.
- ii) the purpose for which the non-agricultural conversion is sought.
- iii) a site plan showing the existing approach to site from the public road and the surrounding Survey Nos. with their development and land uses.
- iv) the details of the proposed developments.

The district officers shall call for the above particulars if the same are not furnished with the reference. The inspection of the sites to know the details will not be necessary in all cases. The sites may be inspected only if any specific point is to be verified on the spot to arrive at a just opinion. The reasons for recommending the grant of conversion or rejection shall be clearly stated with the report.

The branch officers are hereby directed to examine the conversion

63

Copy of letter No. TP/AD II/TECH/CIR/1/76-77 dated 4-4-77 from the Director of Town Planning, Bangalore-9 to the Deputy Commissioner, Hassan District, Hassan.

Sub: Conferesion of land for Non-Agricultural use.

As per Section 95(4) of the Karnataka Land Revenue Act 1964, the conversion of land for Non-Agricultural purposes should not contravene provisions of any law relating to Town and Country Planning or the erection of buildings. In view of this provision, the cases of conversion of land for Non-Agricultural purposes are referred by the Revenue Authorities for the opinion of the Department of Town Planning.

It is observed that in many cases the conferesion papers are directly sent to the Head office for furnishing the opinion. Also, the minimum particulars and information to enable the department to furnish the opinion are not enclosed. These particulars are -

- 1) Extent of area
- 2) The specific purpose of the conversion.
- 3) The site plan indicating the approach through a public road.
- 4) Surrounding developments etc.
- 5) Extract of R.S. map showing the location of the area with reference to the village or Town.

As a result, there is delay in back references with the Revenue Authorities and the Branch Officers for obtaining the particulars and re-port from field officers.

It is therefore, requested that the conversion cases with the above particulars may please be referred to the Assistant Director of Town Planning, Hassan. The revenue Officers under your control who deal with the conversion of land may please be instructed accordingly.

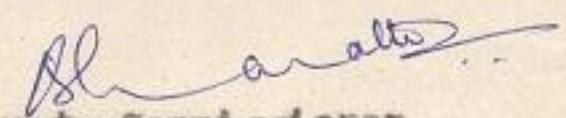
The Circular No. TP/AD II/Tech/CIR/76-77 issued to the field officers of this department in this connection is enclosed herewith for your reference.

No. ALN.1/77-78

Hassan, Dated: 16-4-77.

Memo

Copy of the above alongwith the Circular is forwarded to all the Assistant Commissioners and Tahsildars for information and strict guidance for building up of alienation records.


for Deputy Commissioner,
Hassan District.

Raj.

Tahsildar

~~Hassan~~ Channarayana

77

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