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Part – IVA BENGALURU,SATURDAY, 16,MAY, 2026 ( VAISHAKHA , 26, SHAKAVARSHA, 1948) No.383

**GOVERNMENT OF KARNATAKA**

No. UDD 641 BMR 2025 (e)

Karnataka Government Secretariat, Vikasa Soudha,
Dr. B.R. Ambedkar Veedhi,
Bengaluru, Dated:15.05.2026.

**NOTIFICATION**

Whereas the draft of the Karnataka Planning Authorities (Allotment of Civic amenity sites within the Bengaluru Metropolitan Region) Rules, 2026, for Planning

Authorities within the jurisdiction of Bengaluru Metropolitan Regional Development Authority was published as required under Section sub-section (1) & clause (ff) of sub-section (2) of section 74 read with Section 17 (2-A) of the Karnataka Town and Country Planning Act, 1961(Karnataka Act 11 of 1963), vide notification No. UDD 641 BMR 2025(e) dated 24.03.2026 in part IV-A of the Karnataka Gazette extraordinary No.232 dated 24.03.2026 inviting objections and suggestions from all persons likely to be affected within thirty days from the date of its publication in the official Gazette.

And whereas, the said Gazette was available to public on 24.03.2026 And whereas, no objections/ suggestions have been received in this regard.

Now, therefore, in exercise of the powers conferred by section 74 read with section 17 (2-A) of the Karnataka Town and Country Planning Act (Karnataka Act 11 of 1963), the Government of Karnataka hereby makes the following rules, namely,

**(1)**
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**Rules**

**1. Title, commencement and application**:-(1) These rules may be called "The Karnataka Planning Authorities (Allotment of Civic Amenity Sites within the Bengaluru Metropolitan Region) Rules, 2026.

(3) These rules shall be applicable for all the Planning Authorities within the jurisdiction of Bengaluru Metropolitan Regional Development Authority (BMRDA), but excluding the Bengaluru Development Authority constituted under the Bengaluru Development Authority Act, 1976 (Karnataka Act 12 of 1976), the Greater Bengaluru Authority constituted under Greater Bengaluru Governance Act, 2024 (Karnataka Act No. 36 of 2025) and the Urban Development Authorities constituted under the Karnataka Urban Development Authority Act, 1987 (Karnataka Act 34 of 1987) and all other Planning Authorities outside the jurisdiction of the Bengaluru Metropolitan Regional Development Authority within the State.

**2. Definitions.** – (1) In these rules, unless the context otherwise requires,

(a)**"Act"** means the Karnataka Town and Country Planning Act, 1961 (Karnataka Act 11 of 1963);

(b)**"Allottee"** means an institution to which a civic amenity site is allotted under these rules;

(c) "Authority" means the Planning Authority defined under sub-section (7) of section 2 of the Act;

(d)**"Civic Amenity"** means,-

(i)a market, post office, telephone exchange, bank, fair price shop, milk booth, school, hostel, dispensary, hospital, pathological laboratory, maternity home, child care centre, library, gymnasium, bus stand or bus depot;

(ii) a recreation centre, Convention Centre, Fuel stations;

(iii) a centre for educational, social or cultural established by the Central Government or the State Government or by a body established by the Central Government or the State Government;

(iv) a centre for educational, religious, social or cultural activities or for philanthropic service run by a cooperative society registered under the Karnataka Co-operative Societies Act, 1959 (Karnataka Act 11 of 1959) or society registered under the Karnataka Societies Registration Act, 1960 (Karnataka Act 17 of 1960) or by a trust created wholly for charitable, educational or religious purposes;

(v) a police station, an area office or service station of the Urban Local Bodies or the Water Supply and Sewerage Board or the Karnataka Power Transmission Corporation Ltd. (KPTCL) / ESCOMs; and

(vi) such other amenity as the Government may, by notification specify.

