



ಕರ್ನಾಟಕ ರಾಜ್ಯಪತ್ರ

ಅಧಿಕೃತವಾಗಿ ಪ್ರಕಟಿಸಲಾದುದು
ವಿಶೇಷ ರಾಜ್ಯ ಪತ್ರಿಕೆ

ಭಾಗ - ೧ Part - I	ಬೆಂಗಳೂರು, ಶುಕ್ರವಾರ, ೩೦, ಜನವರಿ, ೨೦೨೬(ಮಾಘ, ೧೦, ಶಕವರ್ಷ, ೧೯೪೭) BENGALURU, FRIDAY, 30, JANUARY, 2026(MAGHA, 10, SHAKAVARSHA, 1947)	ಸಂ. ೧೨೩ No. 123
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PROCEEDINGS OF THE GOVERNMENT OF KARNATAKA

Subject: Reduction and simplification of timeline for Change of Land Use (CLU) within the Bengaluru Metropolitan Region for industrial purposes for proposals approved through **Karnataka Udyoga Mitra (KUM) (Single Window System)**.

Reference:

1. Directions issued in the Unified Single Window System and Ease of Doing Business (EoDB) meeting held on 24.10.2025 under the Chairmanship of the Hon'ble Chief Minister, Government of Karnataka.
2. Letter No. KUM/112/2025 dated 29.10.2025 from Chief Secretary, Government of Karnataka.
3. Proceedings of the meeting held on 14.11.2025 under the Chairmanship of the Additional Chief Secretary to Government, Urban Development Department, regarding simplification of CLU process for industrial purposes.

PREAMBLE:

In the meeting held on 24.10.2025, under ref-(1), the Hon. Chief Minister has directed that the procedure for granting approvals for various services by the different departments is to be simplified and approvals should be granted without any delays to ensure that the State creates an investor friendly eco system.

The Chief Secretary has issued directions to Urban Development Department in this regard in the letter under ref-(2).

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In the meeting held under the chairmanship of the Additional Chief Secretary to Government, Urban Development Department, under ref-(3), it has been discussed and decided that, to ensure faster facilitation of industrial activities and reduce procedural delays, simplification of the procedure for change of land-use under the Karnataka Town and Country Planning Act, 1961 may be adopted for industrial development proposals approved through the Karnataka Udyog Mitra.

Accordingly, as decided in the meeting under ref-(3), the following orders are issued.

Government Order No UDD 594 MNJ 2025, Bengaluru, Dated:29.01.2026.

Change of land use proposals for industrial land use, under section 14-A of the Karnataka Town and Country Planning Act, approved in principle by the Karnataka Udyoga Mitra, within the Bengaluru Metropolitan Region, including the Bengaluru Development Authority, the Greater Bengaluru Authority and the Bengaluru Mysuru Infrastructure Corridor Area Planning Authority (BMICAPA), shall be granted approval by the concerned planning authorities, within 45 days of receipt of application, by following the procedure as below.

1. The cost for issuing the paper notification under Section 14-A of the Karnataka Town and Country Planning Act, 1961 shall be collected by the Karnataka Udyoga Mitra from the applicant at the time of application submission.
2. The proposals received by KUM shall be forwarded for the opinion of the concerned Planning Authority along with the fee collected for paper publication as in serial number (1). The Planning Authorities shall scrutinise the proposals technically and reject the proposals if found technically not suitable within 15 days and intimate KUM accordingly and return the paper publication fee.
3. In case the proposals are found technically suitable by the Planning Authority, the Planning Authority shall publish in the news papers inviting public suggestions and objections in accordance with Section 14-A of the Karnataka Town and Country Planning Act, 1961, examine the objections/suggestions received by the Planning Authority and intimate Karnataka Udyoga Mitra within 45 days to either reject the proposal or communicate its **no objection** to the proposal, with a condition that the applicant should submit the change of land use proposal to the Planning Authority in accordance with the provisions of the Karnataka Town and Country Planning Act, 1961 within two years from the date of approval of project.
4. On receipt of the technical opinion from the Planning Authority, KUM shall examine the proposal and either reject the proposal or approve the proposal imposing the condition for the applicant to submit and obtain the change of land use approval within two years from the date of approval of project.
5. In the intervening period of two years, as mentioned in serial number (4) above, if the owners of lands (other than the applicant) which are part of the proposals submitted to Karnataka Udyoga Mitra apply for change of land use, the opinion

furnished by the Planning Authority under serial number (3) above shall not be valid. The change of land use proposal for such lands shall be examined in accordance with the prevailing laws. Further if the applicant does not submit the proposal for change of land use within two years mentioned under serial number (4), the opinion furnished under serial number (3) shall not be valid and shall not be considered binding in any manner.

6. Whenever the change of land use proposals is submitted within two years, paper publication under section 14-A of the KTCP Act will not be required once again.
7. The Bengaluru Development Authority and the Greater Bengaluru Authority, as the case may be, shall forward the proposals approved by the KUM to the Government within 15 days.
8. The planning authorities excluding the Bengaluru Development Authority and the Greater Bengaluru Authority shall forward the proposals to Metropolitan Planner BMRDA or the Commissionerate of Town and Country Planning, as the case may be, the within 15 days.
9. The proposals received from the Planning Authorities as per serial number (8) by the Metropolitan Planner BMRDA or the Commissionerate of Town and Country Planning shall be examined and forwarded to the Government within 15 days.
10. The Government shall examine and grant approval for the Change of Land Use and issue the order within 15 days of receiving the proposal from the Town Planner Member, Bengaluru Development Authority or the Chief Town Planner Greater Bengaluru Authority or the Metropolitan Planner BMRDA or the Commissionerate of Town and Country Planning, as the case may be.

By Order and in the name of the
Governor of Karnataka,

(RAJESH S SULIKERI)

Under Secretary to Government
Urban Development Department (BDA & B-1).