

OPTIONAL REFORMS¹

¹ IN CASE OF URBAN AGGLOMERATIONS WITH MULTIPLE ULBS, THE ULB RELATED REFORMS IN THIS SECTION SHOULD BE PROVIDED FOR EACH ULB IN THE JNNURM CITY SEPARATELY

OPTIONAL REFORMS²

DESIRED OBJECTIVES:

JNNURM requires certain reforms to be undertaken by states/ cities towards putting in place an effective Property Title Certification System. The cities need to ensure proper management and record of all property holdings within the city. The new system should reflect authentic ownership at all points and information on holdings should be easily accessible.

BACKGROUND

1. CURRENT STATUS

- a. What is the current system for-?
 - i. Property Registration³
 - ii. Transfer of Property³⁵

Property registration in the registration department is governed by Registration Act 1908 (Central Act) read with Karnataka Registration Rules 1965 and other allied acts.

The list of documents required to be produced at the time of registration of transfer deeds of properties by the parties concerned as per annexure 4 of the registration document, and the registering officer has to believe the bonafide or genuineness of the records produced before him. In case of any violation of laws or illegality on the face of the documents he has to report the same to the concerned competent authorities (Tahisildar's/ ULB's/MCC/MUDA etc.,) for verification of the said genuineness of the documents.

The registration fees are levied by way of Advalorem Duty on the consideration or the prevailing market value of the property at 1% on consideration value or the market value of the property which ever is applicable.

Stamp duty on conveyance deeds of properties are being levied at 7.5% on the consideration or the prevailing market value of the property which ever is applicable
Transfer of property: is governed by the Transfer of Properties Act 1882, which is binding on the registering public who have to follow the provisions of the said TP Act in getting their transfer deeds of property registered at the concerned register office. Hence the provisions of the registration acts and rules are binding on the registering officers, while the provisions of the TP Act 1882 are binding on the registering public.

² IN CASE OF URBAN AGGLOMERATIONS WITH MULTIPLE ULBS, THE ULB RELATED REFORMS IN THIS SECTION SHOULD BE PROVIDED FOR EACH ULB IN THE JNNURM CITY SEPARATELY

³ Explain in detail the role of various institutions and the processes involved

- b. Please indicate whether information on change of ownership (owing to transaction of property) or encumbrances is being captured? If so how? (For eg. is there information received from the Dept. of Stamp and Registration?)

When any transfer deed of properties is registered in Sub-Registrar office, in case of agriculture lands 'J' slips (or mutation) for effecting the mutation of ownership or other rights title, interest etc, are being sent to the concerned Tahsildars as per Karnataka Land Revenue Act read with rule 63 of KLR rules.

And encumbrances on the properties as a result of their transfer deeds being registered in the SRO are being recorded (in deed) in the descriptive indices (In clause no. 2) maintained in the SRO concerned.

The registering officers concerned will send the connected records or documents relating to the register deed to the concerned Tahsildar's who inturn has to verify, in case of agricultural lands at his level and in case of others lands he has to verify the genuineness if the same at the competent authority level concerned with the institutions like CMC's, MUDA, town planning authorities etc., and in case of registered documents violating any provisions of the law applicable or with the connected records or documents relating to the registered deed are found to be bogus the Tahsildar with the concerned AC's has to report said violations are of bogus in nature to the concerned DC's, who in turn has to declare the documents null and void and even can institute proceeding against the erring registering public.

- c. Does the property registration system record the following-?

<i>Status</i>	<i>Yes</i>	<i>No</i>	<i>Remarks</i>
i. Lien	Yes		These are recorded in the prescribed registers (book columns) and the concerned indexes, provided the applicant declares these items in their transfer deeds presented for registration before registering officer.
ii. Court orders	Yes		
iii. Easements	Yes		
iv. Restrictions	Yes		
v. Lease	Yes		
vi. Third party claims	Yes		
vii. Encumbrances	Yes		

- d. Which Legislation is followed for registration and record of properties?

Registration Act 1908 (Central), Karnataka Registration Rules 1965, Indian Stamp act and Karnataka stamp act 1957 and its rules and other allied acts like Transfer of Property Act 1882 and other land laws which have a bearing on registration of such documents.

e. What is the status of E-management of property records?

