

Now, therefore, in exercise of the powers conferred under sub-section (3) of Section 1 of the Karnataka Urban Development Authorities Act, 1987 (Karnataka Act No. 34 of 1987), the Government of Karnataka hereby constitute urban and area authority for the development of the area called "RAMANAGARA-CHANNAPATNA DEVELOPMENT AUTHORITY". Further the Government of Karnataka hereby appoints 30th day of November, 1995 as the date on which the said Act will come into force in the Ramanagara-Channapatna Urban Areas in the State.

NOTIFICATION

No. KUDA 01 CS 2013, Kolar, dated 21st November, 2014
Karnataka Gazette, dated 19-2-2015

In exercise of the powers conferred by Section 65 read with sub-section (2) of Section 72 of the Karnataka Urban Development Authorities Act, 1987 (Karnataka Act 34 of 1987) and in partial modification of earlier orders or directions issued in this behalf the Government of Karnataka hereby gives direction to all Urban Development Authorities to adopt model Urban Development Authority (Conditions of Service) Regulations, 1994 as directed in Government Letter No. ಸಆಇ 245 ಎಂಐಐ 89, dated 27-9-1994 with amendments enclosed herewith.

NOTIFICATION

No. UDD 268 MyAaPra 2014, Bengaluru, dated 28th January, 2016
Karnataka Gazette, dated 10-3-2016

In exercise of the powers conferred by Section 2(h) of the Karnataka Urban Development Authorities Act, 1987 (Karnataka Act No. 34 of 1987), the Government of Karnataka hereby specifies the following amenities to be "Civic Amenities" along with those already mentioned in the said section for the purpose of said Act, namely:-

1. Liquified Petroleum Gas Godowns;
2. Retail Domestic fuel depots;
3. Petrol retail outlets;
4. Motors repair/Servicing garages;
5. Crematoria/Graveyards and other such places for the disposal of the dead; and
6. Areas for dumping city garbage.

THE KARNATAKA URBAN DEVELOPMENT AUTHORITIES (ALLOTMENT OF CIVIC AMENITY SITES) RULES, 1991

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(As amended by Notification No. UDD 108 BEMAPRA 2007, dated
6-3-2012 and UDD 645 MyAaPra 2011, dated 8-11-2012)

GSR 2.—In exercise of the powers conferred by Section 71 of the Karnataka Urban Development Authorities Act, 1987 (Karnataka Act 34 of

1. Published in the Karnataka Gazette, dated 2-12-1993, vide Notification No. HUD 681 MIB 89, dated 3-11-1993

1987), the Government of Karnataka hereby makes the following rules, namely. —

1. Title and commencement.—(1) These rules may be called the **Karnataka Urban Development Authorities (Allotment of Civic Amenity Sites) Rules, 1991.**

(2) They shall come into force at once.

2. Definitions.—In these rules, unless the context otherwise requires. —

- (a) **"Act"** means the Karnataka Urban Development Authorities Act, 1987 (Karnataka Act 34 of 1987);
- (b) **"Civic Amenity Site"** means a site earmarked for Civic Amenity in a layout formed by the authority or a site earmarked for civic amenity in a private layout approved by the authority and relinquished to it;
- (c) **"Form"** means a form appended to these rules;
- (d) **"Institution"** means an institution, Society or an association registered under the Karnataka Societies Registration Act, 1960 (Karnataka Act 17 of 1960) or a Co-operative Society registered under the Karnataka Co-operative Societies Act, 1959 (Karnataka Act 11 of 1959) or a trust created wholly for any charitable, Educational or religious purpose;
- (e) **"Lease amount"** means the rent as may be fixed by the Authority having regard to all relevant factors including the market value of the site;
- (f) **"Lessee"** means an institution to which a civic amenity site is allotted and which has entered into an agreement with the authority in that behalf;
- (g) **"Section"** means a section of the Act;
- (h) Words and expressions used herein but not defined shall have the meaning respectively assigned to them in the Karnataka Urban Development Authorities Act, 1987.

3. Offer of Civic Amenity Site for allotment.—(1) The authority may, out of the Civic Amenity sites available in any area-reserve such number of sites for the purpose of providing civic amenity referred to in clause (b) of Section 2, by the Central Government, the State Government, Corporation or by a body established by the Central Government or the State Government may require.

