# THE KARNATAKA HOUSING BOARD RULES, 1964

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FORMS

AMENDMENT RULES

1963 : KAR. ACT 10] The Karnataka Housing Board Rules, 1964 45

# [1]THE KARNATAKA HOUSING BOARD RULES, 1964

(1), dated 20/22.1.1965

(As Amended by GSR 322, dated 18.7.1967; GSR 61, dated 27.2.1971; GSR 44, dated 17.2.1973; GSR 150, dated 14.5.1974; GSR 180,dated 24.6.1976; GSR 42, dated 25/28.1.1978; SO 1106, dated 7/12.4.1978, GSR 103, dated 20.4.1983 and PR-837 w.e.f. 4.5.2006)

GSR 409.- In exercise of the powers conferred by Section 74 of the Karnataka Housing Board Act, 1962 (Karnataka Act 10 of 1963), the Government of Karnataka hereby makes the following rules, the draft of the same having been published as required by sub-section (1) of the said section in Notification No. GSR 345, dated the 7th December, 1964 in Part IV Section 2-C(i) of the Karnataka Gazette, dated 24th December, 1964.

**1. Title.-** These rules may be called the Karnataka Housing Board Rules, 1964.-

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

(a) "Act" means the Karnataka Housing Board Act, 1962 (Karnataka Act 10 of 1963);

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

(c) "Government" means the State Government;

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

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

**3. Allowance to the Chairman and other Members.-** (1) There shall be paid to the Chairman.-

(a) if he is a non-official.-

(i) [1][x x x x x][1]

1. Item (i) omitted by GSR 150, dated 14.5.1974.

(ii) travelling allowance at the rates admissible to an Officer of the highest class under Part VIII of the Karnataka Civil Services Rules;

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[1][(b) if he is an Officer of the Government, the salary and allowances admissible to him from time to time as a member of the State Civil Service or the All India Services as the case may be.][1]

1. Clause (b) substituted by G.S.R. 61 dated 27.2.1971.

[1][(2) A member of the Board shall be entitled to a sitting fee of [2][rupees Seventy-five][2] only per day of sitting, and daily allowances and travelling allowance at the rates specified in 'List A' of the Annexure to Annexure-'A' to the Karnataka Civil Service Rules, when he is required to be present at a place in connection with the business of the Board;

1. Sub-rule (2) substituted by GSR 322, dated 18.7.1967.

2. Substituted for the words "Rupees forty" by GSR 180, dated 26.6.1976

Provided that no member whose ordinary place of residence is within the municipal or panchayat limits of the place at which he is required to be present shall draw daily allowance and travelling allowance for attending the business of the Board;

Provided further that no member shall be entitled to both daily allowance and sitting allowance fee for the same day;][1]

[1][Provided that if the Chairman is an Officer of the Government he shall be entitled to leave in the same manner and s conditions as are applicable to

him from time to time as an Officer of the State Civil Service or the All India Services, as the case may be.][1]

1. Third proviso inserted by GSR 44, dated 17.2.1973.

[1][**4. Leave to the Chairman.- xxxxxx**][1]

1. Rule 4 omitted by GSR 150, dated 14.5.1974.

[1][**4-A. Appointment of Officers and servants of the Board.-** It shall not be necessary to consult the Karnataka Public Service Commission before making appointment to the, following posts under the Board namely.-

1. Shorffs;

2. Peons;

3. Drivers;

4. Dalayats;



5. Typists;

6. Stenographers;

7. Bill Collectors;

8. Wachman;

9. Gardners;

10. Sweepers; and

11. Appointment of Government Servants on deputation.][1]

1. Rules 4-A inserted by SO 1106, dated 7/12.4.1978.

**5. Condition of service of the Officers and servants of the Board.-**[1][(1)][1] The Offices and servants of the Board shall be paid after retirement a pension at the same rates and subject to the same conditions as laid down in the Karnataka Civil Services Rules.

1. Rules 5 renumbered as sub-rule (1) thereof GSR 103, dated 20.4.1983.

[1][(2)][1] The Karnataka Civil Services (Classification, Control and Appeal) Rules, 1957 shall mutatis mutandis, be applicable to the Officers and servants of the Board. The authority empowered to appoint, the authority empowered to impose penalties and penalties which he may impose and Appellate Authority in respect of the Officers and Servants of the Board shall be as mentioned in Schedule below:-

1. Sub-rule (2) of Rule 5 inserted by GSR 103, dated 20.4.1983.



**"SCHEDULE"**

**[1][For Officers and Officials of the Karnataka Housing Board Authority which may impose penalty as per rule 8 of KCS (CC&A) Rules, 1957**

| Sl. No. | Class of Posts | Authority Empowered To appoint | Authority empowered to impose penalties and Penalties which he may impose | | Appellate Authority |
|---|---|---|---|---|---|
| 1 | 2 | 3 | 4 | 5 | 6 |

| | | | | | |
|---|---|---|---|---|---|
| 1 | Superintending Engineer,<br>Joint Director of Town Planning.<br>Excutive Engineer.<br>System Annlyst.<br>Deputy Director of Town Planning.<br>Accounts Officer.<br>Senior Programmer.<br>Assistant Director of Town Planning.<br>Asst. Executive Engineer (Civil).<br>Assistant Executive Engineer (Electrical). | Housing Commissio-ner | Housing Commissio-ner | ii to viii | Principal Secretary, Housing Department |
| 2 | Assistant Engineer | Housing Commissio-ner | Secretary Housing Commissio-ner | ii to iv (a) v to vii | Housing Commissioner, Principal Secretary, Housing Department |
| 3 | Revenue Officer,<br>Assistant Revenue Officer<br>Account Superintendents.<br>Superintendents. | Housing Commissio-ner | Secretary Housing Commissio-ner | ii to iv (a) v to vii | Housing Commissioner, Principal Secretary, Housing Department |



| Sl. No. | Class of Posts | Authority Empowered To appoint | Authority empowered to impose penalties and Penalties which he may impose | | Appellate Authority |
|---|---|---|---|---|---|
| 1 | 2 | 3 | 4 | 5 | 6 |
| 4 | Junior Engineer (Civil)<br>Junior Engineer (Electrical)<br>Junior Engineer (Computer Programming)<br>Junior Computer Programming-CAD | Housing Commissio-ner | Secretary Housing Commissio-ner | ii to iv (a) v to vii | Housing Commissioner, Principal Secretary, Housing Department |
| 5 | First Division Assistants.<br>Inspectors<br>Store Keepers.<br>Data entry operators.<br>Stenographers.<br>Senior Typists. | Housing Commissio-ner | Secretary Housing Commissio-ner | ii to iv (a) v to vii | Housing Commissioner, Principal Secretary, Housing Department |
| 6 | Second Division A.....<br>Senior Work Inspectors.<br>Typists.<br>Telephone Operators.<br>Electricians.<br>Drivers.<br>Pump Operators.<br>Lift Operators.<br>Plumbers. | Housing Commissio-ner<br>Housing Commissio-ner | Secretary Housing Commissio-ner | ii to iv v to viii | Housing Commissioner, Principal Secretary, Housing Department |

| | | | | | |
|---|---|---|---|---|---|
| 7 | Daffedars.<br>Attenders.<br>Bill Collectors.<br>Blue Print operators. | - | Housing Commissio-ner<br>Secretary | ii to iv<br>V to viii | Housing Commissioner, Principal Secretary, Housing Department |



| Sl. No. | Class of Posts | Authority Empowered To appoint | Authority empowered to impose penalties and Penalties which he may impose | | Appellate Authority |
|---|---|---|---|---|---|
| 1 | 2 | 3 | 4 | 5 | 6 |
| 8 | Peons.<br>Watchmen.<br>Gardeners.<br>Cleaners.<br>Process servers.<br>Sweepers<br>Scavengers. | Housing Commissio-ner | Secretary<br>Housing Commissio-ner | ii to iv<br>v to viii | Housing Commissioner, Principal Secretary, Housing Department]1 |

1. Substituted by PR 837 w.e.f. 4.5.2006

**6. Committees.-** (1) The Board may appoint from among its members such committees as it may consider necessary.

(2) The number of members of any committee shall not exceed five.

