

¹THE
KARNATAKA
LAND REVENUE (REGULARISATION OF
UNAUTHORISED OCCUPATION OF LANDS)
(AMENDMENT) RULES, 1974

GSR 155.—Whereas, the draft rules to amend the Karnataka Land Revenue (Regularisation of Unauthorised Occupation of Lands) Rules, 1970 was published as required by sub-section (1) of Section 197 of the Karnataka Land Revenue Act, 1964 (Karnataka Act 12 of 1964), in Notification No. GSR 57 (RD 15 LGW 73), dated 5th February, 1974, at page 355 of the Karnataka Gazette, dated 28th February, 1974, inviting objections and suggestions from all persons likely to be affected thereby on or before 28th March, 1974.

And, whereas, the said Gazette was made available to the public on 28th February, 1974.

And, whereas, no objections or suggestions have been received on the said draft.

Now, therefore, in exercise of the powers conferred by Section 197 of the Karnataka Land Revenue Act, 1964 (Karnataka Act 12 of 1964), the Government of Karnataka, hereby makes the following rules, namely:—

1. Title and commencement.—(1) These rules may be called the Karnataka Land Revenue (Regularisation of Unauthorised Occupation of Lands) (Amendment) Rules, 1974.

(2) They shall come into force at once.

2. Amendment of Rule 7.—In Rule 7 of the Karnataka Land Revenue (Regularisation of Unauthorised Occupation of Lands) Rules, 1970 (hereinafter referred to as the said rules for the words "fifty hectares" the words "Twenty two hectares" shall be substituted.

²CORRIGENDUM

S.O. 1902.—In Rule 2 of the Karnataka Land Revenue (Regularisation of Unauthorised Occupation of Lands) (Amendment) Rules, 1973, published in Notification No. GSR 232 (RD 44 LGP 73), dated the 8th August, 1973, in Part IV, Section 2-C(i) of the Karnataka Gazette, dated September 13, 1973, in the proviso.—

For "sites within" read "sites are within."

1. Published in the Karnataka Gazette, dated 23-5-1974, vide Notification No. RD 15 LGW 73, dated 15-5-1974

2. Published in the Karnataka Gazette, dated 7-11-1974, vide Notification No. RD 100 LGP 74, dated 10-7-1974

¹THE
KARNATAKA
GRANT OF LAND IN CASE OF CONSTRUCTION OF
DWELLING HOUSES IN OCCUPIED LAND RULES, 1999

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(As amended by Notification Nos. RD 57 LGP 98(P-1), dated 31-1-2001 RD 57 LGP 98(P-1), dated 30-10-2001; RD 63 LGP 2001, dated 9-9-2003 and RD 63 LGP 2001, dated 23-2-2004)

Whereas, the draft of the Karnataka Grant of Land in case of construction of Dwelling Houses in occupied Land Rules, 1999 was published as required by sub-section (1) of Section 197 of the Karnataka Land Revenue Act, 1964 (Karnataka Act 12 of 1964) in Notification No. RD 57 LGP 98(P-1), dated 31st December, 1999 published in Part IV, Section 2-C(i) of Karnataka Gazette, Extraordinary, dated 1st January, 2000 inviting objections or suggestions from all the persons likely to be affected thereby within thirty days from the date of its publication in the Official Gazette.

1. Published in the Karnataka Gazette, Extraordinary, dated 25-3-2000, vide Notification No. RD 57 LGP 98(P-1), Bangalore, dated 25-3-2000

And whereas, the said Gazette was made available to the public on 1st January, 2000.

And whereas, the objections and suggestion received have been considered.

Now, therefore, in exercise of the powers conferred by Section 197 of the Karnataka Land Revenue Act, 1964 (Karnataka Act 12 of 1964), the Government of Karnataka hereby makes the following rules, namely:—

1. **Title and commencement.**—(1) These rules may be called the **Karnataka Grant of Land in case of Construction of Dwelling Houses in Occupied Land Rules, 1999.**

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

2. **Definitions.**—(1) In these rules, unless content otherwise requires:—

(a) **"Act"** means, the Karnataka Land Revenue Act, 1964 (Karnataka Act 12 of 1964);

(b) **"Person belonging to the Economically Weaker Sections"** means any person whose total annual income including that of any members of his family [does not exceed rupees eleven thousand eight hundred only in any urban or rural area];

(c) **"Form"** means a form appended to these rules;

(d) **"Schedule"** means a Schedule appended to these rules;

(e) **"Section"** means a section of the Act.