(e)**"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;

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

(g)**"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 charitable, educational or religious purpose;

(h)**"Lease amount"** means the rent as may be fixed by the Authority having regard to all relevant factors based on the sital value;

(i)**"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;

(j)**"Section"** means a section of the Act;

(k)**"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 (Karnataka Act of 34 of 1957), the location it is formed, availability of road, whether it is corner or intermediate site and its use and other factors, as may be decided by the Authority;

(2) Words and expressions used herein but not defined shall have the meaning respectively assigned to them in the Act.

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**3.Grant of area reserved for civic amenities.-** (1) The Authority shall have the power to lease or sell the sites reserved for civic amenities for the purpose for which such area is reserved with prior approval from the Bengaluru Metropolitan Regional Development Authority. Such reservation shall be based on space standard and adjacent road width available for respective uses.

(2) The Authority shall not sell or otherwise dispose of any area reserved for civic amenities, for any other purpose and any disposition so made shall be null and void:

Provided that where the allottee commits breach of any of the conditions of allotment, the Authority shall have the right to resume such site after affording an opportunity of being heard to such allottee.

**4.Offer of civic amenity sites for allotment**.-(1) The Authority may out of the Civic amenity sites available in its local planning area reserve such number of sites for the purpose of providing civic amenity required by the Central Government, the State Government, Corporation or by a body established by the Central Government or the State Government. The requirement of Civic Amenities shall be ascertained by requesting concerned Deputy Commissioner one month prior to publication of notification as under sub-rule (3).

(2) After making reservation under sub-rule (1) the authority may, subject to provisions of rule 3 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 an institution:

Provided that the authority shall while so offering the civic amenity sites reserve eighteen percent of such sites for being allotted to an institution established exclusively for the benefit of Schedule Castes the majority of members of which consists of persons belonging to Schedule Castes and three percent 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 two per cent of such sites for being allotted to an institution established for benefit of physically and mentally disabled and if at the time of making allotment sufficient number of such institutions are not available then the remaining sites out of above civic amenity sites so reserved may be allotted to other institutions.

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Provided further that the Authority shall publish notification as per sub-rule (3), one more time with a gap of one month between the notifications for above reserved sites only.

(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 Authority 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 newspapers in English and Kannada having wide circulation in the Bengaluru Metropolitan Region.

5**. Disposal of sites reserved.**- Not withstanding anything contained in these rules, the sites reserved under sub-rule (1) of rule 4 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.

**6.Fee for Registration of Institution.-(1)** Every institution applying for civic amenity site shall register itself with the Authority on payment of registration fee specified in table below. If any institution withdraws the registration, 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.m. | Fee (in rupees) |
|---|---|
| 1000 and below | 2,500/- |
| Above 1000 but below 2000 | 5,000/- |
| 2000 and above but below 4000 | 8,000/- |
| 4000 and above | 15,000/- |

(2) The Central Government or State Government Department, Local Authority and Statutory bodies established by the Central Government or State Government shall be exempted from the payment of registration fee for the allotment made under these rules.

(3) Institution which desires for more than one civic amenity site, shall register separately for each desired civic amenity site.

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(4) If the civic amenity site is not allotted then registration fee shall be refunded. The registration once made shall not be valid for subsequent allotment.

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

**7. Eligibility.-**(1) The Authority may allot civic amenity site on lease basis only to an institution which is registered under rule 6.

(2) Preference shall be given to those institutions which have been registered under the concerned Acts at least two years prior to the date of application.

(3) 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.

**8. Principles for selection of Institution.-** (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 namely:-

(a) the objectives and activities of the institution and public cause served by it since its establishment;

(b) the financial position of the institution;

(c) the present location of the institution;

(d) the benefit likely to accrue to the general public of the locality by allotment of the civic amenity site;

(e) the bona fide and genuineness of the institution as made out in the annual reports, audit report etc.; and

(f) the need of the civic amenity site by the institution for providing the civic amenity in question.

(2) The institution shall not claim any exemption in the lease amount as specified under rule 9. An affidavit in this regard shall be filed along with the application by the institution.

(3) For the purpose of sub-rule (1), the Authority after placing the subject in the meeting shall submit the detailed proposal and applicant details with recommendations to the Civic Amenity Site Allotment Committee in the Bengaluru Metropolitan Regional Development Authority.