Activity	Already in place	Under implementation	Not done so far	Remarks
Assessment of properties using GIS		✓		
Electronic database of property records		✓		Encumbrance data base of registered properties is done
Software application for regular up gradation of records				
System for online registration			Not done	
ILIS (Integrated Land Information System)			Not done	

f. Provide Information on current status of Properties registration

Estimated number of properties in the city ⁴ (a)	No. of properties on records in the Municipality ² (b)	No. of disputed properties	Coverage Ratio(b/a*100)
148365	144775		97.58%
<i>Through verification under Geographical Information System.</i>			

g. What is the basis for determination of ownership of a property (eg. a title deed)?

There is no hard and fast rule binding on the registering officer to obtain any one particular title deed to determine the basis of ownership. Any title deed like RTC, mutation extract etc (in case of Agricultural Lands and Khatha extract, Assessment Register Extract or tax paid receipt in case of non agricultural lands and previous register deeds can be relied upon as a basis for determination of ownership of property at SR level.

h. Is it an absolute ownership or does the state guarantee the validity of transaction in any manner? Yes No

⁴ Please mention the method used for identifying these property figures

i. Comment on the guarantee status of ownership in the current system

As per Sec 17 of the Registration Act 1908, the registration department is not legally empowered to vouch for the absolute ownership or the guarantee status of ownership.

j. Is there a list of documents identified to serve as evidence of change of ownership (Registration deed, partition deed, settlement deed etc)? If yes please give the details.

<i>List of evidence documents</i>	<i>Comments</i>
<i>a. Sale Deed</i>	All compulsory registrable documents are registered in the concerned SRO's as per the provisions of Registration Act
<i>b. Gift deed</i>	
<i>C. Exchange</i>	
d. settlement deed	
e. Partition Deed	

k. What is the frequency of update of property records? When was it done last?

The last update was made during 1997.

TIMELINE FOR ACTION ON REFORMS

Please indicate the mission year by which the following targets would be met-

a. Listing of all the properties in the city	Year1	Year2	Year3	Year4	Year5	Year6	Year7
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Finalisation of decisions on the new registration system, state guarantee and legislative amendments	Year1	Year2	Year3	Year4	Year5	Year6	Year7
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Amendment of legislation and notification	Year1	Year2	Year3	Year4	Year5	Year6	Year7
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Detailed design of system	Year1	Year2	Year3	Year4	Year5	Year6	Year7
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- e. Inventory of all recorded properties (after enquiry of titles and existing evidences)

Year1	Year2	Year3	Year4	Year5	Year6	Year7
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- f. Update of all the records to reflect current owner and preparation of a 'Register of Titles'

Year1	Year2	Year3	Year4	Year5	Year6	Year7
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- g. Computerisation of all the property records against ownership

Year1	Year2	Year3	Year4	Year5	Year6	Year7
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- h. Initiation of issue of Property Tax Certificate (on request) to the existing owners, accompanied by cancellation of all previous certificates

Year1	Year2	Year3	Year4	Year5	Year6	Year7
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- i. Setting up a system for regular up gradation of records (eg. MIS with links to all Year7 offices having bearing on land encumbrances)

	Year1	Year2	Year3	Year4	Year5	Year6
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- j. Setting up a system for online provision of information receipt (relating to transactions) , dissemination and requests for certificates

Year1	Year2	Year3	Year4	Year5	Year6	Year7
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

k. Timeline for achieving 100% registration of properties

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
<i>% properties registered</i>							

- l. Any other reforms being undertaken (give details in the space provided)

Year1	Year2	Year3	Year4	Year5	Year6	Year7
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

O2- REVISION OF BUILDING BYELAWS TO STREAMLINE THE APPROVAL PROCESS

(For construction of buildings, development of sites etc.)

DESIRED OBJECTIVE/S

JNNURM requires certain reforms to be undertaken by states/ cities towards streamlining of the building approval process, with the broad objective of establishing a simple, transparent and lesser time-consuming process that encourages development.

CURRENT STATUS

a. Which agency is responsible for preparing Building Byelaws?

Mysore City Corporation with the approval of Government of Karnataka

b. Which legislation governs the formulation of Building Byelaws and implementation of the regulation?

