

¹THE KARNATAKA LAND REVENUE (AMENDMENT) RULES, 2025

Whereas, the draft of the following rules further to amend the Karnataka Land Revenue Rules, 1966, was published as required by sub-section (1) of Section 197 of the Karnataka Land Revenue Act, 1964, (Karnataka Act 12 of 1964) vide Notification No. RD-LGP/6/2025, dated 17-09-2025, in Part IV-A, No. 597 of the Karnataka Gazette dated 17-09-2025 inviting objections or suggestions from all the persons likely to be affected thereby within fifteen days from the date of its publication in the Official Gazette.

Whereas, the said Gazette was made available to the public on 17-09-2025.

And whereas objections and suggestions received in this regard have been considered by the State Government.

Now therefore, in exercise of the powers conferred by sub-section (1) of Section 197 of the Karnataka Land Revenue Act, 1964, (Karnataka Act 12 of 1964) the Government of Karnataka hereby makes the following rules, namely.—

1. Title and commencement.—(1) These rules may be called the **Karnataka Land Revenue (Amendment) Rules, 2025.**

(2) They shall come into force from the ²date of their publication in the Official Gazette.

1. Published in the Karnataka Gazette, Extraordinary No. 828, dated 23-12-2025, *vide* Notification No. RD-LGP/6/2025 (Part-2), dated 23-12-2025.
2. w.e.f. 23-12-2025.

2. Substitution of Rule 6.—In the Karnataka Land Revenue Rules, 1966, (hereinafter referred to as the said rules) for Rule 6, the following shall be *substituted*, namely.—

“6. Procedure to be followed in conducting enquiries other than formal or summary.—The opinion or decision of the officer holding the enquiry shall be recorded irrespective of whether the evidence has been taken down in full or only a summary thereof has been recorded or has been typed. It shall also be mandatory for the revenue officer to make a signature at the bottom of each page with the date and at the end of the enquiry report. The Revenue Officer shall record his or her name, designation and jurisdiction and the date and also obtain the name and signature with date of the persons present during the enquiry.”

3. Insertion of new Rules 6-A and 6-B.—After rule 6 of the said rules, the following shall be *inserted*, namely.—

“6-A. Procedure to be followed in conducting formal enquiries.—(1) A formal enquiry under the Karnataka Land Revenue Act, 1964 (Karnataka Act 12 of 1964) and these rules shall be conducted as a public hearing and after recording evidence, examining relevant documents presented, evaluating arguments and recording the proceedings, framing issues for consideration, findings on the issues, giving detailed reasons for the order, speaking order shall be passed and pronounced in open Court:

Provided that, if the Revenue Officer conducting such enquiry is prevented from writing the order, he may have it dictated to and typed by an official in his office, and record a certificate to that effect in the order.

(2) The Revenue Officer conducting such enquiry shall summon by notice, any person whether petitioner or respondent and examine him on oath:

Provided that, the summons shall be sent by registered post at the last known address and also be served in person. It shall be served by delivering a copy of it to the person summoned or if he cannot be found by leaving a copy of it with some adult member of his family residing with him, or by affixing a copy of it to some conspicuous part of his usual residence. If his usual residence be in another district, the summons may be sent by post to the Deputy Commissioner of that district, who shall cause it to be served in accordance with the procedure provided in this rule. If a person refuses the summons, it shall be prominently attached to his or her door and a mahazar drawn up, which shall suffice as proof of service.

Provided further that, if a person is not available at the given address, a public notice shall be issued in a local newspaper having wide circulation in the said place under Order 5 rule 20 of the Code of Civil procedure 1908 (Central Act No.5 of 1908).

(3) Every summons shall be in writing, in duplicate, in the specified concerned Form, and shall state the purpose for which it is issued, and shall be signed by the officer issuing it, and, shall also bear his seal; it shall require the person summoned to appear before the said officer at a stated time and place, and shall specify whether his attendance is required for the purpose of giving evidence or to produce a document, or for both purposes.

(4) The Revenue Officer conducting a formal enquiry shall issue notice requiring the discovery and production of any document.

(5) The Revenue Officer conducting a formal enquiry shall receive evidence on affidavits.

(6) The Revenue Officer conducting a formal enquiry may require any relevant public record or copy thereof from any office.

(7) When the person whose evidence may be required is unable to attend before the officer issuing the summons due to sickness or infirmity or is a person whom, by reason of rank or other valid reason, it may not be proper to summon, the officer issuing the summons may, of his own motion or on the application of the party whose evidence is desired, dispense with the appearance of such person, and order him to be examined by a subordinate not below the rank of a Deputy Tahsildar or Shirashtedar, deputed by such Officer for the purpose by issuing commissions for the examination of witnesses or when a document is by any order of Government, or any law in force or by efflux of time, not suitable to be carried out of its place of storage, or is available outside the jurisdiction of the officer, he may of his own motion or on the application of a party to the proceedings, issue commissions for the examination of documents to a subordinate officer.

(8) The Revenue Officer conducting a formal enquiry shall record or cause to be recorded, all evidence, pleadings, arguments verbatim, in full, in writing in Kannada or English or in any such language as may be specified by the State Government for use in the district or part of the district, and shall sign the same with date.

(9) The Revenue Officer conducting a formal enquiry shall ensure that all those interested parties summoned and present along with the counsel representing them duly sign on the daily case sheet.

(10) The Revenue Officer conducting a formal enquiry shall allow if pleaded by any party, the cross examination of any witness and the same shall be recorded or caused to be recorded verbatim in the form of queries and replies.

6-B. Procedure to be followed by Revenue Officers in conducting summary enquiries.—(1) A summary enquiry under the Karnataka Land Revenue Act, 1964 (Karnataka Act 12 of 1964) and these rules shall be

conducted as a public hearing and after recording evidence, examining relevant documents presented, evaluating arguments and recording the proceedings in summary manner, speaking order framing issues for consideration, findings on the issues, giving detailed reasons for the order, shall be passed and pronounced in open Court:

Provided that, if the Revenue Officer conducting the enquiry is prevented from writing the order, he may have it dictated to and typed by an official in his office, and record a certificate to that effect in the order.

(2) The Revenue Officer conducting a summary enquiry shall summon by notice, any person whether petitioner or respondent and record his evidence:

Provided that, the notice shall be served by delivering a copy of it to the person summoned, or, if he cannot be found by leaving a copy of it with some adult member of his family residing with him, or by affixing a copy of it to some conspicuous part of his usual residence. If his usual residence be in another district, the summons may be sent by post to the Deputy Commissioner of that district, who shall cause it to be served in accordance with these rules. If a person refuses to receive the summons, it shall be prominently attached to his door and a mahazar drawn up, which shall suffice as proof of service:

Provided further that, if a person is not available at the given address, a public notice may be issued in a local newspaper having wide circulation in the said place under Order 5 rule 20 of the Code of Civil Procedure (Central Act No.5 of 1908).

(3) Every summons shall be in writing, in duplicate, in the specified Form and shall state the purpose for which it is issued, and shall be signed by the officer issuing it, and, shall also bear his seal, it shall require the person summoned to appear before the said officer at a stated time

and place, and shall specify whether his attendance is required for the purpose of giving evidence or to produce a document, or for both purposes.

(4) The Revenue Officer conducting a summary enquiry may receive evidence on affidavits.

(5) The Revenue Officer conducting a summary enquiry may requisition any relevant public record or copy thereof from any office.

(6) The Revenue Officer conducting a summary enquiry shall record or cause to be recorded, any such inquiry proceedings, minutes of the daily proceedings in English or in Kannada, embracing the material averments made by the parties interested, the material parts of the evidence presented, the decision and the reasons for the same:

Provided that, it shall at any time be lawful for such Officer to conduct an inquiry directed by the Act to be summary under all or any of the rules applicable to a formal inquiry, if he deems fit.”

4. Insertion of new rule 8-A and 8B.—After rule 8 of the said rules, the following shall be *inserted*, namely.—

“8-A. Exercising of inherent powers.—If the inherent power is exercised *suo moto*, it shall be done within six months from the date of order of the Revenue Court, only upon the discovery of new and important matter or evidence which was not within the knowledge of the Revenue Court when the order was made or if the order has been made without jurisdiction, and no appeal has been filed against the same. Irrespective of whether the power is exercised *suo moto* or on application by the petitioner or respondent therein, the Revenue Court exercising the power of review shall obtain a report on the matter from the subordinate competent authority and no stay shall be granted till such report is received and a *prima facie* mistake or error on the face of the record is

noted. However, no final order of review shall be made without issuing notice under Rule 8 to all parties likely to be affected by the order.

8-B. Place of enquiry or hearing cases.—For the purposes of Section 26, jurisdiction shall mean territorial jurisdiction and local limit shall mean the official headquarter of the Revenue Officer in case of a Court case or judicial proceeding as defined under the Act and shall mean the local limit of the place of any other enquiry.”