(2) After making reservation under sub-rule (1), the authority may, subject to Section 39 and general or special orders of the Government, and having regard to the particular type of Civic Amenity required to be provided in any locality offer such of the remaining Civic Amenity sites for the purpose of allotment on lease basis to any institution:

Provided that the authority shall while so offering remaining Civic Amenity sites reserve eighteen per cent of such sites for being allotted to an institution established exclusively for the benefit of Scheduled Castes the majority of members of which consists of persons belonging to Scheduled Castes and three per cent of such sites to an institution established exclusively for the benefit of Scheduled Tribes the majority of members of which consists of persons belonging to Scheduled Tribes, and if at the time of making allotment sufficient number of such institutions are not available the remaining sites so reserved may be allotted to other institutions.

(3) Due publicity shall be given in respect of Civic Amenity sites so offered for leasing to the institutions, specifying their location, number, dimension, purpose and last date for submission of application and such other particulars as the Commissioner may consider necessary, by affixing a notice on the notice board of the office of the authority and also by publishing in not less than two daily news papers in English and Kannada having *vide* circulation in the Urban Area concerned.

4. Disposal of sites reserved.—Notwithstanding anything contained in these rules the sites reserved under sub-rule (1) of Rule 3 may be allotted to the categories specified therein on lease basis by the authority for the purposes of providing Civic Amenity subject to such terms and conditions as may be specified by it.

5. Registration.—(1) Every institution applying for Civic Amenity site shall register itself with the authority on payment of registration fee specified in the table below. If any Institution withdraws the registrations the authority shall refund to such institution, the entire registration fee paid by it after deducting ten per cent of the registration fee towards service charges. The Registration shall be done in Form I.

TABLE

Area of site in Sq. Metres

1000 and below	Rs. 1,000/-
above 1000 but below 2000	Rs. 2,000/-
2000 and above but below 4000	Rs. 5,000/-
4000 and above	Rs. 7,000/-

(2) The Registration once made shall be valid for subsequent allotment unless the institution withdraws the registration.

(3) The registration fee paid shall not be refundable or adjustable if a civic amenity site is allotted to an institution.

6. Eligibility.—(1) The authority may allot civic amenity site on lease basis only to an institution which is registered under Rule 5.

Explanation.—(1) Preference will be given to those institutions which have been registered under the relevant Acts two or more years prior to the date of application.

(2) Civic amenity site shall not be allotted to any institution unless it has capacity to provide the Type of civic amenity for providing which the site is offered.

7. Principles of selection of Institutions for leasing out Civic Amenity Sites.—(1) The Authority shall consider the case of each institution on its merits and shall have special regard to the following principles in making the selection.—

- The objectives and activities of the institution and public cause served by it since its establishment;
- The financial position of the institution;
- The present location of the institution;
- The benefit likely to accrue to the general public of the locality by allotment of the civic amenity site;
- The *bona fide* and genuineness of the institution as made out in the annual reports, audit report *etc.*;
- The need of the civic amenity site by the institution for providing the civic amenity in question.

(2) For the purpose of sub-rule (1), the authority may constitute a separate committee to be called "Civic Amenity Site Allotment Committee" consisting of three Official members and three non-official members. The Chairman of

the Authority shall be the chairman of the civic amenity site allotment Committee.

(3) Subject to the approval of the authority, the decision of the Civic Amenity Site Allotment Committee shall be final.

8. Lease amount of site allotted to Institutions.—(1) The lease amount of the site to be allotted on lease basis shall be fixed by the authority provided the value of the site per Sq. Mtr. is fixed at not less than the value per Sq. Mtr. of the largest residential site in that area:

¹[Provided that in case of renewal of lease of civic amenity sites allotted to educational and such other institutions engaged in Charitable Activities, the lease amount shall be fixed at fifty per cent more than the original value fixed at the time of allotment of the site on lease basis, for a further period of lease as per sub-rule (14) of Rule 10.]

(2) The lease amount may be paid in the one lumpsum or in annual instalments during the lease period. If the lease amount is paid in 5 annual instalments, the rate of interest to be charged will be 12 per cent and if the lease amount is paid in more than five annual instalments the interest rate will be 18 per cent for the sixth and subsequent installments.

(3) The lease amount of a site notified while inviting applications may be altered by the authority and the institutions may accept the site at the altered rate or decline allotment.

(4) Allotment may be made at fifty per cent of the lease amount fixed by the authority in the following cases.—

- Institutions established for the welfare of physically handicapped and mentally retarded;
- Educational institution running the schools in only Kannada medium;
- The departments of the Central Government or the State Government, Corporation or a body established by the Central Government or the State Government.