(3) The members of a committee shall hold office during the pleasure of the Board.

(4) Every meeting of a committee shall be presided over by the Chairman if he is a member of the committee and is present and in his absence by any member chosen by the Members present at the meeting to preside for the occasion. If the Chairman is not a member of any committee, the committee shall elect its Chairman.

(5) The quorum for a meeting of a committee shall be one-half of the total number of members of the committee and no quorum shall be necessary for an adjourned meeting.

**7. Execution of contracts.-** (1) Every contract for the execution of any work or the supply of any materials or goods involving an expenditure exceeding five thousand rupees shall be made by affixing the common seal of the Board.

1[(2) For the execution of works or the supply of any materials or goods by or on behalf of or in favour of the Board, the rules and forms prescribed by the Karnataka Public Works Department in respect of tenders and contracts,



shall as far as practicable, be followed to the extent that they are not inconsistent with the provisions of the Karnataka Housing Board Act and Rules.]1

1. Sub-rule (2) of Rule 7 subjstituted by GSR 42, dated 25/28.1.1978 KGD 2-21978.

**8. Preparation and submission of Annual Housing Programme, Housing Scheme, Budget and Establishment Schedule.-** (1) (i) The Annual Housing Programme shall be prepared in

(iii) The schedule of the staff of Officers and servants already employed and to be employed during the year shall be prepared in

Form III.

(2) Every housing scheme shall be named by the Board in conformity with the outline Development Plan or the comprehensive Development Plan, as the case may be, made for any area under the Karnataka Town and Country Planning Act, 1961.

**9. Disposal of land.-** (1) The Board may transfer any land vesting in it and situate in the area comprised in any housing scheme to the Government in order to discharge any loan advanced by Government.

(2) Upon such transfer the loan advanced by the Government shall stand reduced by the amount of the market value of the land so transferred plus the amount of charges on the establishment for its maintenance and development.

(3) The Board may lease, sell or otherwise dispose of any land vesting in it subject to such terms and conditions governing the Housing Scheme concerned or as may be determined by the Board in each particular case.

**10. Conditions of occupation of Housing Accommodation.-** The occupation by any employee of any housing accommodation provided by the Board shall be subject to the following conditions, namely:-

(a) the employee shall pay monthly rent at such rates as may be fixed from time to time by the Board;



(b) He shall pay such increase in the said monthly rent and other charges as the Board may consider it fit or expedient to impose on account of any increase in rates, taxes, cesses or other service charges or on account of any additions or alterations or both to or any conveniences provided;

(c) He shall not allow any refuse to collect in or near the premises and shall keep the said premise and the outer space, and adjacent streets in a clean neat and tidy condition, to the entire satisfication of the Board;

(d) He shall not make any additions or alterations to the said premises without the previous written permission of the Board. All the alterations and additions (including the fixtures) shall become the property of the Board and upon the termination of the occupancy, the occupant shall not be entitled to remove the same or in case of non-removal to claim any compensation in respect thereof: Provided that the Board shall have the full right to call upon the employee at his expense to remove any such alteration or addition and to restore the said premises to the same condition in which they were at the date of the commencement of the occupation;

(e) He shall not assign, sublet or otherwise transfer the possession of the premises or any part thereof;

(f) He shall not keep or store upon the premises any articles of a combustible or dangerous nature, nor keep any animal or poultry either in the premises or in the compound around it, if any;

(g) He shall allow the Board or its Officers, agents or servants or any other person duly authorised by the Board to enter upon and inspect the premises and to carry out such additions and alterations of work on the premises as may be necessary in the interest of the premises, in the general interest of any of the occupants of houses located in the area or generally in the interest of general management, on any day between sun-rise and sun-set or at any other time if the Board or its Officers, servants or agents, or the persons so authorised consider it necessary to do so;

(h) He shall not cut, lop, or injure trees or large shrub not pluck any fruits or flowers, from the trees standing in the compound or the street;

(i) He shall at the end of the occupancy or earlier on determination of occupancy peaceably and quietly yield up p the

Board in the same condition in which it was at the commencement of the occupany, reasonable wear and tear being excepted. The question as to what is the reasonable wear and tear shall be decided by the Board and the decision of the Board shall be final and binding. The occupant shall make good the loss of damages, if any, that might have been caused to the premises and the Board shall be entitled to adjust the same from the advance of rent, if available;

(j) He shall pay the stamp and registration charges payable in respect of any document to be excuted in favour of the Board;

(k) He shall use and occupy the premises for the purposes of residence only by himself and by the members of his family, and as and whenever required by the Board, furnish full information about the relationship, age and monthly income and such other particulars as the Board may require in respect of all the persons residing with him in the premises;

(l) He shall not be entitled to claim any damage from the Board for the loss, if any, caused by fire or accident or any other reason during his occupation;

(m) He shall not use the premises for purposes other than residential, and shall not use it in such a manner as to cause any inconvenience, nuisance or annoyance to the adjoining occupants or neighbours. The decision of the Competent Authority as to whether any act causes such nuisance or not shall be final and binding on him;

(n) He shall not allow water from any tap to run to waste and shall not throw water or any other things out of the premises and shall not use or allow to be used bathrooms or any part of the tenament as a latrine or urinal;

(o) If he or any person of his family authorised to occupy the premises ceases to occupy the premisses for a continuous period of 14 days without the previous permission in writing of the Board, the permission to occupy shall cease forthwith;

(p) If and whenever the monthly rent fixed under condition (a) or any part thereof shall be in arrears, the same shall be recoverable by the Board as arrears of land revenue and if such rent or any part thereof shall be in arrears, for a period of two months whether the same shall have been legally



demanded or not, or it and whenever there shall be breach of any other provision herein contained the right of occupancy shall be deemed to be determined and the Board may thereupon re-enter the premises;

(q) If he commits breach, of any of the provisions contained in conditions (a) to (p) he shall for such period during which such breach is continued also be liable to pay enhanced rent in respect of the said premises at such rate as the Board may from time to time determine;

(r) The amount of advance rent paid by him, if not forfeited for breach of any of the conditions shall be refunded to him after the termination of the occupancy if he shall have duly paid all the rents and fulfill all the terms herein contained and after deductions of any sums which may be due and payable by him to the Board and in case the dues of the Board exceed the amount of such advance if he undertakes to pay the same immediately. In the event of any deduction of any sum from the said advance during the continuance of the occupation, he shall forthwith on demand pay the amount so deducted and shall throughout the period of occupancy maintain the amount of advance. The advance shall be in cash and shall bear no interest;