5. Insertion of new Rule 9-A.—After Rule 9 of the said rules, the following rule shall be *inserted*, namely.—

“9-A. Legal practitioner acting for any one shall file a Vakalatnama.—No legal practitioner shall act for any person in a Court, unless he has been appointed for the purpose by such person by Vakalatnama signed by such person or by his recognised agent or by some other person duly authorised by or under a power of attorney to make such appointment:

Provided that, a legal practitioner when personally unable to attend to a case in which he is briefed may hand over the brief to another legal practitioner without the later filing a Vakalatnama provided such authorisation is given in writing.”

6. Amendment of Rule 15.—In Rule 15 of the said rules the following explanation shall be *inserted*, namely.—

Explanation.—For the purposes of this Rule "office hours" shall refer to the specific time period during which the office of the concerned is open and available to the public or its clients for regular services and interactions on "working days", as notified by the Government from time to time.

7. Insertion of new Rules 15-A, 15-B and 15-C.—After Rule 15 of the said rules, the following new rules shall be *inserted*, namely.—

“15-A. Defective application or Memorandum of Appeal of objection may not be received.—All pleadings, applications and petitions of whatsoever nature and also Powers of Attorney and certificates of Pleaders or Advocates filed in Revenue Courts shall be written in a legible hand or type-written on white paper only on one side of legal size paper and a quarter margin together with one inch of space at the top and bottom each shall be left for binding:

Provided that when saleable forms have been specified for any purpose they shall be used, if available.

Provided further that, no application which is considered defective under this Rule shall be rejected on merits on account of such defect, but an opportunity shall be given to correct the same within reasonable period not exceeding thirty days, which shall be duly considered for condonation of delay if any.

15-B. Manner of applications.—Every application, petition, process, notice, order, proceedings in or relating to a suit from the institution to the final execution shall bear on the right hand top on first page in the following manner, namely.—

- (i) the name of the Court in which the suit or application was instituted;
- (ii) the subject matter of the suit or application; and
- (iii) the names of the parties, their parentage, age and residence of parties;
- (iv) a statement to the effect that no case is pending in any superior Court regarding the same property nor any matter has been decided in the same Court or any superior Court regarding the same property.

15-C. Amendment to application or appeal when a party expires pendente lite.—When a party expires pendente lite (during litigation) a note to that effect shall

be added against the name of the party necessary consequential amendment in the body of the petition or pleading, and changes in cause title shall be made and legal heirs shall be brought on record.

15-D. Addresses of Parties to Litigation.—At outset, all addresses shall be confirmed as valid by service through muddam or Registered Post. Where the notices are returned as.—

- (a) Addressee not found; or
- (b) Insufficient address; or
- (c) Not present at address, *etc.*;
- (d) Refused.

it shall be the duty of the Applicant/Plaintiff/Appellant to ensure correct addresses are obtained and confirmed, in the interest of natural justice:

Provided, where the notices are returned as “Refused/Rejected”, the Revenue Court shall proceed as if the notice has been served.

15-E. Defective application or Memorandum of Appeal of objection may not be received.—No application or memorandum of appeal or objection shall be received if it is not in the proper Form or it is not accompanied by the necessary documents:

Provided that, the Court may receive it and for sufficient cause shown, grant such time as it may consider proper for supplying such documents or removing such defects.

Provided further that, nothing done under the first proviso shall have the effect of extending the period of limitation in the case of a memorandum of appeal where the copy of the judgment or decree or formal order is not filed within the specified time.

Provided also that, if the required documents are not supplied or the defects are not removed within the time allowed by the Court the application or memorandum of appeal shall be rejected.

Provided further that, all documents shall be certified copies or accompanied by a notarized affidavit certifying the genuineness and if any doubt arises about the veracity or genuineness of any document presented, the Court may direct that the original record of the same be produced by the party submitting the document and if such original is not available or the party refuses to present it or fails to present it in reasonable time, the Court may direct that the original record of the same be produced by the custodian of such record and if such original record is not available, the Court may direct a forensic analysis of the original record available with the party submitting the document.

15-F. Persons from whom applications may be received.—Except an application for copy, no application or petition and no pleading required or authorised by law to be made by party in a Court shall be received from any person other than the party himself, his advocate pleader or his agent authorised in writing. No person may plead in Court on behalf of the party or the appointed advocate pleader without authorisation in writing from the party or the appointed advocate pleader as the case may be.”

8. Amendment of Rule 16.—In Rule 16 of the said rules.—

- (i) after clause (f), the following shall be *inserted*, namely.—
 - (g) Court fees shall be paid as per the Karnataka Court-fees and Suits Valuation Act, 1958 (Karnataka Act No. 16 of 1958)."

(ii) after second proviso the following proviso shall be *inserted*, namely.—

Provided also that, while hearing matters related to condonation of delay, substantial justice shall be preferred over technical considerations, the litigant must account for the entire period from the date the limitation expired to the date of filing the appeal or application but shall not be deprived of the opportunity of justice for delays caused by circumstances beyond their control unless there is evidence that the delay was caused by malafide intent or the delay causes prejudice to the opposite party, except when the delay is on account of litigation on matters related to the impugned order or if there is a pending application in a higher Court or legal disability in the form of imprisonment or minor age.”

9. Insertion of new Rules 16-A, 16-B, 16-C, 16-D and 16-E.—After Rule 16 of the said rules, the following new rules be shall *inserted*, namely.—

“16-A. Technology and manner of creating, storing, retrieving and reporting proceedings on all enquiries and revenue Court cases.—(i) The Government may by notification specify from time to time the platform, software, technology, forms and formats and procedure for creating, storing, retrieving and reporting all proceedings on all enquiries and revenue Court cases including all documents, actions and processes associated with them including the following, namely.—

- a. Filing of application/appeal.
- b. Publishing Cause List with stage of hearing.
- c. Order on Point of Limitation.
- d. Order on admission.
- e. Issue of Notice.
- f. Appearance of Parties.

- g. Consideration of issues of multiple litigation, pendentelite, malafidemis-application of jurisdiction, and applicability of the substantive section of Law.
- h. Interim Orders of stay or *status quo ante, etc.*
- i. Hearing on Merits - Statements of Objections, Submission of Documents, Recording of Evidence.
- j. Closing Arguments.
- k. Announcement of Orders.

(ii) The Government may in stages, by notification, specify the manner, platform, software, technology and procedure by which Revenue Court proceedings may be videographed live and appearance by Video Conference for parties to dispute may be allowed in specified circumstances.

(iii) All such notifications shall have the force of law as if they are part of these rules.

(iv) Whenever the notifications are made, the Government shall also by notification, specify from time to time, the fees and procedures for copies, payment methodology, notices and formats, electronic or otherwise to be levied.

16-B. Opposite party to be given copies of written statements, *etc.*—The party filing any of the following papers.—

- (i) a written statement;
- (ii) an objection to the execution of an order;
- (iii) an application for amendments of any pleading;
- (iv) an application for amendment of an order;
- (v) an application for reviewing setting aside an order and an objection to an award;

- (vi) an application for the grant of stay if preferred;
- (vii) A list with source of documents submitted;
- (viii) An application for condonation of delay.

in a case shall file a written acknowledgment from the opposite party or his counsel of having received a copy duly signed thereof and also of the affidavit if any accompanying such paper and on default the Court shall cause a copy to be furnished immediately or served as soon as possible on such opposite party or his counsel at the cost of the party filing the paper.

16-C. Documents to accompany Memorandum of Appeal, Revision application.—Every memorandum of appeal shall be accompanied by.—

- (a) a copy of the order against which the appeal or application is directed;
- (b) a copy of the judgment of the Court of the first instance whether the appeal or application is directed against an appellate order, and
- (c) in the case of memorandum of appeal, which is filed after the expiry of the period of limitation, an application with specific reasons, supported by affidavit for extension of the period of limitation or condonation of delay including a statement to the effect that no case is pending in any superior Court regarding the same property nor any matter has been decided in the same Court or any superior Court regarding the same property.

16-D. Procedure in RRT and Appeal Cases.—(1) No *suo motu* proceeding initiated under sub-section (3) of Section 136 of the Karnataka Land Revenue Act, 1964 (Karnataka Act 12 of 1964) shall be construed as conferring upon the Deputy Commissioner any power or jurisdiction other than those expressly provided under Sections 127 and 129 of the said Act.

(2) Any order passed by the Deputy Commissioner in a *suo motu* proceeding initiated under sub-section (3) of Section 136 of the Karnataka Land Revenue Act, 1964 shall be appealable before the Karnataka Appellate Tribunal, constituted under the Karnataka Appellate Tribunal Act, 1976.