9. Application.—(1) The institutions registered under Rule 5 may apply in Form II for allotment of a civic amenity site along with initial deposit at ten per cent of the notified lease amount of the site.

(2) The applications shall be presented in person or sent by registered post so as to reach the office of the Commissioner before the last date and time

1. Proviso inserted by UDD 645 MyAaPra 2011, dated 8-11-2012, w.e.f. 29-11-2012

fixed for the receipt of such applications. The applications received after the due date and time fixed and which are defective and incorrect are liable to be rejected.

10. Conditions of allotment of Civic Amenity Sites.—(1) Allotment of Civic Amenity sites under these rules shall be on a lease basis for a period not exceeding thirty years.

(2) The institutions to which the civic amenity sites are allotted shall within a period of ninety days from the date of receipt of notice of allotment pay to the authority either the balance lease amount after deducting the initial deposit in one lumpsum or pay the first annual installment of the lease amount in which case initial deposit paid along with the application shall be adjusted only towards last instalment.

(3) If the lease amount or the annual instalment is not paid within the period of ninety days, further extension of time not exceeding sixty days may be given and the institution shall pay in addition, interest at the rate of 12 per cent on the said amount for the extended period. If the lease amount or the instalment is not paid within such extended period also, then registration fee and the initial deposit shall be liable to forfeiture and the allotment cancelled without any prior intimation.

(4) After payment under sub-rule (2) or, as the case may be, under sub-rule (3) is made, the authority shall call upon the institution to execute a lease agreement in Form III and after the execution of such agreement by it and the authority, the same shall be resisted by the institution. If the agreement is not executed within forty five days after the authority has called upon the institution, to execute such agreement the registration fee and allotment of the site cancelled. The amount paid by the institution towards the lease amount shall be refunded to the institution after deducting such expenditure as might have been incurred by the authority.

(5) As soon as may be possible but not later than ninety days after the registered agreement is submitted to the Authority, the possession of the site shall be handed over to the lessee. The lease period commences from the date of registration of the lease agreement.

(6) The annual instalment shall be paid by the lessee in terms of the lease agreement executed under sub-rule (4).

(7) The lessee shall complete the construction of the building within a period of three years from the date of registration of the lease agreement or such extended period provided the total period does not exceed 10 years, as

the Authority may in any specified case by written order permit. If the building is not constructed within the said period, the allotment may, after giving reasonable notice to the institutions, be cancelled, the agreement revoked and the lessee evicted from the site by the authority and after forfeiting twelfth and half per cent ($12\frac{1}{2}$) of the lease amount paid by the institution the authority shall refund the balance to the institution.

(8) With effect from the date of taking possession of the site, the lessee shall be liable to pay taxes, fees and cesses payable in respect of the civic amenity site and any building erected thereon.

(9) The lessee shall not become the owner, of, or derive any title to, the site allotted during the period of lease.

(10) The lessee shall not sub-divide or sub-lease or, alienate, or create any charge on, the civic amenity site.

(11) The lessee shall exclusively use the site for providing the civic amenity for purpose which it is allotted.

(12) If the lease is not renewed, or has been determined or terminated before the expiry of lease the site allotted along with the buildings thereon shall after the expiry of the lease or as the case may be after the termination or determination of the lease vest in the authority free of cost and free from any encumbrance and the authority shall have right to enter premises and take possession thereon.

(13) The lessee shall comply with the conditions of the agreement executed and other rules, bye-laws of the authority of the Corporation or the Municipality as the case may be, for the time being in force.

[(14) the lease may be renewed in favour of the lessee for a further period of thirty years with the prior approval of the Government by refixing the lease amount in accordance with sub-rule (1) of Rule 8.]

11. Voluntary Surrender.—An allottee may at any time after the allotment, surrender the civic amenity site allotted by the authority on such surrender, the authority shall refund the amount paid by the institution to the authority in respect of the said civic amenity site.