(s) Any matter to be decided by the Board may be decided by, and any notice, permission or consent to be given by the Board may be given by, the Competent Authority for the time being or any other Officer duly authorised by the Board and any communication signed by the sa other Officer duly authorised

by the Board and addressed to him and sent by registered post or left at the said premises or tendered personally or affixed to any conspicuous part of the said premises shall be considered to be sufficient service;

(t) The occupancy may be terminated by either side giving to the other one month's notice in writing. If the occupant leaves the premises without giving such notice he shall be liable to pay one month's rent in lieu of such notice and all other charges due from him as provided herein for the notice period;

(u) If the said premises have been licensed to be occupied by him at a subsidised rent by reason of his being an industrial worker governed by Section 2(1) of the Factories Act, 1948, the license shall cease forthwith as soon as he ceases to be an industrial worker;



(v) The occupancy shall be subject to the provisions of the Act, the Rules, the regulations and the bye-laws framed thereunder;

(w) He shall be bound by changes in or addition to the aforesaid conditions provided that such changes are made after he is given notice thereof;

(x) He shall execute an agreement on appropriate stamp paper incorporating the above conditions;

(y) He shall be subject to eviction from the Board premises for breach of any of the conditions of occupation under the provisions of the Act.

1[**11. Notices.-** (1) A show Cause Notice under proviso to sub-section (1) of Section 45 shall be in Form IV.

1. Rule 11 substituted by GSR 322, dated 18.7.1967.

(2) Final notice under sub-section (1) of Section 45 shall be in Form IV-A.

(3) A notice under sub-section (1) of Section 46 shall be in Form V.

(4) A notice under sub-section (2) of Section 46 shall be in Form VI.]1

1[**11-A. Procedure in appeals.-** (1) An appeal preferred under Section 48 of the Act shall be in writing, shall set forth concisely the grounds of objection to the order appealed against, and shall be accompanied by a copy of such order.

(2) On receipt of the appeal and after calling for and persuing the record of the proceedings before the Competent Authority, the Appellate Officer shall appoint a time and place for hearing of the appeal and shall give notice thereof to the Competent Authority against whose orders the appeal is preferred and to the appellant.]1

1. Rule 11-A inserted by GSR 322, dated 18.7.1967.

**12. Procedure for taking possession.-** (1) For the purpose of taking possession of the premises under Section 45, the Competent Authority may after issuing the notice required in the said section and after affording reasonable opportunity to the occupant of being heard, enter the premises at any time except before sun-rise or after sun-set.



(2) The Competent Authority may, for purposes of entry under sub-rule (1) break open any lock and take possession of any articles found in the premises in the presence of witnesses, if the person concerned refuses to take possession of such articles.

(3) When the articles are taken possession of under sub-rule (2) a notice shall be issued to the occupant to receive the said articles after paying such custody charges as the Competent Authority may fix in each case.

(4) If the person to whom a notice is issued under sub-rule (3) fails to take possession, the Competent Authority may sell the articles by public auction and hold the proceeds thereof in deposit at the credit of the person concerned.

**13. Assessment of damages for un-authorised occupation.-** (1) In assessing damages for unauthorised occupation of any premises belonging to the Board, the Competent Authority shall take into consideration the following matters namely:-

(a) the purpose and the period for which the Board permises were in unauthorised occupation;

(b) the nature, size and standard of the accommodation available on such premises;

(c) the rent that would have been realised if the premises had been let out for the period of unauthorised occupation;

(d) any damage done to the premises during the period of unauthorised occupation;

(e) any other matter which in the opinion of the Competent Authority is relevant for the purpose of assessing the damage.

(2) Before assessing the damage the Competent Authority shall give the person in unauthorised occupation an opportunity of being heard.

**14. Preparation and maintenance of Accounts.-**1[(1) The forms and registers prescribed under the Karnataka Public Works Accounts Code shall be adopted to the extent that they are not inconsistent with the provisions of the Karnataka Housing Board Act and Rules for maintaining the accounts of the Board in respect of lands and buildings constructed by the Board. In



respect of other transactions of the Board, the forms and registers prescribed by the Karnataka Financial Code, 1958, and Manual of Contingent Expenditure shall be adopted to the extent that they are not inconsistent with the provisions of the Karnataka Housing Board Act and Rules.]1

1. Sub-rule (1) of Rule 14 substituted by GSR 42, dated 25/28.1.1978 KGD. dated 2.2.1978.

(2) The Board shall publish its annual statement of Receipts and Expenditure, in the Karnataka Gazette, and shall make available copies of the said accounts for sale at such rates as it may fix from time to time.

**15. Fixation of Rent.-** (1) The rent in respect of housing accommodation provided by the Board to an employee under section 59 shall be fixed taking into consideration.-

(i) the capital cost of the building;

(ii) the cost of maintenance;

(iii) the Municipal taxes payable;

(iv) charges for water supply and electricity; and

(v) periods during which the premises remain vacant.

(2) The rate of rent may be revised from time to time by the Board.

**16. Registers regarding Rent paid by Employer.-** (1) Every employer for whose employees housing accommodation has been provided by the Board shall maintain a register in

Form VII showing details of all deductions made under clause (ii) of sub-section (5) of Section 59.

(2) The entires in such registers shall be verified by an Officer or an Inspector of the Housing Board in respect of every month and shall bear his signature in token of such verification.

**17. Manner of payment of Rent.-** All rents paid to the Board shall be remitted to the Board by Postal Money Order, cheque or by crediting to a Treasury or Bank authorised to receive payment as may be intimated by the Board.

**18. Standard of Accommodation.-** (1) Whenever an employer provides housing accommodation for his employees after the commencement

of the Act, the size of each building shall be in accordance with the specifications mentioned in

Form VIII.

(2) The Housing accommodation shall be provided in areas free from insanitary condition prejudicial to public health.

(3) Each unit of labour houses shall consist of a front verandah with a pial, a hall, a bed room, a kitchen, a bath and a lavatory.

(4) The accommodation provided shall be subject to inspection by the Officers of the Board from time to time and the employer shall comply with such directions as the said Officers may give regarding the maintenance of the accommodation.

**19. Returns to be furnished by the employers.-** Every employer shall furnish to the Board or to such Officers as the Board may authorise in this behalf, the following returns, namely:-

(i) a list of all the houses provided by him to his employees and which have been approved by the Board as being in good habitable condition;

(ii) the number of employees in respect of which no housing accommodation is provided;

(iii) the details of the deductions made from the wages of his employees in respect of rent payable under Section 59.

**20. Returns to be furnished by the Board.-** The Board shall submit to Government the following returns, namely:-

(i) Quarterly Progress Reports under the several Housing Schemes, in such from as may be laid down by Government from time to time.

(ii) Annual Progress Reports under the several Housing Schemes;

(iii) Demand, collection and balance of rent and loan;

(iv) Copies of the minutes of the Board;

(v) Annual statement of Receipts and Expenditure.

**21. Annual statement to be Published.-** The Annual statement of receipts and expenditure of the Board shall be published in the Karnataka Gazette.

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Copies of the said account will be sold at such rates as may be fixed by the Board from time to time.

**22. Supersession of the Board.-** (1) Before an order superseding the Board is passed under sub-section (2) of Section 86, the Government shall give the Board an opportunity of being heard and shall specify in the order the reasons for making the order and the date from which the supersession shall take effect.

(2) A copy of the order of supersession shall be served on the Chairman and the members of the Board.