(3) All proceedings from filing of applications in Court, admission of application, interim orders or directions, stays and pronouncement shall be in public Court and before proceeding with the merit of the matter, the Presiding Officer shall ensure that.—

- (a) Summons and manner of service are as per Section 29 of the Act has been followed and all parties, applicants, appellants, petitioners, respondents, interested parties, *etc.*, have received notice to appear before the Court.—
 - i. in writing in duplicate,
 - ii. signed by Presiding officer or authorised subordinate who is assigned a seal as per Section 21 of the Act.
 - iii. Having date, time, place of appearance (which must be a public Court and on a working day during office hours) and purpose (whether to be examined as a Party to the dispute, or provide oral evidence or produce documentary proof or all these).
 - iv. Service of notice has been carried out as below.—
 - (1) on the person and obtaining signature and date of service as proof;
 - (2) in his absence on an adult family member ordinarily residing with him and obtaining signature and date of service as proof;

- (3) if not possible as per (1) or (2) above, or in case of refusal to sign, by affixing on door or a conspicuous place and obtaining a written record of server with photo as proof;
- (4) if in a different district through the Deputy Commissioner of that district;
- (5) if summons is returned unserved, by Registered Post with acknowledgement thereon as proof;
- (6) if Registered Post is returned unserved, then postal official's endorsement thereon as evidence and if there is *prima facie* avoidance by the person, by public notice published in a local newspaper with high circulation.

(b) All parties, applicants, appellants, petitioners, respondents, interested parties, *etc.* have pursuant to such notice, themselves or through their agents duly authorised in writing, appeared before the Court.

(4) The Presiding Officer shall unless circumstances and facts of the case warrant it, not issue a stay or interim order *ex parte* and if so warranted, shall after passing order *ex parte*, withhold consequent changes for a period of not less than fifteen days, allowing the affected party to make an application adducing sufficient cause for absence, so that order may be set aside and heard on merit after giving notice to other party as provided under sub-section (3) of Section 36.

(5) The Presiding Officer shall ensure that there is no pending case in any higher Court or order in force of a higher Court either under this Act or any other applicable law, and take due care to ensure there is no

mis-application of jurisdiction, and after ascertaining diligently, the applicability of the substantive section of law under which appeal or application is filed, shall proceed to hear the matter on merits as per Section 33 and Rule 6-A or Section 34 and Rule 6-B and pass speaking orders thereon.

16-E. Delegation of powers to subordinate authorities.—No officer shall delegate or transfer any powers of summary or formal enquiries to any subordinate or other officer in contradiction to or violation of the Act and these rules or any orders issued by Government in force and no officer shall act on such delegation or transfer unless the same is provided in the Act or these rules or by an order of Government.

10. Amendment of Rule 17.—In Rule 17 of the said rule the following proviso shall be *inserted*, namely.—

“Provided that, every affidavit filed under the Act or these rules shall, if found to be false, the person swearing the affidavit shall be issued a notice giving reasonable time for reply, by the official to whom the affidavit is submitted, and if the reply is found unsatisfactory, the official may prosecute the person under Sections 228 or 229 of the Bharatiya Nyaya Sanhita, 2023 (Central Act 45 of 2023).”

11. Insertion of new Rule 17-A.—After Rule 17 of the said rules, the following new rule be shall *inserted*, namely.—

“17-A. Affidavits to accompany certain applications.—The following applications shall be accompanied by an affidavit setting out in the form of a narrative, the material facts and the circumstances including names and dates where necessary on which the applicant relies, namely.—

- i. An application for review made on ground of discovery of new and important matter or evidence or any other sufficient reason.

- ii. An application for stay of execution proceedings.
- iii. An application for vacating of an order for stay.
- iv. An application for the re-admission or restoration of an appeal or application dismissed in default of appearance or for the setting aside an *ex parte* order or decree.
- v. An application for substitution of parties or for a note to be made in the record when the legal representative of the party is on the record or when a party has died without leaving any legal representatives.
- vi. An application for transfer of a case.
- vii. Application under Section 5 of the Limitation Act 1963 (Central Act 36 of 1963).
- viii. Any application for impleading of necessary parties.
- ix. Any other application stating all facts on the basis of which an order is sought or any other application which is required by any rules or law or to be supported by an affidavit.
- x. The Court, at its discretion may call for an affidavit in any other matter coming before it including but not restricted to declaration of ongoing litigation on the suit property in any other Court and the same matter has already not been decided by this authority.”

12. Amendment of Rule 21.—In Rule 21 of the said rules, for sub-rule (2), the following shall be *substituted*, namely.—

“(2)(i) ‘A’ Kharab Land.—(a) ‘A Kharab land’ shall mean such portion of land within a survey number which is classified as unfit for cultivation owing to rocky, sandy, or similar physical features including farm buildings or threshing floors of the holder;

(b) Such 'A' Kharab land shall vest in the holder of the land only when the same is expressly granted, re-granted, conferred, or otherwise lawfully confirmed in his favour by the State Government under the provisions of the Karnataka Land Revenue Act, 1964, (Karnataka Act 12 of 1964) or any other law for the time being in force;

(c) Upon such lawful grant, re-grant, or confirmation, the holder shall be deemed to be the lawful owner of the said 'A' Kharab land, subject to such conditions and restrictions as may be imposed; and

(d) Notwithstanding anything in these rules, 'A' Kharab land bearing character of lands described in Section 67 and Section 71 of the Act shall be the property of the State Government unless otherwise confirmed as per procedure laid down in the said Section and prescribed rules thereof.

(ii) 'B' Kharab Land.

(a) 'B Kharab land' shall mean such land reserved or dedicated for public purposes, including roads, cart-tracks, grazing grounds, burial grounds, tanks, tank-beds, river courses, drains, and such other categories as described in Section 67 and Section 71 of the Act or assigned for village potteries or burial grounds or crematoria or any other public purposes or special purposes under Section 71 or as may be notified; and

(b) All 'B' Kharab lands shall vest absolutely in the State Government and shall not form part of the holding of any individual, notwithstanding that they lie within the boundaries of any survey number.

(iii) Subject to the procedure prescribed in Rule 21(2) (ii) (d) above, where any A Kharab land assumes the character of 'B' Kharab, it shall be lawful for the jurisdictional Assistant Commissioner to order its re-classification and incorporate the corrections into the Record of Rights as per procedure in Rule 71 and order entries to be made in Items

3, 9, 10, 11, 12(2) and 13(6) and (7) of Record of Rights (Form 16)."

13. Amendment of Rule 24.—In Rule 24 of the said rules after explanation, the following proviso shall be *inserted*, namely.—

"Provided that, the Government may every ten years, appoint a Committee under the Chairmanship of the Revenue Commissioner, containing the Survey and Settlement Commissioner, the Agriculture Commissioner, the Horticulture Director, suitable officials of the Water Resources Department, Animal Husbandry Department and Planning and Statistics Department and the Regional Commissioners to determine alterations required if any to the Standard Rate, the Classification of Lands, the Water Rate and the Fees and Penalties to be levied under the Act and rules made thereunder."

14. Amendment of Rule 30.—In Rule 30 of the said rules.—

- (i) in clause (i), after the words "table sheet" the words brackets and letters "or Field Measurement Book (FMB)", shall be *inserted*.
- (ii) after clause (vii), the following new clause shall be *inserted*, namely.—

"(viii) Hissa Akarband."

15. Amendment of Rule 36.—In Rule 36 of the said rules in clause (ii).—

- (i) after the words "sub-divisions", the words "formed due to", "Darkasth phodi, Alienation Phodi, Acquisition Phodi, Land reforms phodi, and Mutation phodi", shall be *inserted*, and
- (ii) for the words "Superintendent", the word "Director", shall be *substituted*.

16. Amendment of Rule 43.—In Rule 43 of the said rules, in sub-rule (1), for the word “Shirastedar”, the words “officer not below the rank of the Tahsildar” shall be *substituted*.

17. Amendment of Rule 67.—In Rule 67 of the said rules in sub-rule (2), the words “either Shirastedar or”, shall be *omitted*.

18. Amendment of Rule 81.—In Rule 81 of the said rules in sub-rule (2), for the word “fifty”, the words “two thousand”, shall be *substituted*.

19. Amendment of Rule 89.—In Rule 89 of the said rules, for the words “thirty days”, the words “fifteen days”, shall be *substituted*.

20. Insertion of new Rule 94-A.—After Rule 94 of the said rules, the following new rule shall be *inserted*, namely.—

“94-A. Claims over properties belonging to Government.—(i) If a person makes any claim to any land as described in Section 67, or claims to have acquired a right to such land, he shall make within three months of acquiring such claim or right, a report to the jurisdictional Tahsildar, along with such documents to prove the manner of acquisition of such rights and the Tahsildar after examining the original records and proof of acquisition, determine whether the said land falls within the meaning of Section 67 and if it does, shall proceed to make a report to the jurisdictional Assistant Commissioner regarding the claim, whereupon, the Assistant Commissioner shall proceed to conduct a formal enquiry under Section 33 of the Act and these rules and pass such orders thereon as he may deem fit, confirming or rejecting the claim and ordering summary eviction along with penalty of Rupees one thousand for every day of unauthorised occupation.

