

List of documents to be submit along with application form for the approval of :-

i) Layouts (Residential / Non Residential)

- 1) Registered Sale deed / Will deed / Partition deed / Gift deed any other relevant documents
- 2) Registered GPA / J.D (if applicable)
- 3) Khatha / Mutation
- 4) R.T.C
- 5) Conversion order
- 6) Change of land use order (If applicable).
- 7) Encumbrance certificate (E.C) form-15 & 16
- 8) Tax paid receipts
- 9) Akarbhandh
- 10) Atlas / Tippani / Hissa Tippani
- 11) Village map
- 12) Google map showing the surrounding details
- 13) Location map
- 14) Road certificate (from concerned authority if applicable)
- 15) NOC's from BESCOM, BWSSB / KUWS & SB, KSPCB if applicable
- 16) Layout plan to the scale
- 17) Total station survey plan showing the contours, natural features H.T lines abutting roads
- 18) Affidavit stating that,
 - All the documents submitted are the copies of the originals
 - There is no cases pending before Courts, Lokayuktha & Investigating agencies
 - The land in question not included in the any Land Acquisitions Notifications.

List of documents to be submit along with application form for the approval of :-

ii) Development Plans (Residential / Non Residential)

- 1) Registered Sale deed / Will deed / Partition deed / Gift deed any other relevant documents
- 2) Registered GPA / J.D (if applicable)
- 3) Khatha / Mutation
- 4) R.T.C
- 5) Conversion order
- 6) Change of land use order (If applicable).
- 7) Encumbrance certificate (E.C) form-15 & 16
- 8) Tax paid receipts
- 9) Akarbhandh
- 10) Atlas / Tippani / Hissa Tippani
- 11) Village map
- 12) Google map showing the surrounding details
- 13) Location map
- 14) Road certificate (from concerned authority if applicable)
- 15) NOC's from BESCOM, BWSSB / KUWS & SB, KSPCB if applicable
- 16) Detail Development plans
- 17) Total station survey plan showing the contours, natural features H.T lines abutting roads
- 18) Affidavit stating that,
 - All the documents submitted are the copies of the originals
 - There is no cases pending before Courts, Lokayuktha & Investigating agencies
 - The land in question not included in the any Land Acquisitions Notifications.

List of documents to be submit along with application form for the approval of :-

iii) Buildings Plans (Residential / Non Residential)

- 1) Registered Sale deed / Will deed / Partition deed / Gift deed any other relevant documents
- 2) Registered GPA / J.D (if applicable)
- 3) Khatha / Mutation
- 4) R.T.C
- 5) Conversion order
- 6) Change of land use order (If applicable).
- 7) Encumbrance certificate (E.C) form-15 & 16
- 8) Tax paid receipts
- 9) Akarbhandh
- 10) Atlas / Tippani / Hissa Tippani
- 11) Village map
- 12) Google map showing the surrounding details
- 13) Location map
- 14) Road certificate (from concerned authority if applicable)
- 15) NOC's from BESCOM, BWSSB / KUWS & SB, KSPCB if applicable
- 16) Detailed site plan / floor plans / section & elevation plans
- 17) Total station survey plan showing the contours, natural features H.T lines abutting roads
- 18) Affidavit stating that,
 - All the documents submitted are the copies of the originals
 - There is no cases pending before Courts, Lokayuktha & investigating agencies
 - The land in question not included in the any Land Acquisitions Notifications.
- 19) Additional NOC's required for High rise Buildings (Residential / Non Residential)
 - Airport
 - BSNL
 - BESCOM
 - Fire Force
 - KSPCB
 - BWSSB

List of documents to be submit along with application form for the change of land use approval of :-

iv) Change of land use (Residential / Non Residential)

- 1) Registered Sale deed / Will deed / Partition deed / Gift deed any other relevant documents
- 2) Registered GPA / J.D (if applicable)
- 3) Khatha / Mutation
- 4) R.T.C
- 5) Conversion order (if any)
- 6) Encumbrance certificate (E.C) form-15 & 16
- 7) Certification from concerned revenue authority / declaration by applicant 79 (a), (b) case under Karnataka Land Reforms Act, 1964.
- 8) Whether the land has been acquired for any public schemes and is it a de-notified land? Declaration by applicant.
- 9) Tax paid receipts
- 10) Akarbhandh
- 11) Atlas / Tippani / Hissa Tippani
- 12) Village map
- 13) Google map showing the surrounding details
- 14) Location map
- 15) Road certificate (from concerned authority if applicable)
- 16) Total station survey plan showing the contours, natural features H.T lines abutting roads
- 17) Affidavit stating that,
 - All the documents submitted are the copies of the originals
 - There is no cases pending before Courts, Lokayuktha & investigating agencies
 - The land in question not included in the any Land Acquisitions Notifications.

v) Site inspection check list (Residential / Non Residential)

| Sl. No | Particulars | Details | |
|--------|--|-----------------|----------------------|
| 1 | Application no. / File no (Unique number to be generated) | | |
| 2 | Inspection date: | | |
| 3 | Applicant Name (GPA Holder) and Postal Address: Email ID and Mobile no. | | |
| 4 | Proposed site location, Ward No. and address | | |
| 5 | Topographical Features (level, slope, rocky, gravelly, sandy etc.,) | | |
| 6 | Width of Existing Road / Street abutting the site in meters East : West : North : South: | | |
| 7 | Sital area in Sq.m, as per site conditions: i) As per ownership document ii) As per Khata iii) As per actuals at site | | |
| 8 | Schedule of site : East : West : North : South: | | |
| 9 | Physical features: | Within the site | Surrounding the site |
| | i) Existing well | | |
| | ii) Existing Tree | | |
| | iii) Electric Line | | |
| | iv) Nala, Kere, Katte, Kunte, Cart track, Road etc., | | |
| | v) Existing Buildings | | |
| 10 | Other features / Observation if any | | |

| | | |
|----|---|------------------------------|
| 11 | a) Proposed Type of Construction | |
| | i. New Construction | Work Commenced/Not Commenced |
| | ii. Modification of Sanction Plan | Work Commenced/Not Commenced |
| | iii. Addition to the existing Building | Work Commenced/Not Commenced |
| | iv. Modification / Alteration of Existing Building | Work Commenced/Not Commenced |
| | v. Other if any, Specify | Work Commenced/Not Commenced |
| | b) If the work is commenced ,the status of construction | |
| 12 | Remarks | |

Technical Case Worker

Assistant Director of Town and Country Planning