(3) Upon an order of superssesion being made the Chairman and all other members of the Board shall as from the date specified in the order vacate their Officers.

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**FORM-I**

(See Rule 8)

**Housing Programme for the year** 1. Subsidised Industrial Housing Scheme.

(State Budget Provision for.....lakhs) **A.**

**State Government Projects**

| Sl. No. | Name of Project | No. of tenements | Estimated cost | Outlay incurred to the end of March of previous year | Balance in the sanctioned cost |
|---|---|---|---|---|---|
| | | | | | |

**B. Employer's Projects**

| Sl. No. | Name of Project | No. of tene-ments | Estimated cost Project | Assistance | | | Assistance disbursed up to the end of March of previous year |
|---|---|---|---|---|---|---|---|
| | | | | Loan | Subsidy | Total | |
| | | | | | | | |



**C. Fresh Projects (in the State Government Sector as well as in the Employer's Sector). Details to be worked out in due course.**

**Lumpsum provision**

| Abstract of Requirements | Financial positions | |
|---|---|---|
| | Rs. in lakhs | |
| Total A | | O.B. |
| Total B | | Budget Allotment |
| Total C | | Total funds availabel for expenditure during |

II. Low Income Group Housing Scheme,

(Provision in the State Budget for.....) Amount required for incomplete works of the Board.

| Name of work | Estimated Cost | Outlay to end of March of previous year |
|---|---|---|
| | | |

Total amount required for incomplete works.
Fresh works proposed for.

| Name of work | Number of houses | Probable Cost |
|---|---|---|
| | | |



**Spill Over**

Amount required for completion of .... incomplete works
Cash loans by the Board to .... individuals
Total sanctions to end of March .... of previous year
Total payments to end of March .... of previous year
Loans to Local bodies
Total sanctions to end of March .... of previous year
Total payments to end of March .... of previous year

**Fresh Cases**

Fresh works
Cash loans to be sanctioned during the year _____
Grand Total _____ O.B.

Allotment for
Total funds available for expenditure during the year ....



III. Subsidised Rental Housing Scheme
(Allotment for.....lakhs out of the Plan.
provision of Rs.....lakhs under L.I.G.H. Scheme.)

| | No. of houses | Estimated Cost | Expenditure |
|---|---|---|---|
| (a) Incomplete works | | | |
| (b) Proposed works | | | |
| Amount required for incomplete works<br>Amount required for proposed works<br>Financial position.- | | | |
| O.B. as<br>Allotment for | | | |

| | | |
|---|---|---|
| Total funds available for expenditure during the year | | |

IV. Middle Income Group Housing Scheme (State Budget Provision Rs. .....lakhs) **Spill over commitments:**

(1) Cash loans to individuals.-

Sanctioned

Payments

(2) Loans to Local Bodies

(3) Incomplete works:



| Sl. No. | Name of place | No. of houses | Estimated cost | Outlay to end of March of previous year |
|---|---|---|---|---|
| | | | | |

Fresh sanctions proposed for:

(1) Cash loans for (Pending applications) individuals

(2) Cash loans for (Pending applications) Local Bodies

(3) Fresh works to be taken up (details to be finalised in due course)

| Financial position | |
|---|---|
| O.B.<br>Allotment for | |
| | (Budget Provision) |
| Total funds available for expenditure during the year | |

**V. Plantation Labour Housing Scheme**

| | | |
|---|---|---|
| Allotment for | Rs. | lakhs |
| Physical target | | houses |

**FORM-II**

[See Rule 8]

**Karnataka Housing Board - Statement 'A'**

Budget Estimates for the year 19.....19 abstract

| Receipts | Esti-mate for | Revi-sed est-imate for the current year | Estim-ate for the current year | Actuals for the previ-ous year | Expenditure | Colu-mns as on receipt year |
|---|---|---|---|---|---|---|
| | Rs. | Rs. | Rs. | Rs. | | |
| A. General Receipts | | | | | Administration Expenditure | |
| B. Sale proceeds of land Buildings | | | | | Expenditure on repairs, maintenance, etc. | |
| C. Debts - Deposists Advances | | | | | Capital Expenditure | |
| D. | | | | | Debts - Deposits Advances | |
| Total Receipts | | | | | Total Expenditure | |
| Opening balance | | | | | Closing Balance | |
| Grand Total | | | | | Grand Total | |



**Karnataka Housing Board**

Budget Estimates for the year.....

Statement 'B' - Receipts

| Head of account | Budget Estimates | Revised Estimates | Budget Estimates | Actuals |
|---|---|---|---|---|
| 1 | 2 | 3 | 4 | |
| **A. General Receipts** | | | | |
| 1. Rend on buildings<br>(a) Rent on buildings under S.I.H.S.<br>(b) Rent on buildings under S.R.H.S. | | | | |
| 2. Miscellaneous receipts | | | | |

| | | | | |
|---|---|---|---|---|
| 3. (a) Subsidy under State Projects (b) Subsidy under employers projects (S.I.H. Scheme) (c) Subsidy under rental housing Scheme (L.I.G.H. Scheme) | | | | |
| 4. Grants from Government (a) Towards Administration charges (b) Towards Extra cost on State Projects | | | | |
| 5. Grants, donations and gifts from Government and other sources | | | | |
| 6. Interest on investments | | | | |
| 7. Supervision charges | | | | |
| Total 'A' | | | | |



| Head of account | Budget Estimates | Revised Estimates | Budget Estimates | Actuals |
|---|---|---|---|---|
| 1 | 2 | 3 | 4 | |
| **B. Capital Receipts** | | | | |
| (a) T and P receipts (b) Sale proceeds of land and buildings | | | | |
| Total 'B' | | | | |
| **C. Debts, Deposits, Advances** | | | | |
| 1. Deposits | | | | |
| 2. (a) Parties contribution towards construction of Buildings (S.I.H.S.) (b) Parties contribution towards construction of Buildings (L.I.G.H.S.) (c) Do (M.I.G.H.S.) | | | | |
| 3. Loans from Government (a) For Subsidised Industrial Housing Scheme (b) Do (Employers Scheme) (c) For Low Income Group Housing Scheme (including S.R.H. Scheme) (d) For Plantation Labour Housing scheme | | | | |
| 4. Loans from Government for Middle Income Group Housing Scheme | | | | |

| | | | | |
|---|---|---|---|---|
| 5. Loans from Government under acquisition and Development Scheme | | | | |



| Head of account | Budget Estimates | Revised Estimates | Budget Estimates | Actuals |
|---|---|---|---|---|
| 1 | 2 | 3 | 4 | |
| 6. Loans from other sources | | | | |
| 7. Recoveries towards loans granted under Low Income Group Housing Scheme.-<br>Principal<br>Interest | | | | |
| 8. Recoveries towards loans granted under Middle Income Group Housing Scheme.-<br>Principal<br>Interest | | | | |
| 9. Recoveries towards loans granted under Land acquisition and Development Scheme.-<br>Principal<br>Interest | | | | |
| 10. Recoveries towards loans granted under Employers Scheme.-<br>Principal<br>Interest | | | | |
| 11. Recoveries towards loans granted under.-<br>Principal<br>Interest | | | | |



| Head of account | Budget Estimates | Revised Estimates | Budget Estimates | Actuals |
|---|---|---|---|---|
| 1 | 2 | 3 | 4 | |
| 12. Suspense Accounts.-<br>(a) Stock<br>(b) Advances<br>(c) Purchases<br>(d) T and P Tractors and Trailers | | | | |
| 13. Withdrawals from investment.- | | | | |

| | | | | |
|---|---|---|---|---|
| Total 'C' | | | | |
| Total Receipts | | | | |



**Karnataka Housing Board**

Budget Estimates for the year.....