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(4) The Authority shall issue the final order as per recommendations of the Civic Amenity Site Allotment Committee.

9. **Lease amount of civic amenities sites.-(**1) The lease amount of the site to be allotted on lease basis in any area shall be fixed by the Authority as below,-

| **Payment Plan** | **One-time payment (Lump sum)** | **Annual Payment (Annuity)** |
|---|---|---|
| Lease amount | 30% of the sital value | 2% of the sital value annually |
| Initial deposit | 10% of the lease amount | |
| Advance payment | No advance payment | 15% of the lease amount |
| Time period | If the lease amount or the annual installment is not paid within the period of ninety days from the date of allotment, further extension of time not exceeding sixty days may be given and the institution shall pay in addition, interest at the rate of 12% on the said amount for the extended period. | |

**Note:** Initial deposit and advance payment are calculated by considering thirty percent of the sital value for both lump sum and annual payment.

(2) The lease amount may be notified while inviting in total or in annual installments during the lease period.

(3) The lease amount of a site while notifying may be altered by the authority maximum of two times with changes up to ten percent of the sital value each time. Any further alteration of the lease amount shall be done with the prior approval from the Bengaluru Metropolitan Regional Development Authority:

Provided that the Authority shall undertake the procedure as per sub-rule (3) of rule 4 every time the lease amount is altered.

(4) Allotment may be made at fifty percent of the lease amount fixed by the Authority in the following cases, namely:-

(a) Institutions established for the welfare of physically and mentally handicapped, Scheduled Castes and the Scheduled Tribes;

(b) Educational institution running the schools in only Kannada medium; (c) Trust created wholly for Charitable, Religious, Cultural activities;

**8**

(d) The Departments of the Central Government or the State Government, Corporation or a body established by the Central Government or the State Government:

Provided that, in respect of an allottee under clauses (a), (b) and (c) who is not allowed with the benefit of reduction of fifty percent of lease amount shall be allowed fifty percent reduction in the annuity lease amount. The annuity lease amount shall not apply to Institution under clause (d).

**Note:** For the purpose of this clause, charitable activity shall have the same meaning as under the Income Tax Act, 2025 (Central Act 30 of 2025).

(5) The lease may be renewed in favour of the lessee for a further period of thirty years by re-fixing the lease amount as specified in these rules considering the prevailing value at the time of renewal:

Provided that, in case of renewal of lease, where in, the lessee has violated any of the conditions specified in these rules at any point of time during the preceding lease period, such a lease shall not be renewed and the lessee shall be evicted from the site by the Authority and the civic amenity site shall be resumed and vest with the Authority.

(6) If the lease is not renewed or has been determined or terminated before the expiry of the 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 with the authority free of cost and free from all encumbrance and the authority shall have right to enter the premises and take possession thereon.

Form-II for allotment of a civic amenity site along with initial deposit at ten percent 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 Planning Authority, before the last date and time 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.

(3) If the civic amenity site is not allotted or application is rejected then initial deposit shall be refunded.

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**11. 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 with additional fifteen percent of advance payment of the lease amount in which case initial deposit and advance payment paid along the application shall be adjusted only towards last installment.

(3) If the lease amount or the installment is not paid within such extended period mention in sub-rule (1) of rule 9, then registration fee and the initial deposit shall be liable to forfeiture and the allotment cancelled without any prior intimation:

Provided that no interest shall be levied, demanded or collected from Government Departments or undertakings for the delayed payment of the lease amount or annual installments.

(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 registered 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 initial deposit paid by the institution may be forfeited and the 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 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 installment shall be paid by the lessee in terms of the lease agreement executed under sub-rule (4).

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(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, not exceeding three years, as the Authority may, in specified case, by written order permit, subject to payment of penalty at such rates as may be notified by the State Government from time to time. If the building is not constructed within the said period, the allotment may, after giving reasonable notice to the institution, be cancelled, the agreement revoked and the lessee evicted from the site by the Authority and after forfeiting twelve and half percent 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 the taxes, fees and cess 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.

(10) The lessee shall not sub-divide 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 which it is allotted.

(12) The lessee shall comply with the conditions of 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.