(ii) If any Revenue Officer finds any land under his jurisdiction that falls within the definition of Section 67,

occupied by any person himself or on behalf of any organisation, for any purpose whatsoever, he shall immediately report the matter to the jurisdictional Tahsildar, who shall proceed to conduct a survey, examine the documents and determine the period of unauthorised occupation and damage if any caused by such occupation and if the unauthorised occupation is confirmed, proceed to summarily evict the encroacher as per Section 104:

Provided that, any person aggrieved by the action of the Tahsildar, may file with the jurisdictional Assistant Commissioner, a claim to have acquired a right to such land, along with necessary original documents after depositing a penalty of Rupees one thousand per day of unauthorised occupation in excess of three months of occupation, whereupon, the Assistant Commissioner shall call for a report from the Tahsildar and proceed to conduct a formal enquiry as per the Act and these rules.

Provided further that, if the claim or acquisition of right is confirmed as valid, the Assistant Commissioner may proceed to record his findings and return the penalty deposited within reasonable time.

(iii) All orders issued by the Assistant Commissioner under this provision shall be reported to the jurisdictional Deputy Commissioner as soon as possible, and in no case later than fifteen days of passing the said order, and no changes shall be made in the land records without the permission of the Deputy Commissioner:

Provided that, if the Assistant Commissioner fails to report any such order passed by him and particularly, if the said order affects in any way the rights of the Government as enshrined in Section 67(1), the Tahsildar shall file an appeal with the Deputy Commissioner seeking appropriate orders under Section 67(3):

Provided further that, the jurisdictional Deputy Commissioner may on such report, or on an appeal filed

under Section 67(3) by an aggrieved party to proceedings before the Assistant Commissioner, or by the Tahsildar, within a period of sixty days, proceed to hear the appeal and pass such orders either setting aside or confirming the order appealed against. No further appeal shall lie in the said matter.

Provided also that, at any time during the proceedings or thereafter, it shall be competent for the Revenue Commissioner or if specifically delegated by the Government, the jurisdictional Regional Commissioner, within a period of five years, either on his own motion or any official report, direction or public complaint, to stay the proceedings, call for the documents, examine all records, and after summary enquiry, to order revision or otherwise as he deems fit.

Provided also that, all proceedings other than revision proceedings under this rule shall be conducted as a formal enquiry within the meaning of Section 33 of the Act read with Rule 6-A of these rules".

21. Insertion of new Rule 96-A.—After Rule 96 of the said rules, the following new rule shall be *inserted*, namely.—

“96-A. Disposal of land or other properties.—(1) Disposal of lands or other property belonging to the State Government by public auction shall be carried out the officer as appointed by Government on its behalf according to the procedure in Rules 120, 124 and 126 of these rules.

(2) The Deputy Commissioner shall conduct public auction as under sub-section (3) of Section 92 of the Act and as per procedure laid down in Rules 124, 126 and 128 of these rules.”

22. Amendment of Rule 97.—In Rule 97 of the said rules.—

(i) after Explanation in sub-rule (1), the following shall be *inserted*, namely.—

“Provided that, for the purpose of reckoning the heads of cattle, the published Livestock Census prevailing as on the date of the order shall be the basis and the Deputy Director, Animal Husbandry shall be the competent authority to report the exact requirement of land for grazing.

(ii) after sub-rule (2), the following shall be *inserted*, namely.—

Provided further that the said forest area is not a reserved forest or sanctuary within the meaning assigned in the Karnataka Forest Act, 1962 (Karnataka Act 5 of 1964) and the forest area being marked has not been lawfully closed to grazing under the provisions of Section 33 of the Karnataka Forest Act, 1962, (Karnataka Act 5 of 1964).

(iii) after sub-rule (3), the following new provisos shall be *inserted*, namely.—

“Provided that, the said forest in sub-rule (2) or the said village in sub-rule (3) is not more than two kilometres away and the distance shall be calculated aerially, provided further that the said village does not itself have a shortage of grazing land.

Provided further that, when a new Revenue Village is notified, the Deputy Commissioner shall set apart suitable grazing land for any cattle in the said village.”

(iv) in sub-rule (4), in the proviso, after clause (iv), the following new clause shall be *inserted*, namely.—

“(v) Bechirak or abandoned village.”

(v) after clause (v) so *inserted*, the following new proviso shall be *inserted*, namely.—

“Provided further that, the reduction shall not exceed the bare minimum required for the village cattle as

provided in sub-rule (1) hereunder if no land is available in adjoining villages for grazing.”

23. Omission of Rule 102-B.—In the said rules, Rule 102-B and the entries relating thereto shall be *omitted*.

24. Insertion of new Rules 106-B, 106-C, 106-D, 106-E and 106-F.—After Rule 106-A of the said rules, the following new rules shall be *inserted*, namely.—

“106-B. Affidavit and Documents (Required) for Application under Section 95(2).—(1) Every application for conversion of agricultural land under Section 95(2) of the Karnataka Land Revenue Act, 1964 shall be accompanied by an affidavit in Form 21B, where the application is under clause (i), and in Form 21C, where the application is under clause (ii) of the sub-section (2) of Section 95.

(2) The affidavit shall be executed on a non-judicial stamp paper of not less than Rupees Two Hundred only in value and shall be duly notarized.

(3) The application shall be submitted online, along with the Affidavit and wherever applicable a pre-conversion sketch for part extent of land.

(4) Applications not in conformity with the above shall be liable for summary rejection by the competent authority.

106-C. Procedure for Conversion under Section 95(2)(i) — Land within Approved Master Plan Area.—(1) Where the agricultural land is situated within an area covered by a last approved Master Plan notified under Section 13(4) of the Karnataka Town and Country Planning Act, 1961, no prior permission from the Deputy Commissioner shall be required under Section 95.

(2) The applicant shall file an online application along with the Affidavit in Form 21B to the jurisdictional

Planning Authority, and wherever applicable a preconversion sketch for part extent of land.

(3) The competent planning authority on receipt of due payment shall issue a “Digital Payment Receipt”.

(4) A copy of the same shall be forwarded to the Deputy Commissioner for official records for further updation of revenue records.

(5) Applications not in conformity with the above shall be liable for summary rejection by the competent authority.

106-D. Procedure for Conversion under Section 95

(2) (ii) — All Other Lands.—(1) The Deputy Commissioner shall, within fifteen days from the date of receipt of the online application and affidavit, initiate and obtain scrutiny reports from the following authorities.—

- i. jurisdictional Town Planning Authority;
- ii. spot inspection, Survey sketch, opinion and verification reports of jurisdictional Tahsildar and; Assistant Commissioner shall submit the opinion about the Land Acquisition and PTCL related lands;
- iii. any other authority as deemed necessary.

(2) The Deputy Commissioner shall decide the application within fifteen days from the date of receipt of reports as in sub-rule (1) above.

- (a) if rejected, an endorsement with reasons shall be issued immediately;
- (b) if accepted, a demand notice for conversion fee and penalties (as applicable) under Rules 107, 107-A, 107-AA and 108, as the case may be, shall be issued immediately;

- (c) upon full payment, a digitally signed conversion order shall be issued;
- (d) if no decision is made within thirty days from the date of application, it is deemed to be provisionally approved by Deputy Commissioner and Automatic payment demand notice to be issued;
- (e) If citizen makes valid payment within thirty days from the date of issue of demand notice, a digitally signed conversion order shall be issued automatically through an online system.

(3) If the applicant fails to make valid payment within the specified time, a final opportunity of thirty days shall be granted. Failure to comply thereafter shall result in rejection of the application. For non payment of conversion fee. No request or application for further extension of time or making of the payment in installments shall be entertained or granted.

106-E. Procedure for auto conversion under Section 95 for establishing New Industries up to 2 Acres and Renewable Energy Projects in the State, etc.—(1) In respect of agricultural land, no prior permission from the Deputy Commissioner shall be required under Section 95 for.—

- a. establishing a new industries on agricultural land upto two acres; or
- b. setting up renewable energy projects as prescribed in Karnataka Renewable Energy Policy 2022-2027 (*i.e.* All Solar, Wind, Solar-Wind Hybrid, Energy Storage, Mini and Small-Hydro, Biomass, Co-generation, Waste to Energy projects and new initiatives/pilot projects established in the State of Karnataka) up to the extent as specified by the approval of the Energy Department in accordance with the said policy.

(2) The applicant shall submit an online application enclosing all documents as specified under Rule 106-B alongwith a copy of the approval by the Energy Department or Department of Industries as applicable.

(3) Upon receipt of full payment, a digitally signed order shall be issued through a government-notified online system.