Statement 'C' - Expenditure

| Head of account | Budget Estimates | Revised Estimates | Budget Estimates | Actuals |
|---|---|---|---|---|
| 1 | 2 | 3 | 4 | |
| **A. Administration Expenditure** | | | | |
| 1. (a) Salary of Officers<br>(b) Pay of establishment<br>(c) Allowance and Honoraria<br>Allowance to Chairman | | | | |
| 2. Law Charges.-<br>(a) Remuneration to Legal Adviser<br>(b) Other Law charges | | | | |
| 3. Contingencies.-<br>(i) Office Contingency<br>(ii) Stationery and Printing<br>(iii) Postage<br>(iv) Rent on buildings<br>(v) Furniture, etc.<br>(vi) Maintenance of Van<br>(vii) Exhibition<br>(viii) Misc. and Un-foreseen | | | | |
| 4. Reimbursement of Medical Charges | | | | |
| 5. Travelling Allowance | | | | |
| 6. Audit Charges | | | | |
| 7. Tools and Plant | | | | |
| Total 'A' Adm. Expenditure | | | | |



| Head of account | Budget Estimates | Revised Estimates | Budget Estimates | Actuals |
|---|---|---|---|---|
| 1 | 2 | 3 | 4 | |
| **B. Expenditure on Repairs maintenance, etc.**<br>(a) Ordinary repairs<br>(b) Special Repairs<br>(c) Rates and Taxes | | | | |
| Total 'B'<br>Revenue Expenditure | | | | |

| | | | | |
|---|---|---|---|---|
| **C. Capital Expenditure** | | | | |
| A and B Original works and cost of land | | | | |
| 1. Subsidised Industrial Housing Scheme | | | | |
| 2. (a) Low Income Group Housing Scheme (General)<br>(b) S.R.H.S. | | | | |
| 3. Middle Income Group Housing Scheme | | | | |
| 4. Tools and Plant | | | | |
| Total C Capital Expenditure | | | | |
| **D. Debts - Deposits. Advances** | | | | |
| 1. Loans and Advances to Individuals and Institutions.-<br>(a) Loans under Low Income Group Housing Scheme<br>(b) Loans under Middle Income Group Housing Scheme<br>(c) Loans under Plantation Labour Housing Scheme | | | | |



| Head of account | Budget Estimates | Revised Estimates | Budget Estimates | Actuals |
|---|---|---|---|---|
| 1 | 2 | 3 | 4 | |
| (d) Loans under Employer's Scheme<br>(e) Loans under Land Acquisition and Development Scheme | | | | |
| 2. Repayment of Loans drawn from Government.-<br>(a) Subsidised Industrial Housing Scheme<br>(b) Low Income Group Housing Scheme.-<br>Principal<br>Interest<br>(c) Middle Income Group Housing Scheme.-<br>Principal<br>Interest<br>(d) Repayment of loan under "Employer's" Scheme<br>Principal<br>Interest | | | | |

| | | | | |
|---|---|---|---|---|
| **E. Repayment of loan under Land Acquisition and Development Scheme** | | | | |
| Principal<br>Interest | | | | |
| 3. Refund of deposits | | | | |
| 4. Investments | | | | |



| Head of account | Budget Estimates | Revised Estimates | Budget Estimates | Actuals |
|---|---|---|---|---|
| 1 | 2 | 3 | 4 | |
| 5. Suspense Accounts:<br>(a) Stock<br>(b) Advances<br>(c) Purchases<br>(d) Tools and Plant (Tractors and Trailers) | | | | |
| Net transactions including Bicycle Advance as follows.-<br>Advances Granted<br>Recoveries | | | | |
| Total 'D': Debts, Deposits, Advances | | | | |
| Total Expenditure | | | | |

**FORM - III**

(See Rule 8)

**'A'**

Schedule of Staff Provision for 19.....19

| Sl. No. | Designation | No. of Posts | Scale of pay | Pay | Conveyance Allowance | Dear-ness Allow-ance | House rent Allow-ance | Special Pay |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |

**'B'**

Statement of details of Provision proposed for pay of Officers and fixed congingencies

| Sl. No. | Name | Designation | Reference to the page of Estimate form | Sanctioned pay of the pos | |
|---|---|---|---|---|---|
| | | | | Minimum | Maximum |
| 1 | 2 | 3 | 4 | 5 | 6 |
| | | | | | |



| Actual pay of Govt. servant due on 1st April next year | Amount of provision for year at the rate in Co. 4(c) | Increments falling due within the year | | |
|---|---|---|---|---|
| | | Date of increment | Rate of increment | Amount of increment for the year |
| 7 | 8 | 9 | 10 | 11 |
| | | | | |
| Total provision for the year i.e. Total of Columns 5 and 6 | T.A. fixed P.M. T.A and conveyance Allowances | Dearness Allowance | Other fixed allowances such as H.R.A.S.L.A.R. and U.A. Water Allowance etc. (Special Pay) | Remarks |

| 12 | 13 | 14 | 15 | 16 |
|---|---|---|---|---|
| | | | | |



**1[FORM IV**

*[See Rule 11]*

Form of Show Cause Notice under proviso to sub-section (1) of Section 45 of the Karnataka Housing Board Act, 1962 (Karnataka Act 10 of 1963)

To

Sri/Srimathi/Kumari…….residing at……....

Taluk of …….District.

(i)*Whereas, you have not paid rents lawfully due from you for more than two months in respect of the premises described in the Schedule appended hereto;

(ii) *Whereas, you have sub-let without the permission of the Board the whole or part of the premises described in the Schedule appended hereto;

(iii) *Whereas you have ceased to occupy the premises and abandoned the same;

(iv) *Whereas, you are in unauthorized occupation of the premises described in the schedule appended hereto;

(v) *That you have *……..and thereby have acted in contravention of the terms under which you were authorized to occupy and use the premises described In the schedule appended hereto.

This notice is issued to you under proviso to sub-section (1) of Section 45 of the Karnataka Housing Board Act, 1962, to show cause to the satisfaction of the undersigned within ten days of the receipt of this notice as to why action should not be taken and order passed against you for eviction from the premises under sub-section (1) of Section 45 of the Karnataka Housing Board Act, 1962.

**Schedule**

Dated……. Signature of the Competent Authority

1. Forms IV and IV-A substituted for Form IV by GSR 322, dated 18.7.1967 KGD dated 27.7.1967.

*Any of the alternative which is relevant to be specified.

**Omit if not applicable.

**FORM-IV-A**

(Final Notice under sub-section (1) of Section 45 of the Karnataka Housing Board Act, 1962 (Karnataka Act 10 of 1963).

Whereas, I, the undersigned, am satisfied for the reasons recorded below that Sri/Srimathi/Kumari…….residing at…….is/are in unauthorized occupation of the Board specified in the Schedule below: Reasons.

1.

2.

3.

4.

Now, therefore, in exercise of the powers conferred on me by sub-section (1) of Section 45 of the Karnataka Housing Board Act, 1962, I hereby order the said Sri/Srimathi/Kumari……and all persons who may be in occupation of the said premises or any part thereof to vacate the said premises within one month from the date of service of this order. In the event of refusal or failure to comply with this order within the period specified above, the said Sri/Srimathi/Kumari…….and all other persons concerned are liable to be evicted from the said premises, if need be, by the use of such force as may be necessary.