**12. Conditions for sale of civic amenity sites already allotted.-** Not withstanding 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 Planning Authority 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 Planning Authority may decide and by publication in not less than two daily newspapers of which one shall in be Kannada, having wide circulation in the Bengaluru region;

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(ii) the allottee who has already executed the lease agreement and constructed the building 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 Authority shall finalise the value of the civic amenity site not less than the rate published by the Department of Stamps and Registration and recommend to the civic amenity site allotment committee to approve the proposal for sale as per committee decision. Thereafter the Authority 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 installments, namely:-

(a) the first installment 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 installment of forty percent shall be paid within forty five days; and

(c) the final installment 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 cess 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;

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(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.

**13. 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 allottee without interest after deducting lease amount for the period by calculating pro-rata basis to the authority in respect of the said civic amenity site.

**14. Maintenance of register.-**Every Authority shall maintain a register of civic amenity sites. The register shall contain number of civic amenity sites, location, purpose for which leased and period of lease, the details of the civic amenity site leased out to the Central or State Government Departments, Statutory bodies and institutions, the extent civic amenity site leased, lease amount, next instalment date (for annual plan) and such other particulars. The register shall be in

Form-IV. The information about the civic amenity sites and the allotment details and balance of sites available with the Authority, shall be published annually in the website of the Authority.

**15. Review of allotment of Civic amenity site.-**(1)For the purpose of sub-rule (2) of rule 8, the Bengaluru Metropolitan Regional Development Authority shall constitute a separate committee called the Civic Amenity Site Allotment Committee, consisting of the Commissioner of the Bengaluru Metropolitan Region Development Authority as the Chairman and Metropolitan Planner, Additional Metropolitan Commissioner, Joint Director of Bengaluru Metropolitan Regional Development Authority, Empanelled Advocate, Accounts officer of Bengaluru Metropolitan Regional Development Authority, concerned Planning Authority's Member Secretary as the members of the committee and Deputy Director of Bengaluru Metropolitan Regional Development Authority shall be the member-convener.

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(2)The Committee after receiving the proposals for lease of civic amenity sites from the authority as per rule 8 and sub-rule (12) of rule 11, shall review the proposal based on the Authority's recommendation and shall finalise or reject the intended allottee and send back the same to the Authority for further action.

(3)The above committee after receiving the proposals for sale of civic amenity sites from the authority as per rule 12, the committee shall review the proposal based on utilization of civic amenity site and shall finalise or reject the proposal and send back the same to the Authority for further action.

**16.Appeal.-**An allottee or a lessee or any party aggrieved by any decision of the Authority within thirty days of such decision, may appeal to the Commissioner of the Bengaluru Metropolitan Region Development Authority. The Appeals shall be disposed of after giving an opportunity of being heard to the applicant within ninety days of receiving such appeals.

**17. Audit.-**(1) The Accounts section of the Bengaluru Metropolitan Regional Development Authority shall audit all transactions pertaining to payments regarding allotment of civic amenity sites within six months of closure of every financial year.

(2) The Authority shall send the Audit reports along with compliance to the Government through Bengaluru Metropolitan Regional Development Authority.

By Order and in the name of the
Governor of Karnataka

**(Rajesh S. Sulikeri)**
Under Secretary to Government
Urban Development Department.

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**FORM-I** **(see sub-rule (1) of rule 6)**

**Registration** Name of the Authority:

| | | | |
|---|---|---|---|
| 1. | 1. Registration No | | |
| | (a) | Name of the Institution | |

| | | | |
|---|---|---|---|
| | (b) | Name of the Head of the Institution: | |
| | (c) | Designation of the Head of the institution: | |
| | (d) | Name of the Authorised representative or person of contact of the Institution | |
| 3. | Address | | |
| 4. | Registration fee details<br>Amount paid:<br>D.D.No:<br>Date:<br>Name of the Bank and the Branch | ……<br>……<br>……..<br>……<br>…… | |

…….
Signature of the registered person
…….
Signature of the registered person receiving the deposit
Date:

