

1. The Karnataka Planning Authorities (Amendment) Rules 2019 has been notified on 25/02/2020 and from the same day the amended rules have come into effect.
2. All planning authorities which provide approval under the KTCP Act for various developments for which resolutions have been passed from the date including and subsequent to 25/02/2020 will have to compulsorily levy the amended fee while issuing demand notice under Rule 37-A(2) in Form-VIII.
3. The amended regulations and fees shall not apply in such cases where the planning authority has already issued temporary sanction or released sanction plan after having collected the then prevailing fees on or before 25/02/2020.
Further there is question of demanding any difference in fee basis the amended fees if the development has been completed according to the temporary sanction and request has been made only for final sanction and release of sites.
4. If the planning authority has already provided sanction and collected fees prevailing before 25/02/2020 and is releasing the sites in 40% : 30% : 30% proportions, then when the planning authority is releasing sites in a phased manner depending upon completion of development of such phases, and a request has been made for such release, then the amended rules shall not apply.
5. When the planning authority is approving layout plan for previously converted lands, the fees shall be levied as according to the market value prevailing at the time of the approval.
6. If there is no change whatsoever in the survey nos. or the extent at the time of any modification of the development/layout plan, then the amended rates need not be collected for such modification. However, if there is addition of any land extent while seeking for plan modification, then the amended rate shall be collected for such additional area being included in the development plan.
7. If the development plan has been cancelled on account of various reasons, or the development plan has been cancelled on account of non-completion of development, or the development plan has been cancelled in accordance with the circumstance specified under Rule 37-A (2) of KPA Rules 1965, in such a case the amended rates shall be compulsorily collected at the time of fresh plan.

8. According to note (i) of Rule 37-C all planning authorities/local bodies have to compulsorily collect the cess and the surcharge mentioned thereunder. However, if under Section 17 of KTCP plan has already been obtained after paying the requisite fees, there is no requirement for collecting such fees once again at the time of issuing building sanction plan/licence.