**Schedule**

Dated……. Signature and seal of the Competent Authority.][1]

**FORM-V**

**(See Rule 11)** To

Shri/Shrimathi/Kumari.....residing at ..... Taluk of .....District.

Whereas, you are in occupation of premises described in the Schedule hereto appended.

And, whereas, a sum of Rs.....being the arrears of rent from .....date of 19.....in respect of the said premises is due and payable by you to the Board.

Now, therefore, in exercise of the powers conferred on me under sub-section (1) of Section 46 of the Karnataka Housing Board Act, 1962 I hereby order you to pay the said sum within (.....) from the day of service of this notice, failling which the said sum will be recovered as arrears of land revenue.

**Schedule**

Dated:.....

Signature of the Competent Authority

**FORM-VI**

**(See Rule 11)** To

Shri/Shrimathi/Kumari.....residing at ..... Taluk of .....District.

Whereas, you are in unauthorised occupation of the Board premises described in the Schedule appended hereto.

And, whereas, in exercise of the powers conferred upon me by sub-section (2) of Section 46 of the Karnataka Housing Board Act, 1962, I have assessed Rs..... as damages payable by you on account of the use and occupation of the said premises, I hereby require you to pay the said amount of damages within (.....) from the date of service of the notice, if the said amount is not paid within the period specified above, the same will be recovered as arrears of land revenue.

**Schedule**

Dated:.....

Signature of the Competent Authority

**FORM-VII**

**(See Rule 16)**

Deduction made by the Employer in regard to the Recovery of Rent 1.

Name of the Industrial concern

2. Place of location

3. Postal address

4.

Nature of the Industry 5. Month of



| Sl. No. | Name of the Emplo-yee | Father's name | Token No. and Deposit | Amount of wages | Dedu-ction made | Period for which dedution is made | Signature of the employer | Signature of officer for inspection |
|---|---|---|---|---|---|---|---|---|
| | | | | | | | | |

**FORM-VIII**
**(See Rule 18)**

Statement showing the details of types of buildings for houses of different income groups

| Particulars | Upto Rs. 250 | Income | Rs. 251 to 350 |
|---|---|---|---|
| 1. Builf area | 320 sq ft. | | 450 Sq. ft. |
| 2. Size of site | 25' x 40' | | 25' x 45' |

[No. PHS 51 PHB 63 (1)]
By Order and in the name
of the Governor of Karnataka

**K. Khadermohieddin,**
Under Secretary.

1963 : KAR. ACT 10] The Karnataka Housing Board Rules, 1964 81

**THE KARNATAKA HOUSING BOARD (AMENDMENT) RULES, 1967**

**GSR 322.-**In exercise of the powers conferred by Section 74 of the Karnataka Housing Board Act, 1962 (Karnataka Act 10 of 1963) the Government of Karnataka hereby makes the following rules to amend the Karnataka Housing Board Rules, 1964, the draft the same having been published as required by sub-section (1) of the said section in Notification No. GSR 71, dated 24th January, 1967 in Part IV, Section 2-C(I) of the Karnataka Gazette, dated 9th February, 1967, namely.-

**1. Title.-**These rules may be called the Karnataka Housing Board (Amendment) Rules, 1967.

**2. Amendment of Rule 3.-**In Rule 3 of the Karnataka Housing Board Rules, 1964 (hereinafter referred to as the said rules), for sub-rule (2) of the following sub-rule shall be substituted, namely.-

"(2) A member of the Board shall be entitled to a sitting fee of rupees twenty only per day of sitting, and daily allowance and traveling allowance at the rates specified in 'List A' of the Annexure to Annexure 'A' to the Karnataka Civil Service Rules, when he is required to be present at a place in connection with the business of the Board.

Provided that no member whose ordinary place of residence is within the municipal or panchayat limits of the place at which he is required to be present shall draw daily allowance and traveling allowance for attending the business of the Board.

Provided further that no member shall be entitled to both daily allowance and sitting allowance fee for the same day.

**3. Amendment of Rule 11.-**In the said rules for Rule 11, the following rule shall be substituted, namely.-

"**11. Notices.-**(1) A show Cause Notice under proviso to sub-section (1) of Section 45 shall be in Form IV.

(2) Final notice under sub-section (1) of Section 45 be in Form IV A.

dated 18.7.1967.

82 The Karnataka Housing Board Rules, 1964 [1963 : KAR. ACT 10

(3) A Notice under sub-section (1) of Section 46 shall be in Form V.

(4) A notice under sub-section (2) of Section 46 shall be in Form VI.

**4. Insertion of new Rule 11-A.**In the said rules after Rule 11, the following rule shall be inserted, namely.-

"**11-a. Procedure in appeals.**-(1) An appeal preferred under Section 48 of the Act shall be in writing, shall set forth concisely the grounds of objection to the order appealed against, and shall be accompanied by a copy of such order.

(2) On receipt of the appeal and after calling for and perusing the record of the proceedings before the Competent Authority, the Appellate Officer shall appoint a time and place for the hearing of the appeal and shall give notice thereof to the Competent Authority against whose orders the appeals is preferred and to the appellant.

**5. Amendment of Form IV.-**In the said rules, for Form IV, the following Forms shall be substituted, namely.

**FORM IV**

[See Rule 11]

Form of Show Cause Notice under proviso to sub-section (1) of Section 45 of the Karnataka Housing Board Act, 1962 (Karnataka Act 10 of 1963)

To

Sri/Srimathi/Kumari……residing at ……Taluk Of……District.

(i) *Whereas, you have not paid rents lawfully due from you for more than two months in respect of the premises described in the Schedule appended hereto;

(ii) *Whereas, you have sub-let without the permission of the Board the whole or part of the premises described in the Schedule appended hereto;

* Any of the alternative which is relevant to be specified.



(iii) *Whereas you have ceased to occupy the premises and abandoned the same;

(iv) *Whereas, you are in unauthorized occupation of the premises described in the schedule appended hereto;

(v) *That you have * ……and thereby have acted in contravention of the terms under which you were authorized to occupy and use the premises described in the schedule appended hereto.

This notice is issued to you under proviso to sub-section (1) of Section 45 of the Karnataka Housing Board Act, 1962, to show cause to the satisfaction of the undersigned within ten days of the receipt of this notice as to why action should not be taken and order passed against you for eviction from the premises under sub-section (1) of Section 45 of the Karnataka Housing Board Act, 1962.

**Schedule**

Dated…….

Signature of the Competent Authority

**FORM IV-A**

(Final Notice under sub-section (1) of Section 45 of the Karnataka Housing Board Act, 1962 (Karnataka Act 10 of 1963).

Whereas, I, the undersigned, am satisfied for the reasons recorded below that Sri/Srimathi/Kumari……residing at…….is/ are in unauthorized occupation of the Board specified in the Schedule below:

Reasons.

1.

2.

3.

4.

---

* Any of the alternative which is relevant to be specified. Omit if not applicable

**



Now, therefore, in exercise of the powers conferred on me by sub-section (1) of Section 45 the Karnataka Housing Board Act, 1962, I hereby order the said Sri/Srimathi/Kumari…….and all persons who may be in occupation of the said premises or any part thereof to vacate the said premises within one month from the date of service of this order. In the event of refusal or failure to comply with this order within the period specified above, the said Sri/Srimathi/Kumari…….and all other persons concerned are liable to be evicted from the said premises, if need be, by the use of such force as may be necessary.