(2) Words and expression used in these rules but not defined, shall have the meaning assigned to them in the Karnataka Land Revenue Act, 1964 and the rules made thereunder.

3. **Application for grant of land and procedure for verification.**—(1)

Application for grant of land under Section 94-C shall be made in Form 1 before the First day of January, 2002 along with a fee of Rs. 50/- (Rupees fifty only) in respect of others and Rs. 5/- (Rupees five only) in respect of Scheduled Castes and Scheduled Tribes in the form of cash payable in the office of the Tahsildar and shall be addressed to the Tahsildar of the Taluk accompanied by a site plan of the land wherein the unauthorised construction is situated indicating the site and location of unauthorised construction including the appurtenant plan comprised therein and such other documents as may be required.

(2) The Deputy Commissioner shall indicate the time within which each stage of the application, from receipt/*suo motu* identification of application/cases to

1. Substituted for the words, letters and figures "does not exceed Rs. 12,000/- in urban areas and Rs. 10,000/- in rural areas" by Notification No. RD 63 LGP 2001, dated 9-9-2003, w.e.f. 10-9-2003.

2. Substituted for the words and figures "before First day of April, 2001" by Notification No. RD 57 LGP 98(P-1), dated 30-10-2001

issuance of Provisional Certificate of grant, be finalised keeping in view the stipulation that the entire process shall be completed [within a period of eighteen months from the date of commencement of the Karnataka Grant of Land in case of Construction of Dwelling Houses in Occupied Land (Amendment) Rules, 2003].

4. **Manner of enquiry.**—The Prescribed Authority shall issue notice in Form 2, to every person who has made an application, to appear before him, on such date as may be specified therein and to produce documents if any in support of his claim. The Prescribed Authority may also issue public notice to be notified on the Notice Board of the Local Authority and by beat of Tom fixing dates for conduct of enquiry which shall be held in the presence of the residents of the village. On completion of the enquiry, the Prescribed Authority shall in all eligible cases pass a provisional order granting the land.

5. **Conditions for grant of land.**—(1) The grant of land under these rules shall be made subject to the following conditions, namely:—

(i) No land shall be granted under Section 94-C, if the person who has applied for grant of such land or any member of his family owns any building or site within the urban or rural areas in which the land for which application is made is situated;

(ii) No person shall be eligible for grant of land for more than one dwelling house either in his name or in the name of any member of his family;

(iii) The land so granted shall not be alienated for a period of fifteen years from the date of receipt of order of grant.

Provided that a mortgage or lease of the building and the site in favour of the State Government or a Scheduled Bank or Life Insurance Corporation of India, for improvement of building shall not be regarded as alienation for the purpose of these rules;

(iv) The grantee shall not use the building for any purposes other than as a dwelling house.

(2) If the grantee contravenes any of the conditions specified above, the land and the building shall be liable to resumption at the discretion of the Deputy Commissioner without payment of any compensation to the grantee.

(3) The site or building granted may be alienated with the previous sanction of the Government and subject to such conditions as the Government may specify. The Government may permit such alienation if is of the opinion that in the circumstances of any case, it is just and reasonable to permit alienation for acquiring some other site or building or for any other purpose.

1. Substituted for the words "within a period of one year from the date of commencement of these rules" by Notification No. RD 63 LGP 2001, dated 9-9-2003, w.e.f. 10-9-2003.

(4) The grant is liable to be terminated and the site or building resumed if the site or building is appropriated for a purpose, other than that for which it is granted.

(5) The grant of land shall be subject to the provisions of any other Act and rules for the time being in force relating to the construction of dwelling houses.