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**FORM-II**

**(see sub-rule (1) of rule 10)**

**Application Form for Allotment of Civic Amenity Site vide, paper publication number:.....**

Name of the Authority:
Name of the Layout:
Purpose of Civic Amenity reserved for:

| | | | |
|---|---|---|---|
| 1 | (a) | The name of the Applicant (Institution) | |
| | (b) | (b) Name of the Office bearers of the Institution | |
| | (c) | Institution registration details and date of such registration (a copy of the certificate or registration to be enclosed by the institution) | |
| 2 | The date of the Resolution passed for seeking allotment (a copy to be enclosed) | | |
| 3 | Address for communication | | |
| 4 | Number of Enrolment with…….Planning Authority | | |
| 5 | Lease Amount: | | |
| | Initial deposit: | | |
| | D.D.No. | | |
| | Date: | | |
| 6 | (a) Civic Amenity site number applied for : | | |
| | (b) Purpose of Civic Amenity site: | | |
| | (c) Location of Civic Amenity site : | | |
| | (d) Size of Civic Amenity site: | | |
| 7 | How many times have you already applied to the authority 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 or 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 to be enclosed) | | |
| 11 | The Financial position of your institution | | |
| 12 | Present Location of the Institution | | |
| 13 | Will you opt for Lump sum payment or Annual Payment | | |

I/We 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 Authority.

Date: Signature of Applicant

**FORM-III**

**(see sub rule (4) of rule 11)**

**Registration of Lease Agreement**

1.That this agreement of lease entered into this ……. day of …….. Two Thousand and …… between the …… hereinafter called the Lessee on the one part and the Planning Authority, represented by its Member 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: witnessed 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 commencing from the date of issue of the Possession Certificate.

3.(In case of Lump sum payment) That the lessee having agreed to pay the Lessor principal of the lease amount of Rs. …… (Rupees……..) Which is worked out in accordance with Rule 9.

Or

(In case of annual payment) That the lessee having agreed to pay the Lessor principal of the lease amount of Rs. …… (Rupees……..) as initial deposit and advance payment along with Rs. ……..…….. (Rupees……..) as annual instalment for which is worked out in accordance with Rule 9.

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 to be fixed by the Authority.

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.The lessee shall obtain the approval for the construction of the building on a Civic Amenity site from the Authority, prior to obtaining license from the Local Authority concerned. The lessee shall complete the construction of the building within three years from obtaining the license from the local Authority.

8.With effect from the date of taking possession of the site, the lessee shall be liable to pay any tax, fee and cess payable in respect of the civic amenity site and any building erected thereon to the Local authority concerned.

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

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

11.The Civic Amenity sites shall not be mortgaged to any of the financial institution by the lessee.

12.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 Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 (Central Act 30 of 2013).

13.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 re-enter 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.

14.(In case of Lump sum payment) 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.

or

(In case of Annual payment)That in consideration of the sum of Rs. …… (Rs. ……) annually for 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**

Name of the Authority…… Civic Amenity site No……in…… Layout in …… Sy.No.……Village ……Taluk …….. District …….sq.m 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

**R.N.I. No. KARBIL/2001/47147 POSTAL REGN. No. RNP/KA/BGS/2202/2017-19 Licensed to post without prepayment WPP No. 297**

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**FORM-IV**

**(see rule 14)**

Name of the Authority :

| Sl no | Name of the layout / locality | Sy. No/ CTS No | Date of approval | Civic Amenity site No. | Extent of CA site in Sq.m | Allotment details | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | Name of the Department/ Statutory bodies/ institution | Purpose of allotment | Date of resolution of the Authority | Date of allotment | Sital value | Annuity payment / Lump sum payment | Leas amou |
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 |

ಮುದ್ರಿಕರು²ಂಅಗೂಪಿ□ಂಅಶಕರು:- ಸಂಕಲ£ಂಅi□ಂಅκಗಳ್, ಕ£ಂಅ□ಟಿಕª್ಂಅಜಿಪತಿ, ಸ□ಂಅ□κ□ೆಂೀಂಂದಿಮುದಿ□ಂಅಲಯ, ¦ೆಂಂಗಳ್□ರು

THAMMAIA