**Schedule**

Dated……

Signature and seal of the Competent Authority.



**[1][THE KARNATAKA HOUSING BOARD (AMENDMENT) RULES, 1971**

**GSR 61.**-Whereas, a draft of the rules further to amend the Karnataka Housing Board Rules, 1964, was published as required by sub-section (1) of Section 74 of the Karnataka housing Board Act, 1962 (Karnataka Act 10 of 1963) in Notification No. GSR 50, dated the 17th February, 1971, in the Karnataka Gazette, Extraordinary, dated the 17th February, 1971 inviting objections and suggestions from all persons likely to be affected thereby on or before 24th February, 1971.

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

Now, therefore, in exercise of the powers conferred by Section 74 of the Karnataka Housing Board Act, 1962 (Karnataka Act 10 of 1963), the Government of Karnataka hereby makes the following rules, namely.-

**1. Title and commencement.-** (1)These rules may be called the Karnataka Housing Board (Amendment) Rules, 1971.

(2) They shall come into force at once.

**2. Amendment of rule 3.**- In Rule 3 of the Karnataka Housing Board Rules, 1964 (hereinafter referred to as the said rules), for clause (b), the following clause shall be substituted, namely.-

"(b) if he is an Officer of the Government the salary and allowances admissible to him from time to time as a member of the State Civil Service or the All India Services as the case may be".

**3. Amendment of Rule 4.**-To Rule 4 of the said rules, the following proviso shall be added namely.-

"Provided that if the Chairman is an Officer of the Government he shall be entitled to leave in the same manner and subject to the same terms and conditions as are applicable to him from time to time as an officer of the State Civil Service or the All India Services, as the case may be".

DPC 29 DHB 71, dated 27.2.1971.



**[1][THE KARNATAKA HOUSING BOARD (AMENDMENT) RULES, 1972**

**GSR 44.**-In exercise of powers conferred by Section 74 of the Karnataka Housing Board of Act, 1962 (Karnataka Act 10 of 1963) the Government of Karnataka hereby makes the following rules further to amend the Karnataka Housing Board Rules, 1964 the draft of the same having been published as required by sub-section (1) of the said section in Notification No. GSR 279, dated 17th August, 1972 in Part IV, Section 2-C(I) of the Karnataka Gazette, dated 10th August, 1972, namely.-

**1. Title and commencement.-(1)** These rules may be called the Karnataka Housing Board (Amendment) Rules, 1972.

(2) They shall come into force at once.

**2. Amendment of Rule 3.**-In sub-rule (2) of the Karnataka Housing Board Rules, 1964.-

(i) for the words "rupees twenty" the words ‘rupees forty" shall be substituted, and

(ii) after the second proviso, the following proviso shall be inserted, namely:

"Provided also a member may perform road journey in his own car between places connected by rail and claim road mileage both ways. In respect of such journey the member shall certify in the bill that he has performed the journey in his own car".

dated 17.2.1973.
1963 : KAR. ACT 10] The Karnataka Housing Board Rules, 1964 87

**1[THE KARNATAKA HOUSING BOARD (AMENDMENT) RULES, 1974**

**GSR 150.**-Whereas, the draft of the rules further to amend the Karnataka Housing Board Rules, 1964 was published as required by sub-section (1) of Section 74 of the Karnataka Housing Board Act, 1962 (Karnataka Act 10 of 1963) in Notification No. DPC 140 DHB 74, dated 8th May, 1974 in the Karnataka Gazette, Extraordinary, Part IV, Section 2-C(I), dated 8th May, 1974 inviting objections and suggestions from all person likely to be affected thereby on or before the 13th may, 1974.

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

Now, therefore, in exercise of the powers conferred by Section 74 of the Karnataka Housing Board Act, 1962 (Karnataka Act 10 of 1963), the Government of Karnataka hereby makes the following rules, namely.-

**1. Title and commencement.-** (1) These rules may be called the Karnataka Housing Board (Amendment) rules. 1974.

(2) They shall come into force at once.

**2. Amendment of Rule 3.**- Item (I) of clause (a) of sub-rule (1) of Rule 3 of the Karnataka Housing Board Rules, 1964, (hereinafter referred to as the said rules) shall be omitted.

**3. Omission of Rule 4.**-Rule 4 of the said rules shall be omitted.

---

DPC 140 DHB 74, dated 14.5.1974.
88 The Karnataka Housing Board Rules, 1964 [1963 : KAR. ACT 10

**1[THE KARNATAKA HOUSING BOARD (AMENDMENT) RULES, 1976**

**GSR 180.**-Whereas, a draft of the rules further to amend the Karnataka Housing Board Rules, 1964, was published as required by sub-section (1) of Section 74 of the Karnataka Housing Board Act, 1962 (Karnataka Act No. 10 of 1963) in Notification No. GSR 96 (FD 133 KHB 75), dated 16th march, 1976 in the Karnataka Gazette, Part IV Section 2-C(I), dated 25th march, 1976 inviting objections and suggestions from all persons likely to be affected thereby on or before 19th April, 1976.

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

Now, therefore, in exercise of the powers conferred by Section 74 of the Karnataka Housing Board Act, 1962 (Karnataka Act 10 of 1963), the Government of Karnataka hereby makes the following rules, namely.-

**1. Title and commencement.-** (1) These rules may be called the Karnataka Housing Board (Amendment) Rules, 1976.

(2) They shall come into force at once.

**2. Amendment of Rule 3.**-In sub-rule (2) of Rule 3 of the Karnataka Housing board Rules, 1964, for the words "Rupees forty" the words "rupees seventy five" shall be substituted.

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

**C.P. Muniyappa,**
Under Secretary to Govt.
Finance Department (Housing).

dated 26.6.1976.



**[1][THE KARNATAKA HOUSING BOARD (AMENDMENT) RULES, 1978**

**GSR 42:** Whereas, a draft of the following rules further to amend the Karnataka Housing Board Rules, 1964, was published as required by sub section (1) of Section 74 of the Karnataka Housing Board Act, 1962 (Karnataka Act 10 of 1963) in Notification No. GSR 164 (HUD 159 KHB 77) dated 8th December 1977 in the Karnataka Gazette Part IV Section 2-C(i), dated the 8th December 1977 inviting objections and suggestions from all persons likely to be affected thereby on or before 5th January 1978.

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

Now, therefore, in exercise of the powers conferred by Section 74 of the Karnataka Housing Board Act, 1962 (Karnataka Act 10 of 1963), the Government of Karnataka hereby makes the following rules, namely:

**1. Title and commencement:** (1) These rules may be called the Karnataka Housing Board (Amendment) Rules, 1978.

(2) They shall come into force at once.

**2. Amendment of Rule 7:** For sub-rule (2) of Rule 7 of the Karnataka Housing Board Rules, 1964 (hereinafter referred to as the said rules), the following sub-rule shall be substituted namely:

"(2) For the execution of works or the supply of any materials or goods by or on behalf of or in favour of the Board, the rules and forms prescribed by the Karnataka Public Works Department in respect of tenders and contracts, shall be followed to the extent that they are not inconsistent with the provisions of the Karnataka Housing Board Act and Rules".

