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## THE KARNATAKA TOWN AND COUNTRY PLANNING (AMENDMENT) ORDINANCE, 2021

The Governor of Karnataka promulgated the Karnataka Town and Country Planning (Amendment) Ordinance, 2021 (Karnataka Ordinance No. 06 of 2021) on 05.07.2021 (**the Ordinance**). This Ordinance has brought the following amendments to the Karnataka Town and Country Planning Act, 1961 (**the Act**).

### PIECEMEAL RELEASE OF SITES

- If a person desires, the planning authority may release the sites in two stages – 40% in the first stage and 60% after the completion of all developmental works.
- This piecemeal release shall be done in the following manner –
  - The 40% sites shall be released, being scattered in the layout showing the building sites released after – (i) obtaining the registered relinquishment deed from the applicant for relinquishment of areas demarcated for park, civic amenities, etc; (ii) obtaining the registered mortgage deed of all corner sites in the layout; and (iii) ensuring that the project is registered under the RERA Act.
- The planning authority shall ensure the completion of all development works including infrastructure facilities within 3 years from the date of approval of the provisional layout plan.
- In case the completion certificates for the completion of all development works are not obtained within 3 years, the planning authority may extend the period by one more year after recording reasons for the extension.
- After the completion of the said works within the 3 year period or within the period so extended by the authority, the remaining 60% of the site shall be released.

Any building site which has not been released by the planning authority shall not be granted Khatha **Disclaimer** This update note is for private circulation only and not for commercial re-circulation. Any form of reproduction, dissemination, copying, disclosure, modification, distribution and/or publication of this update note for any non-academic and non-informational purposes are strictly prohibited. This update note is not intended to be an advertisement or solicitation. The contents of this update note are solely meant for informational purposes only and is not a substitute for professional advice. Legal advice should be obtained based on the specific circumstances of each case, before relying on the contents of this update note or prior to taking any decision based on the information contained in this update note. Sanctum Law disclaims all the responsibility and accepts no liability for the consequences of any person acting, or refraining from acting, on information contained in this update note, which may be inadvertently incorrect.

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