

CHANGE OF LANDUSE

Service Procedure:

Service Procedure Details	
Service Name	Change of land use u/s 14(A) of KTCP Act 1961
Sub-Service Name	Submission of change of land use Proposal to State Government through BMRDA by the Planning Authority.
Whom to approach for this service (Designated Officer)?	Member Secretary of the respective Planning Authorities.
Procedure involved to get this service	<ul style="list-style-type: none"> • Applicant has to submit application with 3 sets of certified copies of Land ownership, Public Interest, approach road & surrounding developments information. • The proposal requesting for change of Landuse to be published in one or more daily newspaper having circulation in the LPA inviting objections from the public with in a period of not less than fifteen days from the date of publication. • The change of land use proposal to be placed before the committee meeting of the Planning Authority for decision. • The CLU proposal to be submitted to the State Government through BMRDA.
Who are eligible to get this service	Land owner/person authorized on behalf of land owner through registered GPA/ JDA.
Documents to be enclosed with the request	<ul style="list-style-type: none"> • Sale / Partition Deed. • RTC. • Encumbrance in Form 15. • Encumbrance in Form 16. • Mutation / Katha Certificate • Survey sketch issued by the ADLR showing boundary, extent, approach road width, kharab and other details. • Village map identifying the property. • GPA, if applicable. • Approach Road details - whether it is a public road belonging to Local body/PWD/Highways/Zilla Panchayath? Proof to be submitted. • Whether the land has been acquired for any public schemes and is it a de-notified land? Declaration by applicant. • Notarised Affidavit by the applicant regarding abiding to CLU & development approval conditions in accordance with law in the prescribed format. (Copy of format enclosed). • Consent of the jurisdictional local body regarding maintenance of basic infrastructure facilities after development. • Extract of Master Plan showing land in question.

	<ul style="list-style-type: none"> Location map to scale and Google earth image showing land in question, approach road and surrounding developments in with minimum 250 m radius. Photographs of land. 																
Fee/Charges to be paid to get the service	<ul style="list-style-type: none"> Scrutiny Fee @ the rate of Rs.1.00/Sq.mtr of the lands. News paper Publication charges as per actuals. Betterment levy to be paid after approval of state Government as per Govt Notification No. UDD.3.TTP2015, dated: 25/02/2020 <table border="1"> <thead> <tr> <th rowspan="2">Sl No</th> <th rowspan="2">Local Planning Area and Population</th> <th colspan="4">Percentage of Market value per Square meter of non agricultural land.</th> </tr> <tr> <th>Residential</th> <th>Industrial</th> <th>Commercial</th> <th>Others</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>Local Planning Areas within Bangalore Metropolitan Region irrespective of population</td> <td>0.5% subject to a minimum of Rs.25/m²</td> <td>1% subject to a minimum of Rs.37.5/m²</td> <td>1.5% subject to a minimum of Rs.62.5/m²</td> <td>0.5% subject to a minimum of Rs.25/m²</td> </tr> </tbody> </table>	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
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Maximum number of days to wait to get this service delivered	60 days (applicable under sakala service)																
Whom to approach as a appeal (Competent Officer), if the service is not delivered in time or rejected by officer	Member Secretary of the respective Planning Authority																
Maximum number of days to wait to get the decision of the Competent Officer	30 days (applicable under sakala service)																
Who to approach as 2nd appeal (Appellate Authority), if the decision of the Competent officer is not acceptable or not implemented?	Metropolitan Commissioner																
Maximum no. of days to wait to get the decision of Appellate Authority	30 days (applicable under sakala service)																
Other information	-																
Website (if online)	-																
Reference Document	<ul style="list-style-type: none"> Section 14(A) of Karnataka Town & Country Planning Act 1961. Guidelines for Change of Landuse No. UDD.165.BMR2012, Dated: 12/10/2012. 																