Karnataka Municipal Corporation Act 1976, Karnataka Town and Country Planning act 1961 and Urban development authority Act 1987

c. Explain the role of various agencies involved with building permission and sanction.

<i>Agency</i>	<i>Role</i>
<i>a MCC with in the corporation limits</i>	Town planning wing of the MCC will verify the record and plan & issue the licence as per byelaws and zonal regulations
<i>b Mysore Uurban Development Authority</i>	MUDA issues the licences in the local planning area and beyond corporation limits

d. Explain in detail the existing process of building approval.

Issue of licences to the buildings has been simplified. Licences for residential buildings will be issued in citizen service centre by obtaining the required documents like application, affidavit, Indemnity bond, title of the property, khata tax paid receipt and plan. The document and the plan will be verified with reference to the byelaws. If all the conditions are satisfied the papers will be processed through computer. If the applicant pays the fees on the same day, the licence will be issued on the same day. This process will take 10-15 minutes. In respect of commercial, industrial and other buildings it will be processed in Town Planning section. This section will also be computerized shortly. Since Mysore is a heritage city there are special norms to regulate the elevation of high rise buildings.

e. Are the Building Byelaws uniform throughout the city? (If not, give details) Yes No

The area of Mysore City Corporation has been divided into 3 zones viz. 1. Intensively populated, 2. Moderately populated and 3. Sparsely developed. Bye laws vary accordingly.

e. How many regulation parameters does a building permission consider? List those.

<i>List of Parameters</i>	<i>Comments</i>
<i>a. Set back</i>	
<i>b FAR</i>	
<i>c Coverage</i>	
<i>d Site area & location</i>	
<i>e Usage of the building</i>	
<i>f Road width</i>	

f. When was the Building Byelaws last revised? 1997
 Indicate the level of modification by ticking against the following-

<i>Level of Modification</i>	<i>Revision date</i>	<i>Detail of modification</i>
i. Radical changes (FSI, ground coverage etc)	16.05.1997	FAR reduced in interiorly developed area to ease the congestion in these thickely population areas
ii. Minor Modifications	12.09.1996	Fees structure
iii. Changes in approval process (If yes, specify)		

g. Detail out the extent of use of technology and computers in the process of building approvals as well as upkeep of records.

Computerized system adopted for building approvals.

h. Indicate the status of Building Approvals in the financial year 2004-2005-

1	<i>Number of Applications received (before 30th Feb'2005)</i>	4448
2	<i>Number of Sanctions made within 1 month from date of receipt of the application</i>	4448
3	<i>Number of Sanctions made within 2 months from date of receipt of the application</i>	----
4	<i>Number of Applications that took more than 2 months for approval</i>	---
5	<i>Average time taken for approval of a building</i>	1. Residential buildings with in a day. 2. Other Buildings – 15 days

i. Please indicate the possible reasons for delay in the approval process

1. *Non submission of required documents*
2. *Non compliance with the rules in byelaw*

TIMELINE FOR REFORMS

Please indicate the mission year by which the following targets would be met-

- a. Consultation with stakeholders on modifications required to Building Byelaws

Year1	Year2	Year3	Year4	Year5	Year6	Year7
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
- b. Identification and finalisation of modifications in the existing Building Byelaws in order to streamline the process of approval. (eg. outsourcing of certain activities etc)

Year1	Year2	Year3	Year4	Year5	Year6	Year7
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
- c. Defining mitigation measures for risks from natural disasters as part of Building Byelaws, (including structural safety issues on basis of seismic zones)

Year1	Year2	Year3	Year4	Year5	Year6	Year7
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
- d. Amendment of the existing legislation to introduce the new Building Byelaws and notification

Year1	Year2	Year3	Year4	Year5	Year6	Year7
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
- e. Dissemination of the new set of Building Byelaws through a website

Year1	Year2	Year3	Year4	Year5	Year6	Year7
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
- f. City level Workshops to address to the queries of general public

Year1	Year2	Year3	Year4	Year5	Year6	Year7
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
- g. Setting up of an MIS system with links to all offices having bearing on building permission

Year1	Year2	Year3	Year4	Year5	Year6	Year7
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
- h. Start of Approval as per the new building byelaws

Year1	Year2	Year3	Year4	Year5	Year6	Year7
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
- i. Establishment of interactive citizen enquiry system on status of application for building plan approvals, through methods such as – Interactive Voice Recording System (IVRS), Website, telephone, etc.