(4) If the applicant fails to make the prescribed payment within thirty days, a final opportunity of further thirty days shall be granted. Failure to comply within this period shall result in rejection of the application for non payment.

106-F. Misuse, False Declarations and Penalties.—

(1) If at any time the application or the Affidavit or any of its contents or any of the attached documents are found to be false or forged or obtained by illegal means or based on false or misleading statements, or if at any time it is found by the Deputy Commissioner or Competent Planning Authority or any other authority that any land assessed or held for agricultural purposes has been diverted or any order or permission or Conversion Certificate under Section 95 of the Act has been contravened, the conversion shall be cancelled, all fees forfeited, and land forfeited to Government as per the procedure prescribed in Section 96, after issuing a notice in Form 21-D and providing an opportunity to the applicant. It will also be appropriate for the Deputy Commissioner to prosecute the applicant under Sections 228 and 229 of the Bharatiya Nyaya Sanhita, 2023 (Central Act 45 of 2023) depending on the facts of the case.

(2) A penalty not exceeding Rupees one lakh may be imposed, and an additional penalty of Rupees two thousand five hundred per day for continued violation shall be levied and recovered as arrears of land revenue if the applicant who has caused the contravention, whether it be the applicant or a subsequent owner, fails to pay

within the period specified. For these purposes, such penalty and additional penalty shall be entered into the RTC as an encumbrance.

(3) Issue a fifteen day show cause notice, and upon hearing, pass an order of land forfeiture under Section 88.

(4) Direct the Tahsildar to take possession of the land accordingly.

(5) If penalties are not remitted, they shall be recovered as arrears of land revenue under Section 190 and rules thereunder.”

25. Substitution of Rule 107.—For Rule 107 of the said rules, the following shall be *substituted*, namely.—

“107. Levy of fine for conversion of agricultural land for non-agricultural.—Use the amount of fine which may be levied under sub-section (7) of Section 95 excluding reference to sub-section (5) shall be at the rates specified in the table below namely.—

Sl No	Area	Rate of Fine in Rupees per square Metre	
		Residential	Non-residential including Hotels, Resorts and Clubs, etc.,
1	Municipal Corporation Limits and all lands within a distance of 18 kilometres from BBMP limits and other places	22.00	76.00
2	(Bengaluru Rural District Bengaluru South District) Lands situated within Municipal Limits and also other places	17.00	54.00
3	Municipal Corporation Limits and all lands within a distance of 12 kilometres from Corporation limits (Except mentioned above in Sl.No.1 and Sl.No.2)	13.00	32.00

4	City Municipal Council Limits and all lands within a distance of 8 km from Municipal Limits (Except mentioned above in Sl.No.1.2 and 3)	09.00	17.00
5	Town Municipal Council limits within a distance of 5 km from Municipal limits (Except mentioned above in Sl.No.1, 2, 3 and 4)	09.00	13.00
6	Other Places	04.00	05.00

Note.—Where the district and municipal area boundaries overlap the higher rate shall be prevailed.”

26. Amendment of Rule 107-A.—In Rule 107-A of the said rules.—

(i) for the table, the following shall be *substituted*, namely.—

“Table

Sl No	Area	Rate in Rupees per square foot	
		Residential	Non-residential
1	Municipal Corporation Limits and all lands within a distance of 18 kilometres from BBMP limits and other places	17.00	86.00
2	(Bengaluru Rural District Bengaluru South District) Lands situated within Municipal Limits and also other places	17.00	54.00
3	Municipal Corporation Limits and all lands within a distance of 12 kilometres from Corporation limits (Except mentioned above in Sl.No.1 and Sl.No.2)	11.00	53.00
4	City Municipal Council Limits and all lands within a distance of 8 km from Municipal Limits (Except mentioned above in Sl.No.1.2 and 3)	05.00	23.00

5	Town Municipal Council limits within a distance of 5 km from Municipal limits (Except mentioned above in Sl.No.1, 2, 3 and 4)	05.00	20.00
6	Other Places	01.00	02.00

Note.—Where the district and municipal area boundaries overlap the higher rate shall be prevailed.”

- (ii) in the proviso after the words “in respect of”, the word “unauthorised”, shall be *inserted*; and
- (iii) in proviso for the words “twenty five percent” the words “fifty percent”, shall be *substituted*.

27. Insertion of new Rule 107-C.—After Rule 107-B of the said rules, the following new rule shall be *inserted*, namely.—

“107-C. Procedure for relinquishment of land.—A person who wishes to relinquish his land in favour of the State Government or any other person, shall apply himself to the Tahsildar in writing with documentary proof of acquisition of title whereupon, the Tahsildar shall conduct a summary enquiry, examine original records, documents submitted and conduct a spot visit, issue notices to adjacent holders and determine whether the proposed relinquishment lies in any survey number where any land is present as defined by Section 67, 71 or 79, or where such land has not been regranted under various Inams Abolition Acts or where such land is notified as deemed forest or as at any time or whether there are any objections from any other person Wakf property who has acquired rights in the said land, and if the said land is free of all encumbrances and pass orders as deemed fit either giving effect to the relinquishment subject to rights, tenures, encumbrances or equities lawfully subsisting in favour of any person from the end of the year or submitting the proposal for consideration and orders of the Deputy Commissioner as deemed fit:

Provided that, no such application shall be entertained unless the person holding clear title himself applies and no person holding a General or Special Power or Attorney or any other document on behalf of another shall be considered qualified to apply.”

28. Amendment of Rule 108.—In Rule 108 of the said rules, in sub-rule (2).—

- (i) clause (ii) and the entries relating thereto shall be *omitted*; and
- (ii) clause (iv) and the entries relating thereto shall be *omitted*.

29. Amendment of Rule 108-E.—In Rule 108-E of the said rules.—

- (i) in sub-rule (1), for the word “taluk”, the word “constituency”, shall be *substituted*.
- (ii) For the sub-rule (3), the following shall be *substituted*, namely.—

“(3) (i) The State Government shall appoint the Tahsildar of the taluk constituting the major part of that constituency on the basis of population as the Secretary of the committee:

Provided that, if the member of the Legislative Assembly of the respective Assembly Constituency has indicated in writing that they are unable or unwilling to be a member of the Committee, or if the position of the Member of Legislative Assembly for that constituency is vacant, the State Government shall nominate any person as a member of the Committee of such Assembly Constituency.

Provided further that, the distance herein shall be calculated for every Urban Local Body (ULB) by a committee headed by Deputy Commissioner following members, namely.—

- (a) Executive Engineer (PWD).
- (b) All Commissioners and Chief officers of City Corporation and Municipalities concerned.
- (c) Tahsildar(s) of concerned Taluka(s).
- (d) Executive Officer(s) of concerned Taluka Panchayat(s).
- (e) Deputy Director Land Records of the district as member secretary to the committee.

(ii) The committee shall notify this distance from time to time subsequent to the notification of Urban Local Bodies boundaries.

(iii) In case of this radial distance falling under the jurisdiction of two Deputy Commissioners, the notification shall be done by a committee co-chaired by concerned Deputy Commissioners along with the concerned members and the Deputy Director of Land Records of the District with majority area acting as member secretary to the committee.”

30. Amendment of Rule 108-J.—In Rules 108-J of the said rules.—

- (i) in sub-rule (1), after clause (ii) the following clauses shall be *inserted*, namely.—
 - “(iii) the grantee shall not sub lease the land;
 - (iv) If the land is gifted to any person or inherited by any person, the conditions herein shall apply as if he or she were the grantee;
 - (v) except those lands which attracts the Karnataka Schedule castes and Scheduled Tribes (Prohibition of Transfer of Certain Lands) Act, 1978.”

- (ii) after clauses (iii), (iv), (v) as so *inserted*, the existing clauses (iii) and (iv) shall be renumbered as clause (vi) and (vii).
- (iii) in clause (vi) as so renumbered, for the words “area”, the word “guntas”, shall be *substituted*.
- (iv) In clause (vii), for the words “Assistant Commissioner” the words “Deputy Commissioner” shall be *substituted*.
- (v) After first proviso of clause (vii), the following proviso shall be *inserted*, namely.—

“Provided further that, any person aggrieved by any order of the Deputy Commissioner, may appeal to the Revenue Commissioner within a period of three months from the date of communication of the order and the order of the Revenue Commissioner thereon shall be final.”

31. Amendment of Rule 108-O.—In Rule 108-O of the said rules, the following proviso shall be *inserted*, at the end, namely.—

“Provided that, the distance herein shall be calculated for every Urban Local Body (ULB) by a committee headed by Deputy Commissioner following members, namely.—

- (a) Executive Engineer (PWD).
- (b) All Commissioners and Chief officers of City Corporation and Municipalities concerned.
- (c) Tahsildar(s) of concerned Taluka(s).
- (d) Executive Officer(s) of concerned Taluka Panchayat(s).
- (e) Deputy Director Land Records of the district as member secretary to the committee.
 - (i) The committee shall notify this distance from time to time subsequent to the notification of ULB boundaries.