6. **Amount to be paid for grant of land.**—After the provisional grant of land under Rule 4, the grantee shall pay the amount as specified in the Schedule within two months from the date of provisional order of grant, and shall get the deed executed at his cost. On execution of the title deed, the Prescribed Authority shall issue an order of grant of land:

[Provided that the amount payable by the grantees who are persons belonging to the Scheduled Castes or the Scheduled Tribes shall be fifty per cent of the rates specified in the Schedule:

Provided further that, in respect of sites measuring 20' x 30' in Urban areas and 30' x 40' in rural areas no amount shall be payable by the grantees if they are persons belonging to the Economically Weaker Sections of the people.]

7. **Prescribed Authority.**—The Prescribed Authority for the purpose of these rules shall be the officers specified in column (2) of the Table below for the areas specified in corresponding column (3) of the Table.

TABLE

Sl. No.	Designation of the Officers	Area
(1)	(2)	(3)
1.	Deputy Commissioner, Bangalore Urban District	Municipal Corporation limits and all lands within a distance of 18 kilometres from the Corporation limits and other places.
2.	Deputy Commissioner, Bangalore Rural District	Lands situated within the City Municipal Councils limit comes under their jurisdiction.
3.	Deputy Commissioners (in other districts)	Municipal Corporation limits and all lands situated within the City Municipal Councils limits comes under their jurisdiction.
4.	Assistant Commissioners (in their respective sub-divisions)	Town Municipal Council limits comes under their jurisdiction.
5.	Tahsildar	Other places with their taluk limits except the Municipal limits.

8. **Power of the Prescribed Authority.**—The Prescribed Authority shall, while exercising the powers under Section 94-C shall have:—

1. Provisions substituted for the proviso by Notification No. RD 63 LGP 2001, dated 9-9-2003, w.e.f. 10-9-2003.

(a) power to obtain, such report from such officers and authorities in respect of land unauthorisedly occupied in which unauthorised construction is made as it may deem necessary;

(b) power to measure or cause to be measured the unauthorised constructions and the land appurtenant thereof.

9. **Application of Rules.**—(1) These rules shall *mutatis mutandis* apply to cases under sub-section (4) of Section 96 of the Act.

(2) Provisions of Rules 108-K, 108-L, 108-M and 108-N of the Karnataka Land Revenue Rules, 1966 shall be applicable *mutatis mutandis* to grant of land under these rules.

FORM 1

[See Rule 3]

Application for regularisation of unauthorised construction

1.	Name of the Applicant	
2.	Age of Applicant	
3.	Father's/Husband's name	
4.	Address of the applicant	
5.	Occupation	
6.	Is the applicant a member of SC/ST (Certificate to be enclosed)	
7.	Gross annual income of the applicant (Income Certificate from Tahsildar to be enclosed)	
8.	Particulars of all the unauthorised construction made by the applicant or his spouse or family	Sl. No. Area of bldg. on which bldg. is constructed
9.	Particulars of all the unauthorised construction sought to be regularised	Sl. No. Area of bldg. Dimensions of the site appurtenant to the bldg. No. of floors including ground floor

(Copy of the sale deed of the revenue site, if any, site plan of the land ground plan indicating the alleviations, sections of the building and specification of the work to be enclosed)

10. Date of completion of the unauthorised construction (supporting documents to be enclosed)
11. Particulars of the site/house already owned by the applicant or his spouse of unmarried minor children within the Urban Area/Rural Area. State Taluk and Village Sy. No. Extent District
12. Whether any other Members of the family of the applicant has unauthorised construction and applied for its regularisation and if so, the details thereof. Extent of Built of area Sy. No. Village Taluk
13. Whether the photo of the applicant along with the photo of the UAC is enclosed.

Certified that the particulars furnished above are true and correct to the best of my knowledge.

Place:

Date:

Signature of the Applicant

Acknowledgement

Registration No. dated. Received an application from Shri/Smt. for regularisation of Unauthorised Construction of land in Sy. No. of Village of Taluk.

Receiving Clerk in the Office with Seal.

FORM 2
[See Rule 4]

Summons for appearance for production of documents

From:

..... of Taluk District.

To:

Sri/Smt. son of/daughter of residing in Village of Circle.