1. Notification No. UDD 108 BEMAPRA 2007, dated 6-3-2012, w.e.f. 7-3-2012

FORM 1
Urban Development Authority

1.	Registration No.	Registration No.
2.	(a) Name of the person, registered Institution, Society (Association, Public Trust)	(a) Name of the Person, registered Institution, Society. (Association, Public Trust)
	(b) The name of the authorised representative of Institution, the Association, Society or Public Trust	(b) The name of the authorised representative of Institution, the Association, Society or Public Trust
3.	Address	Address
4.	Has Registration fee been paid Amount D.D. No. Date Name of the Bank and the Branch	Has Registration fee been paid Amount D.D. No. Date Name of the Bank and the Branch

5.
Signature of the registered person

.....
Signature of the registered person

.....
Signature of the person received the deposit

.....
Signature of the person received the deposit

Date:

Date:

FORM 2
Urban Development Authority
Application Form for Allotment of Civic Amenity Site under the Urban Development Authority Allotment of Civic Amenity Sites Rules, 1991

Name of Layout:

The Category of Civic Amenity

1.	(a) Name of the Applicant (Institution, Association, Trust or Society (in Block Letters))
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(b)	Name of the Office bearers of the Institution
(c)	If Institution is registered under any law, number and date of such registration (Enclose a copy of the certificate of registration)
2.	The date of the Resolution passed for seeking allotment (a copy may be enclosed)
3.	Address of the applicant
4.	Number of Registration with U.D.A. and date
5.	Initial deposit Amount: D.D. No. Date.
6.	Miss of the site applies for:
7.	How many times have you already applied to the U.D.A. for civic amenity site. Give details of application No. with date and initial amount deposited
8.	Details of the capacity of the institution to provide the type of Civic Amenity for which site is offered
9.	Whether your Institution is established exclusively for the benefit of Scheduled Castes/Scheduled Tribes and whether the majority of members belong to Scheduled Castes/Scheduled Tribes
10.	The objectives and the activities of the institution and public cause served since its establishment. (Copy of annual report and audit report, if any may be enclosed)

11.	The Financial position of your institution	
12.	Present Location of the Institution	
I hereby declare that the above information is true to the best of my knowledge and nothing has been concealed. If the above information furnished by me is found to be wrong or false my application for allotment shall be rejected and the amount paid be forfeited to the U.D.A.		

Dated: _____

Signature of Applicant. _____

FORM 3 Lease Agreement

1. That this agreement of lease entered into this day of
... One Thousand Nine Hundred and Eighty Nine Lessee on the one part and the Urban Development Authority, Urban represented by its Secretary, hereinafter called the Lessor on the other part. The terms 'Lessee' and 'Lessor' mentioned above in this agreement shall mean and include the successors in office or representatives or assigns with: witnesseth as follows.—
2. That the Lessee applied for the lease of Civic amenity site to the lessor for the benefit and use of the said site for the construction of for the specific purpose mentioned here under the lessor having agreed to for lease of the scheduled land to the lessee subject to the terms and conditions mentioned hereafter. That the lease property which is more fully described in the schedule to this agreement has been leased for a period of Thirty years (30 years) commencing from the date of issue of the Possession Certificate.
3. That the lessee having agreed to pay the Lessor principal of the lease amount of Rs. (Rupees) which is worked out in accordance with the policy decision of the authority.
4. That the lease period of thirty years prescribed in this agreement in the first instance may be renewed subject to the renewal for a period to be determined by the 'Lessor' on payment of rent of Rs. only per annum or for any other amount then to be fixed by the Lessor by a separate deed.

5. That the lessee shall use the schedule property only for the purpose of construction of and for providing Civic Amenity and shall not use it for any other purpose.

6. That the lessee shall not sub-divide or alienate by way of lease or otherwise or create any charge or otherwise deal with the schedule property either wholly or in part.

7. That the Lessee shall obtain licence and start construction of the building, as per plan approved and mentioned by the lessor within six months, and will complete the same within two years.

8. That the lessee shall not put up any permanent structure on the land other than the above mentioned structures specially mentioned hereunder.

9. That the lessee shall not become the owner or derive any title to the property.

10. That the lessee agrees that the lease amount fixed is tentative and is subject to enhancement and agrees to pay the enhanced lease amount in case the compensation for the land in which the schedule property is included is enhanced by the Court under the Land Acquisition Act.

11. That the Lessee shall not violate or infringe any of the terms and conditions mentioned above and if Lessee were to violate any of the terms and conditions the Lessor is at liberty to resume the schedule property with thirty days notice to the Lessee and to reenter the property free of all objections from the lessee or any person claiming through him and the money, if any, paid shall also be liable to be forfeited by the Lessors.

12. That in consideration of the sum of Rs. (Rs.) which the Lessor hereby acknowledge the parties to this agreement with free will and consent set their hands and seals on the day above mentioned in this schedule.