Year1	Year2	Year3	Year4	Year5	Year6	Year7
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
- j. Timeline for reduction of average time taken for building sanction

Category of buildings	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
	Time taken in days						
Residential	The time taken is only 10-15 minutes						
Commercial	10 days	7 days					

- j. Any other reforms being undertaken (give details in the space provided)

Year1	Year2	Year3	Year4	Year5	Year6	Year7
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

O3 - REVISION OF BUILDING BYELAWS TO MAKE RAINWATER HARVESTING MANDATORY IN ALL BUILDINGS TO COME UP IN FUTURE AND FOR ADOPTION OF WATER CONSERVATION MEASURES

DESIRED OBJECTIVE/S

JNNURM requires the states/ cities to take sufficient steps towards promoting the use of rain water harvesting systems in cities by making it mandatory for building permission, with a long term objective of promoting conservation of water and ensuring sustainability of water resources.

CURRENT STATUS

a. Is there any legislation for making Rainwater Harvesting mandatory in buildings? Yes No

b. If yes, please provide following details of the regulation-

i. Since when has it been adopted?

ii. Is it a part of the building byelaws and mandatory for building sanctions? Yes No

iii. Is it for all buildings? Yes No

iv. If no, what are the criteria adopted for selected plots or buildings?

The government has issued a circular to insist on all new constructions to have rain water harvesting system. Accordingly corporation is issuing licences with a condition to install rain water harvesting system.

TIMELINE FOR ACTION ON REFORMS

Please indicate the mission year by which the following targets would be met-

	Year1	Year2	Year3	Year4	Year5	Year6	Year7
a. Final design of Rainwater Harvesting System and decision on end use	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Preparation of draft building byelaws to reflect the mandatory clauses of Rainwater Harvesting.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Amendment of the existing legislation to introduce the new Building byelaws and notification	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Dissemination of the new set of Building Byelaws through a website	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. City level Workshops to address to the queries of general public	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Start of Approval as per the new building byelaws	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Any other reforms being undertaken (give details in the space provided)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The government has issued a circular to insist all new constructions to have rain water harvesting system. Accordingly, Corporation is issuing licenses with a condition to install rain water harvesting system.

O4 - EARMARKING AT LEAST 20-25 PER CENT OF DEVELOPED LAND IN ALL HOUSING PROJECTS (BOTH PUBLIC AND PRIVATE AGENCIES) FOR EWS/LIG CATEGORY WITH A SYSTEM OF CROSS SUBSIDISATION

DESIRED OBJECTIVE/S

JNNURM requires certain reforms to be undertaken by states/ cities towards earmarking atleast 20-25 % of developed land in all housing projects (both public and private) for low income families in order to meet the housing needs of both EWS and LIG categories of population.

CURRENT STATUS

- a. List the government / quasi-government institutions responsible for provision of housing in the city (eg. Development Authority, Housing Board, Housing Corporation etc).

S.No	Institution	Approx. no. of dwelling units created in previous financial year
1	Mysore urban development authority	Only sites formation – approximately 2018 sites (853 sites earmarked for EWS)
2	Slum clearance board	180 dwelling units
3	Mysore City Corporation	3,400 dwelling units
4		
5		

- b. Please provide details on extent to which the private sector plays a role in housing development in the city

Information parameters	Estimates
Number of private developers in the city	40
Approximate number of housing projects by private developers for whom plans were sanctioned in last year	30 layouts (3000 sites including services)
Approximate number of dwelling units created by private developers in above projects	---

- c. Is there any legislation regarding mandatory reservation of certain percentage of land for EWS/LIG in housing projects? Yes No

d. If yes, please provide the following details –

- i. Percentage of developed land required to be reserved for EWS/LIG
- ii. Is it applicable to both government as well as private developments?