(ii) In case of this radial distance falling under the jurisdiction of two Deputy Commissioners, the notification shall be done by a committee co-chaired by concerned Deputy Commissioners along with the concerned members and the Deputy Director of Land Records of the District with majority area acting as member secretary to the committee.”

32. Amendment of Rule 108-ZD.—In Rule 108-ZD of the said rules, for the words “Six years”, the words “eight years”, and for the words “jurisdictional Atalji Janasnehi Kendra in favour jurisdictional, Tahsildar of the Taluk”, the words “payable to the jurisdictional Tahsildar of the Taluk”, shall be *substituted*.

33. Insertion of new Rule 108-ZJ.—After Rule 108-ZI of the said rule the following new rule shall be *inserted*, namely.—

“108-ZJ. Removal of unauthorised encroachment under Section 104 of certain lands.—(1) Wherever any person is suspected to be in unauthorised occupation of lands under Section 67 or 71 and Rule 108-I, the jurisdictional Tahsildar or official duly authorised by him, not below the rank of a Revenue Inspector shall enter upon the said land along with a Government Surveyor, to conduct a survey under Section 38 and after issuing notice to the occupant, and after sharing a copy of the findings of the survey with the occupant, proceed to hear objections if any and make a report of the suspected encroachments including names and addresses of the encroachers, description, extent and misuse, damage to or destruction of any government or public property or utility, an estimate of the loss caused and an estimate of the period of unauthorised occupation along with a survey sketch, documents, statements and mahazars.

(2) The Tahsildar shall on conclusion of the survey, proceed to conduct a summary enquiry as provided under Rule 6-B and after such enquiry, if the occupant is found to have encroached upon the government owned land, the Tahsildar shall proceed to issue notice of summary eviction and forfeiture of any crop including trees raised in the land and removal of any building or other construction erected thereon along with recovery of any alteration or damage carried out to any Devarakadu, Urduve, Gunduthop Tank bed, Phut Kharab halla, date reserve, burial grounds, public roads, streets, lanes and paths, bridges, ditches, dikes and fences, rivers, streams, nallas, lakes and tanks and all canals and water-courses and all standing and flowing waters, as arrears of land revenue.

(3) The Tahsildar shall assess cost of restoration of any damaged public facilities and trees or alteration of land and issue notice of recovery as per procedure in these rules:

Provided that, the Tahsildar shall also recover the cost of removal of encroachment from the encroacher as arrears of land revenue.

Provided further that, if at any stage it is found that the encroacher or any of his associates or any person in his employ have committed or attempted to commit the offence of criminal trespass, injury to or destruction of public property, fraud or forgery or cheating or assault or disturbance of public tranquility, or offence against any public servant tasked with removal of the encroachment, it would be competent for the Tahsildar to initiate action under the relevant law as per procedure.”

34. Amendment of Rule 109-A.—In Rule 109 of the said rules, for sub-rule (2), the following shall be *substituted*, namely.—

“(2) The Village Accountant shall ascertain and record the losses due to diluvion in every holding. He shall also

report to the Tahsildar, the area of any land exceeding the extent of 20 guntas lost by diluvion or by submersion under the seas or on account of being washed away, sunk or encroached by currents of rivers, streams, nallas and sea water, hill torrents, swamp water, ground springs, lakes, *etc* in the natural course.”

35. Amendment of Rule 113.—In Rule 113 of the said rules, in sub-rule (5) for the words, brackets and figure “Re. 1 (Rupee one only)”, the words “Rupees fifty only” shall be *substituted*.

36. Amendment of Rule 121.—In Rule 121 of the said rules, the following provisos shall be *inserted*, at the end, namely.—

“Provided that, the delay in remittance shall be entered in the Service Book of the Village Accountant every time a delay of more than one working days occur.

Provided further that, for every delay of more than two working days and for every second instance of delay, the Village Accountant shall be liable for disciplinary action.”

37. Amendment of Rule 124.—In Rule 124, in sub-rule (1), after clause (c) of the said rules, following proviso shall be *inserted*, namely.—

“Provided that, the cost of publication at actuals shall be recovered from the buyer.”

38. Amendment of Rule 127.—In Rule 127 of the said rules, after words “SubRegistrar’s Office”, the words “and the most recent Guideline Value”, shall be *inserted*.

39. Insertion of new Rule 132-A.—After the Rule 132 of the said rules, the following new rule shall be *inserted*, namely.—

“132-A. Creation, retention, retrieval and disposal of public documents.—(i) The Government may by notification specify from time to time the platform,

software, technology, forms and formats and procedure for creating, storing, managing, preserving, retrieving and disposal of all records including archival records without prejudice to the Karnataka State Public Records Act, 2010 (Karnataka Act 9 of 2011) and Rules thereunder created under the functions performed by the Revenue Department and prescribe the procedure and fees for obtaining copies of or using such records and penalties for any damage to or tampering of such records.

(ii) The Deputy Commissioner shall be in charge of all public documents and records which are created and maintained at the level of the District, the Assistant Commissioner shall be in charge of all public documents that are created and maintained at the level of the Sub-division and the Tahsildar shall be in charge of all public documents and records which are created and maintained at the level of the Taluka. The creation, retention, disposal and retrieval of the said records shall be as per the procedure notified by the Government from time to time.”

40. Substitution of Rule 139.—For Rule 139 of said rules, the following shall be *substituted*, namely.—

“139. Hadbast appeals and Recovery of fees in Hadbast Appeals.—any person aggrieved by the decision given by a Surveyor in respect of the boundaries of a Survey Number or sub-division of a Survey Number as determined by the Surveyor may appeal against the decision of the Surveyor to the Assistant Director of Land Records of the taluk within sixty days of the decision given by the Surveyor and a second appeal against the decision of the Assistant Director of Land Records in such appeal, shall lie to the Deputy Director of Land Records of the District within sixty days from the date of the order of the Assistant Director of Land Records. The memorandum of appeal to the Assistant Director of Land Records shall be accompanied by a fee of One Thousand Two hundred

rupees and the memorandum of appeal to the Deputy Director of Land Records shall be accompanied by a fee of One Thousand five hundred rupees. The amount of fee paid shall be refunded to the party if the appeal of the party is allowed. A copy of every order passed in appeal shall be sent to the Tahsildar of the taluk in which the land is situated.”

41. Amendment of Rule 140.—In Rule 140 of the said rules.—

(i) in sub-rule (1), for the table, the following shall be *substituted*, namely.—

“Table

Sl No	Description	Fee
I.	Copying and Comparing Fees	
(i)	For every 100 words or part thereof for copying for comparing	Ten rupees
(ii)	If the original be in tabular form for copying	Twice the rate noted above.
(iii)	If the copy be given in printed or machine copied form, for every sheet used	Ten rupees
Note 1: This is in addition to the Fees prescribed under (i) and (ii) above. Note 2: Machine copied shall mean copy by scanner or xerox and shall not mean copy by mobile phone or any camera photograph		
II.	Certified copy of entries of the mutations in respect of the surveyed areas within sites of village, town or city.	
(i)	For copying	Ten rupees per entry
(ii)	For comparing	Ten rupees
(iii)	For the printed form used	Ten rupees per entry in addition to the above.
III.	For certified copy of a map of a Survey Number or a sub- division or a tippam of Survey Number or sub-division.	
	Copying fee	Twenty-five rupees
	Comparing	Ten rupees

IV.	For each form of extract of a City Property Register	Ten rupees
	When no printed forms is supplied or available, for each sheet of foolscap paper used in preparing the copy other than that of a map or plan under these sub-rules	Ten rupees
1	For every certified copy of a serial number (or entry) in the Record of Rights, Register of Mutations, or either part of the combined form and in villages to which Rule 130(2) applies, for every certified copy of each entry in the forms named, or for each khata in the holding of the applicant-	Ten rupees
2	For every certified or copy of a map of a Survey Number or sub-division of a survey number or of any (uncoloured) map of any immovable property prepared under or of an entry in a City Property Register	Ten rupees (Provided, it shall be Twentyfive Rupees if coloured)
3	For showing the scaled-off perimeter measurements on any certified copy of a map, a Survey Number or sub-division of a Survey Number	
(i)	if applied for at the time of the measurement of the Survey Number or subdivision of a Survey Number	Ten rupees per measurement
(ii)	if applied for at any time thereafter	Ten rupees per measurement
4	Subject to Rule 164 for every certified copy of a map of a Survey Number of a sub-division or of a field or of any ordinary (uncoloured) map or plan of any immovable property; or extract of City Survey map, for each field or plot; not falling under item (8)	Ten rupees (Provided, it shall be Twenty-five Rupees if coloured)

5	For every certified copy of a map or plan or of portion of a map or a plan not falling under item (1) or (4).	Such fee not exceeding Fifty Rupees, and not less than Twenty-five Rupees, as the Officer who certified the copy shall determine: Provided that no fee exceeding Rupees Twenty Five shall be charged by any Officer subordinate to a Deputy Commissioner except with the permission of the Deputy Commissioner or by the Officer of the Superintendent of Land Records to whom he is subordinate.
6	For every true copy of a certified copy.	The same fee as for a certified copy.
7	For every search for each year of which the records are searched:	Ten rupees for each year of which the records are searched:
		Provided that in the case of the Alienation Office Records, a fee of Rupees fifty shall be charged for each rumal or record searched subject to a minimum of fifty for every such rumal or record searched.
8	For every authenticated translation of orders, and the reasons therefore and of exhibits in formal or summary inquiries under the Act.	
(a)	for the first one hundred words or fraction of one hundred words	One hundred Rupees if handwritten and Two hundred fifty rupees if typed and printed
(b)	for every subsequent one hundred words or fraction of one hundred words	Fifty Rupees if handwritten and One hundred rupees if typed and printed

(ii) in sub-rule (2), for the words “two rupees”, the words “fifty rupees”, shall be *substituted*.