SCHEDULE

Civic Amenity site.
..... bounded on the:

East by :

West by :

North by :

South by :

Witnesses:

- 1.
- 2.

Signature of the Lessor.

Witnesses:

- 1.
- 2.

Signature of the Lessee.

**¹THE
KARNATAKA
URBAN DEVELOPMENT AUTHORITIES
(ALLOTMENT OF CIVIC AMENITY SITES)
(AMENDMENT) RULES, 2012**

In exercise of the powers conferred by Section 71 of the Karnataka Urban Development Authorities Act, 1987 (Karnataka Act 34 of 1987), the Government of Karnataka hereby makes the following rules, further to amend the Karnataka Urban Development Authorities (Allotment of Civic Amenity Sites) Rules, 1991, namely. —

1. Title and commencement.—(1) These rules may be called the **Karnataka Urban Development Authorities (Allotment of Civic Amenity Sites) (Amendment) Rules, 2012.**

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

2. Amendment of Rule 10.—In the Karnataka Urban Development Authorities (Allotment of Civic Amenity Sites) Rules, 1991, in Rule 10, after sub-rule (13), the following shall be *inserted*, namely. —

“(14) the lease may be renewed in favour of the lessee for a further period of thirty years with the prior approval of the Government by refixing the lease amount in accordance with sub-rule (1) of Rule 8”.

**²THE
KARNATAKA
URBAN DEVELOPMENT AUTHORITIES (ALLOTMENT OF CIVIC
AMENITY SITES) (AMENDMENT) RULES, 2012**

In exercise of the powers conferred by Section 71 of the Karnataka Urban Development Authorities Act, 1987 (Karnataka Act 34 of 1987), the Government of Karnataka hereby makes the following rules, further to amend the Karnataka Urban Development Authorities (Allotment of Civic Amenity Sites) Rules, 1991, namely. —

1. Published in the Karnataka Gazette, Extraordinary No. 160, dated 7-3-2012, vide Notification No. UDD 108 BEMAPRA 2007, dated 6-3-2012
2. Published in the Karnataka Gazette, dated 29-11-2012, vide Notification UDD 645 MyAaPra 2011, dated 8-11-2012

1. Title and commencement.—(1) These rules may be called the **Karnataka Urban Development Authorities (Allotment of Civic Amenity Sites) (Amendment) Rules, 2012.**

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

2. Amendment of Rule 8.—In the Karnataka Urban Development Authorities (Allotment of Civic Amenity Sites) Rules, 1991, in Rule 8, after sub-rule (1), the following shall be *inserted*, namely.—

“Provided that in case of renewal of lease of civic amenity sites allotted to educational and such other institutions engaged in Charitable Activities, the lease amount shall be fixed at fifty per cent more than the original value fixed at the time of allotment of the site on lease basis, for a further period of lease as per sub-rule (14) of Rule 10”.

NOTIFICATION

No. UDD 268 MyAaPra 2014, Bengaluru, dated 28th January, 2016
Karnataka Gazette, dated 10-3-2016

In exercise of the powers conferred by Section 2(h) of the Karnataka Urban Development Authorities Act, 1987 (Karnataka Act No. 34 of 1987), the Government of Karnataka hereby specifies the following amenities to be “Civic Amenities” along with those already mentioned in the said section for the purpose of said Act, namely.—

1. Liquified Petroleum Gas Godowns;
2. Retail Domestic fuel depots;
3. Petrol retail outlets;
4. Motors repair/Servicing garages;
5. Crematoria/Graveyards and other such places for the disposal of the dead; and
6. Areas for dumping city garbage.

THE KARNATAKA URBAN DEVELOPMENT AUTHORITIES (DISPOSAL OF CORNER SITES AND COMMERCIAL SITES) RULES, 1991

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(As amended by GSR 224, dated 16-10-1993 and Notification
No. UDD 41 My A Pra 2001, dated 16-6-2002)

GSR 195.—In exercise of the powers conferred by Section 71 of the Karnataka Urban Development Authorities Act, 1987 (Karnataka Act 34 of 1987) the Government of Karnataka hereby makes the following rules, namely.—

1. Title and commencement.—(1) These rules may be called the **Karnataka Urban Development Authorities (Disposal of Corner Sites and Commercial Sites) Rules, 1991.**

1. Published in the Karnataka Gazette, dated 5-12-1991, vide Notification No. HUD 47 MIB 89, dated 11-11-1991