

Ordinance Summary

The Karnataka Town and Country Planning (Second Amendment) Ordinance, 2020

- The Karnataka Town and Country Planning (Second Amendment) Ordinance, 2020 was promulgated on July 31, 2020. It amends the Karnataka Town and Country Planning Act, 1961. The Act provides for the regulation of land use and development, and for the making and execution of town planning schemes. The Ordinance provides for authorities to levy premium charges for the approval of premium Floor Area Ratio in identified areas.
- **Premium Floor Area Ratio:** The 1961 Act defines Floor Area Ratio (FAR) as the quotient of the ratio of the combined gross floor area of all the floors to the total area of the plot. FAR denotes the maximum usable floor space that can be constructed on a given piece of land. It does not include areas specifically exempted under the zonal regulations. The Ordinance defines Premium FAR as the additional FAR permitted, over and above the ordinary permissible FAR.
- **Levy of premium charges for grant of Premium Floor Area Ratio:** The Ordinance allows planning authorities to grant permission for premium FAR in areas identified for this purpose in the zonal regulations of the master plan. The premium FAR cannot exceed the limits specified in these regulations. Further, if an application is made for use of premium FAR for the development of a building, the authorities may levy premium charges. Such charges cannot exceed one third of the estimated increase in value of land and building as prescribed by the state government.

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