



ಕರ್ನಾಟಕ ರಾಜ್ಯಪತ್ರ

ಅಧಿಕೃತವಾಗಿ ಪ್ರಕಟಿಸಲಾದುದು
ವಿಶೇಷ ರಾಜ್ಯ ಪತ್ರಿಕೆ

ಭಾಗ - ೪ಎ Part - IVA	ಬೆಂಗಳೂರು, ಶುಕ್ರವಾರ, ೩೧, ಜುಲೈ, ೨೦೨೦ (ಶ್ರಾವಣ ,೯, ಶಕವರ್ಷ, ೧೯೪೨) Bengaluru, FRIDAY, 31, JULY, 2020 (Shravana , 9, ShakaVarsha, 1942)	ನಂ. ೩೨೪ No. 324
------------------------	---	--------------------

GOVERNMENT OF KARNATAKA

NO. UDD 41 MNX 2019

Karnataka Government Secretariat,
Vikasa Soudha,
Bangalore, Dated : 28.07.2020

NOTIFICATION

In exercise of the powers conferred by section 69 of the Bangalore Development Authority Act, 1976 (Karnataka Act 12 of 1976), the Government of Karnataka hereby makes the following rules, further to amend the Bangalore Development Authority (Allotment of Civic Amenity sites) Rules, 1989, namely:-

RULES

1. Title and commencement.- (1) These rules may be called the Bangalore Development Authority (Allotment of Civic Amenity sites) (Amendment) Rules, 2020.

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

2. Amendment of rule 2.- In rule 2 of the Bangalore Development Authority (Allotment of Civic Amenity sites) Rules, 1989 (hereinafter referred to as the said rules),-

(i) after clause (a), the following shall be inserted, namely:-

“(a-1) “Allottee” means an institution to which a civic amenity site is allotted under these rules;”

(ii) after clause (g), the following shall be inserted, namely:-

“(g-1) “Sital value” means the amount fixed as value of the site by the Authority having regard to all relevant factors including the guidance value of the site in accordance with section 45-B of the Karnataka Stamp Act, 1957, the location it is formed, availability of road, whether it is corner or intermediate site and its use and other factors, as decided by the Authority;”

3. Insertion of new rule 10-A.- After rule 10 of the said rules, the following shall be inserted, namely:-

(೧)

“10-A. Conditions for sale of civic amenity sites already allotted.- Notwithstanding anything contained in these rules, the allotted civic amenity sites that have been utilised for the purpose for which it is allotted shall be conveyed in accordance with the following procedure, namely:-

(i) the Authority shall publish the list of civic amenity sites allotted to institutions with details of allottee, dimensions of civic amenity site, purpose for which it is allotted and such other particulars as the Commissioner may consider necessary, by affixing a notice on the notice board of the office and website of the Authority and any other office, as the Commissioner may decide and by publication in not less than two daily news papers of which one shall in be Kannada, having wide circulation in the city of Bengaluru;

(ii) the allottee who has already executed the lease agreement for civic amenity site may purchase the civic amenity site by expressing intent in writing to pay the sital value of the civic amenity site as determined by the Authority not less than the prevailing guidance value of the site;

(iii) the Civic amenity site allotment committee constituted under sub-rule (2) of rule 7 shall finalise the sital value of civic amenity site and make recommendation to the Authority. The Authority on considering the recommendation of the allotment committee shall decide the sital value on the basis of guidance value prevailing on that date and approve the proposal for sale. Thereafter it shall cause to serve demand notice on the purchaser. The decision of the Authority shall be final;

(iv) the amount already paid by the allottee for the future lease period, by the purchaser shall be calculated on pro rata basis and such pro-rata calculated amount shall be deducted from the sital value, determined by the Authority. The remaining amount shall be paid in three instalments,-

(a) the first instalment of ten percent shall be paid within seventy-two hours from the date of issue of demand from the Authority requesting lessee to pay the intimated site value;

(b) the second instalment of forty percent shall be paid within forty-five days; and

(c) final instalment of fifty percent shall be paid within one hundred and twenty days.

(v) the allottee shall become the owner and derive title of the civic amenity site from the date of execution of the sale deed;

(vi) the allottee shall not sub-divide the civic amenity site;

(vii) with effect from the date of execution of the sale deed of the civic amenity site, the allottee shall be liable to pay the taxes, fee and cesses payable, in respect of the civic amenity site and any building erected thereon;

(viii) in case of alienating the civic amenity site after ten years from the date of execution of sale deed, the sale shall be among the institutions defined under these rules and shall be used for the specific civic amenity earmarked during execution of sale deed;

(ix) the allottee or purchaser thereof shall exclusively use the civic amenity site to provide the civic amenity for which it is earmarked;

(x) no further sale transaction shall be allowed, without the consent of the Authority and shall comply with the conditions of the sale deed or the agreement executed and other rules, bye-laws of the Authority or the Corporation, as the case may be, for the time being in force;

(xi) the allottee shall construct any further building on the civic amenity site in accordance with the plan and design, approved by the authority; and

(xii) any breach of the sale conditions by the allottee, the decision of the Authority shall be final.”

By order and in the name of the
Governor of Karnataka,

(K.S.JAGADISHA REDDY)
Under Secretary to Government,
Urban Development Department.