Whereas for the purpose of an enquiry into (here specify the subject of the enquiry) your attendance is considered necessary to examine you as a party to given evidence as a witness/to produce document, you are hereby summoned to appear in person/by an authorised agent before the undersigned in his office on (here specify date) at (here specify time) for the purpose of giving evidence/to produce the document specified in the margin or for both.

Given under my hand this day of:

Signature
Designation

Seal: (to be affixed if such Officer has a seal).

Note: Strike out whichever is not applicable.

SCHEDULE

[See Rule 6]

Rate for Regularisation

Sl. No.	Places	Areas	Dimensions (in sq. fts.)	Rate for regularisation (Rs. per sq. fts.)
1.	Bangalore City and other City Municipal Councils of Bangalore District	Bangalore City Corporation Limits and City Municipal Councils Limits	upto 30' x 40' upto 40' x 60' upto 50' x 80'	The stial value shall be fixed on the basis of stial value specified by the respective Local Development Authorities in their layouts
2.	Mysore, Mangalore, Gulbarga, Belgaum and Hubli-Dharwad	Municipal Corporation Limits	upto 30' x 40' upto 40' x 60' upto 50' x 80'	

1. Schedule substituted by Notification No. RD 63 LGP 2001, dated 23-2-2004 and shall be deemed to have come into force w.e.f. 13-2-2004.

3.	All City Municipal Councils (Except CMCs in Bangalore Urban District)	City Municipal Council Limits	upto 30' x 40' upto 40' x 60' upto 50' x 80'	
4.	All Town Municipal Councils and all Town Panchayats	Town Municipal Council and Town Panchayat Limits	upto 30' x 40' upto 40' x 60' upto 50' x 80'	The stial value shall be fixed on the basis of market value of the land plus conversion fine specified in Rule 107 of the Karnataka Land Revenue Rules, 1966]
5.	Other Places		upto 30' x 40' upto 40' x 60' upto 50' x 80'	

¹THE
KARNATAKA GRANT OF LAND IN CASE OF CONSTRUCTION OF DWELLING-HOUSES IN OCCUPIED LAND (AMENDMENT) RULES, 2000

Whereas, the draft of the following rules further to amend the Karnataka Grant of Land in case of Construction of Dwelling-Houses in Occupied Land Rules, 1999 was published as required by sub-section (1) of Section 197 of the Karnataka Land Revenue Act, 1964 (Karnataka Act 12 of 1964), in Notification No. RD 57 LCP 98 (P-1), dated 29th December, 2000 published in Part IV-A of the Karnataka Gazette, Extraordinary, dated 29th December, 2000 inviting objections or suggestions from all the persons likely to be affected thereby, within thirty days from the date of publication in the Official Gazette.

And whereas, the said Gazette was made available to the public on 29th December, 2000.

And whereas, the objections and suggestions received have been considered.

Now, therefore, in exercise of the powers conferred by Section 197 of the Karnataka Land Revenue Act, 1964 (Karnataka Act 12 of 1964), the Government of Karnataka hereby makes the following rules, namely:—

1. Title and commencement.—(1) These rules may be called the **Karnataka Grant of Land in case of Construction of Dwelling-Houses in Occupied Land (Amendment) Rules, 2000.**

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

2. Amendment of Rule 3.—In sub-rule (1) of Rule 3 of the Karnataka Grant of Land in case of Construction of Dwelling-Houses in Occupied Land Rules, 1999, for the words "within six months from the date of commencement of these rules", the words and figures "before First day of April, 2001" shall be substituted.

²THE
KARNATAKA GRANT OF LAND IN CASE OF CONSTRUCTION OF DWELLING-HOUSES IN OCCUPIED LAND (AMENDMENT) RULES, 2001

Whereas, the draft of the following rules further to amend the Karnataka Grant of Land in case of Construction of Dwelling-Houses in Occupied Land Rules, 1999 was published as required by sub-section (1) of Section

1. Published in the Karnataka Gazette, Extraordinary No. 112, dated 25-1-2001, vide Notification No. RD 57 LCP 98 (P-1), dated 31-1-2001
2. Published in the Karnataka Gazette, dated 24-1-2002, vide Notification No. RD 57 LCP 98(P-1), dated 30-10-2001