42. Amendment of Rule 142.—In Rule 142 of the said rules.—

(i) wherever the word “Superintendent”, occur in Rule 142, the word “Director”, shall be *substituted*.

- (ii) in sub-rule (2), in clause (v), for the words “twenty percent”, the words “ twenty five percent”, shall be *substituted*.
- (iii) in sub-rule (3) the for words “by money order at the cost of the party”, the words “bank cheque or demand draft or RTGS or NEFT at the cost of the party”, shall be *substituted*.

43. Amendment of Rule 149-A.—In Rule 149-A of the said rules the existing provisions shall be renumbered as sub-rule (1) and after sub-rule (1) as so numbered, the following shall be *inserted*, namely.—

“(2) The Deputy Commissioner shall serve the notice on the person in wrongful possession to appear within seven days of receipt of the notice to show cause in writing, why an order of eviction should not be issued to vacate the land and if the said person fails to reply or show any just cause or if the said person refuses to vacate the said land, or if reply is not acceptable under the law in force, the Deputy Commissioner shall, after recording his reasons and holding any other enquiry as he deems fit, shall make an order of eviction, to be carried out by a the Tahsildar or other officer as the Deputy Commissioner may depute, and authorise the use of justifiable force to evict the said person and secure the said lands and also authorise the recovery of the cost of eviction from the said person as arrears of revenue and also order the forfeiture and removal of any crops including trees, attachments, structures, improvements to the said lands under Section 88 along with recovery of any alteration or damage carried out to any Devarakadu, Urduve, Gunduthop Tankbed, Phut Kharab halla, date reserve, burial grounds, public roads, streets, lanes and paths, bridges, ditches, dikes and fences, rivers, streams, nallas, lakes and tanks and all canals and water-courses and all standing and flowing waters, as arrears of land revenue:

Provided that if at any stage it is found that the said person during the period of wrongful possession and occupation or any of his associates or any person in his employ have committed or attempted to commit the offence of criminal trespass, injury to or destruction of public property, fraud or forgery or cheating or assault or disturbance of public tranquility, or offence against a public servant or other officer deputed for eviction, the Deputy Commissioner shall direct the Tahsildar to initiate action under the relevant law as per procedure laid down in law.”

44. Substitution of Rule 150.—For Rule 150 of the said rules, the following shall be *substituted*, namely.—

“150. Seal for Revenue offices and officers.—All the Revenue Offices and Officers of a rank of Tahsildar and above shall use a circular seal made of metal duly engraved, two inches in diameter which shall bear therein the Karnataka State Emblem, with the inscription in Kannada and English, indicating the name of the Officer and Office with the Jurisdiction. The seal shall be in the custody of the head of office and no other person, and any misplacement or loss shall be reported immediately. The seals shall be designed and procured in triplicate and distributed by Government. No other seal shall be used by any revenue officer or office.”

45. Insertion of new Forms 21-B, 21-C and 21-D.—In the said rules after Form 21-A and entries relating there under the following new forms shall be *inserted*, namely.—

“Form 21-B*(See Rule 106B and 106C)***(Form of Affidavit under Rule 106-B and 106-C of the
Karnataka Land Revenue Rules 1966 and Section
95(2)(i) of the Karnataka Land Revenue Act 1964)**

I, _____ (Name), _____ (Age) _____ (Gender)
 S/o or D/o or W/o _____ (Name of Father/Husband),
 Permanent Address: _____ PIN _____ Current
 Postal Address_____ do hereby solemnly affirm on
 oath as follows:

1. I have been residing in the above address and my personal details are as under:

1	Aadhar Number	
2	Mobile Number	
3	PAN	
4	Date of Birth/ Age	
5	Occupation:	
6	Annual family Income (from all Sources) in Rupees	

2. That I am owner of and in enjoyment of (more fully described in the Schedule) the land bearing Survey Number _____, Part Number _____ situated at _____ Village, _____ Circle/Hobli, _____ Taluka, _____ District, Karnataka to the extent of _____ Acres _____ Guntas.
3. That I intend to convert/divert the extent of _____ Acres, _____ Guntas of the said land to _____ (Industrial/Commercial/ Residential – select one) use for the purpose of _____ (here, briefly describe the purpose)
4. That I am/I am not (strike out what is not relevant) diverting only up to two acres of my land for

purposes of a new industry which does not amount to a diversion for non – agricultural purposes.

5. That the following documents submitted by me along with this application are true and correct to the best of my knowledge and belief.—
 - (i) pre-conversion sketch for part extent of land;
6. That, to the best of my knowledge, the said land at present held by me for the purpose of agriculture, is specified for the same land use in the Master Plan duly published finally, for the concerned land under the Section 13(4) of the Karnataka Town and Country Planning Act, 1961(Karnataka Act 11 of 1963), as I have applied for herein.
7. That no part of this land applied for has been encroached upon by me or my employees or dependents.
8. That no part of this land is owned by any Government body or that to the best of my knowledge, no part of this land has been acquired by or is under acquisition by Government for public purpose under the Land Acquisition Act 1894 (Karnataka Act 01 of 1894) or Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 (Central Act 30 of 2013) and neither I nor any of my family members living or dead have received any compensation for acquisition.
9. That no part of this land is a State Government property as defined under Section 67(1) of the Karnataka Land Revenue Act, 1964 more fully described as, public road, street, lane or path, bridge, ditch, dike or fence, on or beside the same, the bed of the sea and of harbour or creek below high water mark and of river, stream, nala, lake

and tank and canal and water-course and all standing and flowing waters, *etc.*

10. That if there are any water bodies, paths, streams, or phut kharab land by whatever name and maintain a buffer as presecribed called, I shall not at any time divert or damage or convert in contravention of any law in force, or prevent or object to the public use for which the said kharab is reserved.
11. That to the best of my knowledge, no part of this land has been acquired by Government for public purpose under the Land Acquisition Act 1894 or the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 and neither I nor any of my family members living or dead have received any compensation for acquisition.
12. That, I have neither sold or gifted or mortgaged this land to any person or institution nor have I relinquished this land to Government or any person.
13. That to the best of my knowledge, this land has not been notified as Wakf property.
14. That to the best of my knowledge, this land has not been acquired by me in violation of any provision of.—
 - a. the Mysore (Personal and Miscellaneous) Inam Abolition Act, 1954;
 - b. the Mysore (Religious and Charitable) Inams Abolition Act, 1955;
 - c. the Karnataka Certain Inam Abolition Act, 1959.

15. That my total holdings of agricultural lands are within the ceiling of agricultural holdings under Section 63 of the Karnataka Land Reforms Act, 1961.
16. That I have not violated any proviso of the following.—
 - I. Rule 9 of the Karnataka Land Grant Rules, 1969;
 - II. The Karnataka Scheduled Caste and Tribes (Prohibition of Transfer of Certain Lands) Act, 1978.
17. That I have paid all my dues with respect to land revenue and other Government dues and no part of my land has been attached by any legal process or is under liquidation.
18. That I shall not utilize any part of the land for any other purpose than stated herein.
19. That I have acquired this land in the manner, by the document mentioned and from the person or organization as mentioned in the table below.—

Sl No.	Manner of Acquisition	Date	From	Document (mention where relevant if the document is registered or not)
1	Succession			
2	Survivorship			
3	Inheritance			
4	Partition			
5	Purchase			
6	Mortgage			
7	Gift			
8	Lease			
9	Grant			

10	Order of a Court			
11	Other (Specify)			

20. That there is no litigation or dispute regarding my ownership and enjoyment of the said land.
21. I shall remit without demur any conversion fine or compounding penalty as may be imposed upon me under the proviso of the law and shall carry out without protest, nor violate any order of the competent authority and adhere to all conditions specified in such order. I also undertake that if any change in the nature of the purpose stated above is required at any time, I shall apply to this authority afresh as per law and shall not carry out any alterations or actions not expressly permitted under the permission given under this law.

