



KARNATAKA LEGISLATIVE ASSEMBLY
FIFTEENTH LEGISLATIVE ASSEMBLY
SEVENTH SESSION

**THE KARNATAKA TOWN AND COUNTRY PLANNING
(FOURTH AMENDMENT) BILL, 2020
(LA Bill No. 64 of 2020)**

A Bill further to amend the Karnataka Town and Country Planning Act, 1961 (Karnataka Act 11 of 1963) and for matters connected therewith or incidental thereto;

Whereas it is expedient further to amend the Karnataka Town and Country Planning Act, 1961 (Karnataka Act 11 of 1963) for the purposes hereinafter appearing;

Be it enacted by the Karnataka State Legislature in the seventy first year of the Republic of India, as follows:-

1. Short title and commencement.- (1) This Act may be called the Karnataka Town and Country Planning (Fourth Amendment) Act, 2020.

(2) It shall be deemed to have come into force with effect from the 31st day of July, 2020.

2. Insertion of new section 18-B.- After section 18-A of the Karnataka Town and Country Planning Act, 1961 (Karnataka Act 11 of 1963) (hereinafter referred to as the principal Act), the following shall be inserted, namely:-

“18-B. Levy of premium charges for grant of Premium Floor Area Ratio.-

(1) The Authority may grant permission for premium floor area ratio in the areas identified for the purpose in the Zonal regulations of the master plan.

(2) Where an application is made for grant of permission for utilization of premium floor area ratio for the development of a building under section 15, the Authority may levy premium charges, at such rate, not less than fifty percent of the estimated increase in value of land and building as may be prescribed by the Government from time to time, for grant of premium floor area ratio, not exceeding the limits as specified in the zonal regulations of the master plan.

Explanation: For the purpose of this section, “premium floor area ratio” means additional floor area ratio permitted over and above the ordinary permissible floor area ratio.”

3. Repeal and savings.- (1) The Karnataka Town and Country Planning (Second Amendment) Ordinance, 2020 (Karnataka Ordinance 16 of 2020) is hereby repealed.

(2) Notwithstanding such repeal, anything done or any action taken under the principal Act, as amended by the said Ordinance, shall be deemed to have been done or taken under principal Act, as amended by this Act.

STATEMENT OF OBJECTS AND REASONS

It is considered necessary to amend the Karnataka Town and Country Planning Act, 1961 (Karnataka Act 11 of 1963) to levy premium charges for grant of an additional floor area ratio in the areas identified for this purpose in the Zonal regulations of the master plan and to increase the resources of the Planning Authorities.

As the matter was urgent and both the Houses of the State Legislature were not in session, the Karnataka Town and Country Planning (Second Amendment) Ordinance, 2020 (Karnataka Ordinance 16 of 2020) was promulgated to achieve the above object.

This Bill seeks to replace the above ordinance.

Hence, the Bill.

FINANCIAL MEMORANDUM

There is no extra expenditure involved in the proposed legislative measure.

MEMORANDUM REGARDING DELEGATED LEGISLATION

Clause 2: Section 18-B sought to be inserted by clause 2, empowers the State Government to make rules regarding levy of premium charges for grant of premium floor area ratio.

The proposed delegation of legislative power is normal in character.

**EXPLANATORY STATEMENT AS REQUIRED BY SUB-RULE (1) OF RULE 80 OF
THE RULES OF PROCEDURE AND CONDUCT OF BUSINESS IN THE
KARNATAKA LEGISLATIVE ASSEMBLY.**

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B. S. YEDIYURAPPA
Chief Minister

M.K. Vishalakshi
Secretary (I/c)
Karnataka Legislative Assembly