**3. Amendment of Rule 14:** For sub-rule (1) of Rule 14 of the said rules, the following sub-rule shall be substituted namely:

dated 25/28.1.1978 at Page 44-45.



"(1) The forms and registers prescribed under the Karnataka Public Works Accounts Code shall be adopted to the extent that they are not inconsistent with the provisions of the Karnataka Housing Board Act and Rules for maintaining the accounts of the Board in respect of lands and buildings constructed by the Board. In respect of other transactions of the Board, the forms and registers prescribed by the Karnataka Financial Code, 1958, and Manual of Contingent Expenditure shall be adopted to the extent that they are not inconsistent with the provisions of the Karnataka Housing Board Act and Rules".

By Order and in the name
Of the Governor of Karnataka

**L. B. Mannikatti**,
Special Officer & Ex-officio
Deputy Secretary to Government Housing and Urban
Development Department (Housing)



**[1]THE KARNATAKA HOUSING BOARD (AMENDMENT) RULES, 1978**

**S.O. 1106.**-whereas, the draft of the rules further to amend the Karnataka Housing Board Rules, 1964 was published as required by sub-section (1) of Section 74 of the Karnataka Housing Board Act, 1962 (Karnataka Act 10 of 1963) in Notification No. HUD 119 KHB 76, dated 28th Januar arnataka Gazette, part IV,

Section 2-C(I), dated the 9th February, 1978 inviting objections and suggestions from all person likely to be affected thereby on or before the 27th February, 1978.

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

Now, therefore, in exercise of the powers conferred by Section 74 of the Karnataka housing Board Act, 1962 (Karnataka Act No. 10 of 1963) the Government of Karnataka hereby makes the following rules namely.-

**1. Title and commencement.-** (1) These rules may be called the Karnataka Housing Board (Amendment) Rules, 1978.

(2) They shall come into force at once.

**2. Insertion of new Rule 4-A.-** After Rule 4 of the Karnataka Housing Board Rules, 1964, the following rules shall be inserted, namely.-

"**4-A. Appointment of Officers and servants of the Board.-**It shall not be necessary to consult the Karnataka Public Service Commission before making appointment to the following posts under the Board, namely.-

1. Shroffs;
2. Peons;
3. Drivers;
4. Dalayats;

76, dated 7/12.4.1978 at Page 1118 and 1119.



5. Typists;
6. Stenographers;
7. Bill Collectors;
8. Watchman;
9. Gardners;
10. Sweepers; and
11. Appointment of Government Servants on deputation.

By Order and in the name
Of the Governor of Karnataka

**U. Anantha Padmanabha Rao**
Under Secretary to Government
Housing and Urban Development Department



[1]**[THE KARNATAKA HOUSING BOARD (AMENDMENT) RULES, 1982**

**GSR 103.**In exercise of the powers conferred by Section 74 read with subsection (2) of Section 10-A of the Karnataka Housing Board Act. 1962 (Karnataka Act 10 of 1963), the Government of Karnataka, hereby makes the following rules, the draft of the same having been published as required by sub-section (1) of the said section in Notification No. GSR 243, dated 6th November, 1981 in Part IV, Section 2-C(I) and as amended in corrigendum No. GSR 247, dated 13th November, 1981 in Part IV, Section 2-C(I) of the Karnataka Gazette, Extraordinary, dated 13th November, 1981.

**1. Title and commencement.-(1)** These rules may be called the Karnataka housing Board (Amendment) Rules, 1982.

(2) They shall come into force at once.

**2. Amendment of Rule 5.**-Rule 5 of the Karnataka Housing Board rules, 1964, shall be renumbered as sub-rule (1) and after sub-rule (1) as so renumbered, the following sub-rule shall be inserted, namely.-

"(2) The Karnataka Civil Services (Classification, Control and Appeal) Rules, 1957 shall mutatis mutandis, be applicable to the Officers and servants of the Board. The authority empowered to appoint, the authority empowered to impose penalties and penalties which he may impose and Appellate Authority in respect of the Officers and Servants of the Board shall be as mentioned in Schedule below.-

HUD 154 KHB 79, dated 20.4.1983.

## SCHEDULE A

**For Officials of Karnataka Housing Board Authority which may impose penalty as per Rule 8 of K.C.S (C.C & A.) Rules, 1957**

| | Class of Posts | Authority empowered to appoint | Authority empowered to impose penalties and penalties which he may impose | | Appellate Authority |
|---|---|---|---|---|---|
| | | | Authority | Penalties (Rule 8) | |
| 1 | 2 | 3 | 4 | 5 | 6 |
| 1 | 1 Revenue Officer, General Assistant, Manager and Superintendents | Housing Commiss-ioner | Secretary Housing Commiss-ioner | ii to iv<br>v to viii | Housing Commissioner Chairman |
| 2 | First Division Clerks, Stenographers, Inspectors | -do- | -do- | -do- | -do- |
| 3 | 3 Second Division Clerks, Typists, Shroffs, Telephone Operators, Bill Collectors, Electricians and Drivers | -do- | -do- | -do- | -do- |
| 4 | Attenders, Daffedars, Lift Attenders, Gardeners Peons, Cleaners, Watchmen, Sweepers, Blue Printers | -do- | -do- | i to iv<br>v to viii | -do- |



| | Class of Posts | Authority empowered to appoint | Authority empowered to impose penalties and penalties which he may impose | | Appellate Authority |
|---|---|---|---|---|---|
| | | | Authority | Penalties (Rule 8) | |
| 1 | 2 | 3 | 4 | 5 | 6 |
| | For the Staff of Divisional and Sub-Division Offices | | | | |
| 5 | 5 I Division Clerks, Stenographers, II Division Clerks, Inspector, Typists, Drivers, Bill Collectors | Housing Commiss-ioner | Executive Engineer, Housing Commiss-ioner | ii to iv<br>v to viii | Housing Commiss-ioner Chairman |
| 6 | 6 All class IV Posts | Housing Commiss-ioner | Executive Engineer, Housing Commiss-ioner | i to iv<br>v to viii | Housing Commiss-ioner Chairman |

## SCHEDULE B

**Officials lent to K.H.B. (Non-Gazetted Officers) Authority which may impose penalty as per Rule 8 of K.C.S. (C.C. & A.) Rules, 1957**

| | Class of Posts | Authority empowered to appoint | Authority empowered to impose penalties and penalties which he may impose | | Appellate Authority |
|---|---|---|---|---|---|
| | | | Authority | Penalties (Rule 8) | |
| 1 | 2 | 3 | 4 | 5 | 6 |
| 1 | 1 Assistant Engineer, Junior Engineer, Draftsman, Tracers (in Head Office) | Housing Commiss-ioner | Secretary Housing Commiss-ioner | ii to iv<br>v to viii | Housing Commissioner Chairman |
| 2 | 2 Accounts Superintendents Taluk Sheristedar-cum-super-intendents, I Division Clerk, Stenographers Revenue Inspectors & Surveyors | -do- | -do- | -do- | -do- |
| 3 | 3 II Division Clerks | -do- | -do- | -do- | -do- |
| For the Staff of Divisional and Sub-Division Offices | | | | | |
| 4 | 4 Assistant Engineer, Junior Engineer, Draftsman, Tracers, I Division, Clerk, Stenographers, II Division Clerks | Housing Commiss-ioner | Executive Engineer, Housing Commiss-ioner | ii to iv<br>v to viii | Housing Commissioner Chairman |