I hereby state under oath that the averments above are true to the best of my knowledge and belief and I am well aware of the fact that if the conditions stated in the permission or order or No Objection Certificate issued by the concerned authorities are not complied with by me at any time, or information given by me in the above matter is proved false or not true at any time, I will accept the punishment as per law and also suffer any penalty imposed by authority of law and accept the same if all permissions obtained by me shall be summarily withdrawn even after any efflux of time or alienation or transfer of such property.

Date:

Place: DEPONENT

THE SCHEDULE ABOVE REFERRED TO

1. District 2. Taluka 3. Village/Unit 4. Survey Number Part Number

..... 5. Extent (area) Acres Guntas
 6. Bounded By

North:		South:	
East:		West:	

Signed & Notarized by Shri

Date:

Place:

Form 21-C

(See Rule 106-B)

(Form of Affidavit under Rule 106-B of the Karnataka Land Revenue Rules 1966 and Section 95(2)(ii) of the Karnataka Land Revenue Act 1964)

I, _____ (Name), _____ (Age) _____ (Gender) S/o or D/o or W/o _____ (Name of Father / Husband), Permanent Address: _____ PIN _____ Current Postal Address_____ do hereby solemnly affirm on oath as follows.—

1. I have been residing in the above address and my personal details are as under.—

1.	Aadhar Number	
2.	Mobile Number	
3.	PAN	
4.	Date of Birth/ Age	
5.	Occupation:	
6.	Annual family Income (from all Sources) in Rupees	

2. That I am owner of and in enjoyment of (more fully described in the Schedule) the land bearing Survey Number ____, Part Number ____ situated

at _____ Village, _____ Circle/Hobli, _____ Taluka, _____ District, Karnataka to the extent of _____ Acres _____ Guntas.

3. That I am applying to the Deputy Commissioner _____ to convert the extent of _____ Acres, _____ Guntas of the said land to _____ (Industrial /Commercial/Residential – select one) use for the purpose of _____ (here, briefly describe the purpose)
4. That I am/I am not (strike out what is not relevant) diverting only up to two acres of my land for purposes of a new industry which does not amount to a diversion for non – agricultural purposes.
5. That the following documents submitted by me along with the application are true and correct.—
 - i. Sketch of the land duly prepared by a licensed surveyor.
6. That no part of this land applied for has been encroached upon by me or my employees or dependents.
7. That no part of this land is owned by any Government body
8. That no part of this land is a State Government property as defined under Section 67 (1) of the Karnataka Land Revenue Act, 1964 more fully, public road, street, lane or path, bridge, ditch, dike or fence, on or beside the same, the bed of the sea and of harbour or creek below high water mark and of river, stream, nala, lake and tank and canal and water-course and all standing and flowing waters, etc.
9. That if there are any water bodies, paths, streams, or phut kharab land by whatever name called, within or abutting my land, I shall not at any time

divert or damage or convert any part of it in contravention of any law in force, or prevent or object to the public use for which the said kharab is reserved.

10. That to the best of my knowledge, no part of this land has been acquired by or is under acquisition by Government for public purpose under Land Acquisition Act 1894 or Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 and neither I nor any of my family members living or dead have received any compensation for acquisition.
11. That, I have not sold or gifted or mortgaged this land to any person or institution and nor have I relinquished this land to Government or any person.
12. That, to the best of my knowledge, this land has not been notified as Wakf property.
13. That, to the best of my knowledge, this land has not been acquired by me in violation of any provision of.—
 - (i) the Mysore (Personal and Miscellaneous) Inam Abolition Act, 1954 (Karnataka Act 01 of 1955);
 - (ii) the Mysore (Religious and Charitable) Inams Abolition Act, 1955 (Karnataka Act 18 of 1955);
 - (iii) the Karnataka Certain Inam Abolition Act, 1977 (Karnataka Act 10 of 1978).
14. That my total holdings of agricultural lands are within the ceiling of agricultural holdings under Section 63 of the Karnataka Land Reforms Act, 1961 (Karnataka Act 10 of 1962).

15. That, to the best of my knowledge, in connection with this land, there is no violation of any proviso of the following.—

- i. Rule 9 of the Karnataka Land Grant Rules, 1969.
- ii. the Karnataka Scheduled Caste and Tribes (Prohibition of Transfer of Certain Lands) Act, 1978.

16. That no earlier application for conversion of land made by me or on my behalf or on the same land has been rejected.

17. That I have paid all my dues with respect to land revenue and other Government dues and no part of this land has been attached by any legal process or is under liquidation.

18. That I shall not utilize any part of the land for any other purpose than stated herein.

19. That I have acquired this land in the manner, by the document mentioned and from the person or organization as mentioned in the table below.—

Sl No.	Manner of Acquisition (select most appropriate and fill the details in the row alongside)	Date	From	Document (mention where relevant if the document is registered or not)
1	Succession			
2	Survivorship			
3	Inheritance			
4	Partition			
5	Purchase			
6	Mortgage			
7	Gift			
8	Lease			

9	Grant			
10	Order of a Court			
11	Other (Specify)			

21. That there is no litigation or dispute regarding my ownership and enjoyment of the said land.
22. I shall remit without demur any conversion fine or compounding penalty as may be imposed upon me under the proviso of the law and shall carry out without protest, nor violate any order of the competent authority and adhere to all conditions specified in such order. I also undertake that if any change in the nature of the purpose stated above is required at any time, I shall apply to this authority afresh as per law and shall not carry out any alterations or actions not expressly permitted under the permission given under this law.

I hereby state under oath that the averments above are true to the best of my knowledge and belief and I am well aware of the fact that if the conditions stated in the permission or order or No Objection Certificate issued by the concerned authorities are not complied with by me at any time, or information given by me in the above matter is proved false or not true at any time, I will accept the punishment as per law and also suffer any penalty imposed by authority of law and accept the same if all permissions obtained by me shall be summarily withdrawn even after any efflux of time or alienation or transfer of such property.

Date:

Place:

DEPONENT

THE SCHEDULE ABOVE REFERRED TO

1. District 2. Taluka 3. Village/Unit
4. Survey Number Part Number
5. Extent (area) Acres Guntas
6. Bounded By

North:		South:	
East:		West:	

Signed & Notarized by Shri

Date:

Place:

Form 21-D

(Form of Notice under Rule 106-F of the Karnataka Land Revenue Rules 1966 and Sections 95 and 96(3) of the Karnataka Land Revenue Act 1964)

Notice is hereby given to Shri/Shrimati _____ S/o or D/o or W/o _____ Resident of _____ With reference to the lands described in the schedule below.—

SCHEDULE

1. District 2. Taluka 3. Village/Unit
4. Survey Number Part Number
5. Extent (area) Acres
Guntas
2. Bounded By

North:		South:	
East:		West:	

Whereas, it has been reported that you have.—

- (i) Diverted the said land for non-agricultural purposes without permission of the Deputy

Commissioner and the said contravention has carried on for _____ days as on this date.

(ii) Contravened and deliberately violated the following conditions imposed in the order of _____ in Order Number _____ dated _____ while utilising the said land for non-agricultural purposes: _____

(iii) Deliberately and intentionally, with full knowledge, attempted to mislead the Government and thereby violate the law for personal gain by making false declaration or affidavit with respect to.—

(1)

(2)

(3)

(4)

And whereas, the above contraventions amount to violations of the following provisions of law with respect to use of agricultural land for non-agricultural purposes, and/or criminal offence under.—

- 1) Section/s:
- 2) Rule/s:
- 3) Regulation/s:

I, the Deputy Commissioner _____ hereby issue notice seeking explanation as to.

- (i) Why your Application _____ for diversion/ conversion of agricultural land should not be rejected and the conversion fine and/or compounding penalty if paid should not be confiscated to Government.
- (ii) Why the permission for conversion or diversion if any, granted vide _____ dated _____

should not be made null and void and the conversion fine and / or compounding penalty if paid should not be confiscated to Government.

- (iii) Why you, _____ should not be directed to use the land for its original purpose.
- (iv) Why penalty as per Rule 107-A subject to a maximum of Rupees one lakh and also penalty of Rupees two thousand five hundred per day of contravention should not be imposed.
- (v) Why the conversion fine or penalty imposed should not be recovered as arrears of land revenue.
- (vi) Why you should not be prosecuted under Sections 228 and 229 of the Bharatiya Nyaya Sanhita, 2023.
- (vii) Why order of forfeiture should not be issued against you with respect to the said lands You are hereby directed to give reply to the above in writing, within fifteen (15) days in any case on or before _____.

Deputy Commissioner _____

Date: _____