40% applicable only to Government projects

Yes No

TIMELINE FOR ACTION ON REFORMS

Please indicate the mission year by which the following targets would be met-

a. Decision on the extent of reservation (20-25%)

Year1 Year2 Year3 Year4 Year5 Year6 Year7

b. Amendment of the existing legislation and notification

Year1 Year2 Year3 Year4 Year5 Year6 Year7

c. Timeline to improve the percentage of reservation for EWS/LIG in housing projects

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
Percentage of reservation (%)							

d. Any other reforms being undertaken (give details in the space provided)

Year1 Year2 Year3 Year4 Year5 Year6 Year7



O5 - SIMPLIFICATION OF LEGAL AND PROCEDURAL FRAMEWORKS FOR CONVERSION OF AGRICULTURAL LAND FOR NON-AGRICULTURAL PURPOSES.

DESIRED OBJECTIVE/S

JNNURM requires the states/ cities to take sufficient steps towards streamlining the process of conversion of agricultural land to non-agricultural purposes with the broad objective of establishing a simple, transparent and lesser time-consuming process that encourages development.

CURRENT STATUS

- a. Explain in detail the current system for conversion of agricultural land for non-agricultural purposes (for areas coming under Development Authority as well as outside)

The Deputy Commissioner of the District is the Authority to grant conversion of agricultural lands to non-agricultural purposes under Section 95 of the Land Revenue Act 1964.

- b. List out the number of agencies involved and their roles.

<i>Agency</i>	<i>Role</i>
<i>a. Revenue Department</i>	Grants permission U/S 95 of Land Revenue Act
<i>b. Dept of Registration</i>	Registration of Properties
<i>C. Urban Development authorities</i>	Issue of NOC & approval of layout as per master plan
<i>d. Urban Local Bodies</i>	Maintenance of the layout & collection of Property Tax
<i>e. Pollution Control Board</i>	Issues NOC regarding environment
<i>f. Karnataka Power Transmission Corporation</i>	Provides power

c. Which Legislation/s is/are being followed for conversion of agricultural land for non-agricultural purposes?

Karnataka Land Revenue Act 1964.

d. Has there been any attempt at simplification of the procedure of such conversions in the past? State 'yes' or 'no' and give details.

e. 'Yes' Setting up of Single Window Agency for expeditious disposal of applications received under Section 95 of Karnataka Land Revenue Act 1964 for conversion of Agricultural land to non-agriculture purpose

i. Residential use-

Four months- (120 Days)

ii. Other use (Industrial, commercial etc)-

Four months- (120 Days)

f. Please indicate the possible reasons for delay in the process for conversion of agricultural land for non-agricultural purposes

Inadequate information and incomplete documents

TIMELINE FOR ACTION ON REFORMS - (Already done)

- a. Finalise on modifications in the existing procedure in order to streamline and standardise the process of conversion.

Year1	Year2	Year3	Year4	Year5	Year6	Year7
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- b. Amendment of the existing legislation and notification

Year1	Year2	Year3	Year4	Year5	Year6	Year7
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- c. Dissemination of the new process through a website

Year1	Year2	Year3	Year4	Year5	Year6	Year7
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- d. City level Workshops to address to the queries of general public

Year1	Year2	Year3	Year4	Year5	Year6	Year7
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- e. Setting up an MIS system with links to all offices having bearing on conversion of land-use

Year1	Year2	Year3	Year4	Year5	Year6	Year7
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- f. Establishment of interactive citizen enquiry system on status of application for conversion of land use through methods such as –
Interactive Voice Recording System (IVRS), Website, telephone, etc.

Year1	Year2	Year3	Year4	Year5	Year6	Year7
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- g. Start of conversions as per the new legislation

Year1	Year2	Year3	Year4	Year5	Year6	Year7
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

g. Average average time taken for conversion of land-use, to reduce over the Mission Period

h.

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
Time taken in months							

i. Any other reforms being undertaken (give details in the space provided)

- j. Year1 Year2 Year3 Year4 Year5 Year6 Year7
- | | | | | | | | |
|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|

O6 - INTRODUCTION OF COMPUTERIZED PROCESS OF REGISTRATION OF LAND AND PROPERTY⁵

DESIRED OBJECTIVE/S

JNNURM requires the states/ cities undertake steps to computerise the process of registration of land and property, so as to deliver efficient, reliable, speedy and transparent services to citizens.

CURRENT STATUS

a. Explain in detail the prevailing process of getting a property or land registered?

Computerization of registration has been implemented and fully operational in the entire State.

b. To what extent is the present system computerized-

- i. Is there a computerized record of registered properties? Yes No
- ii. Can the property holder register through internet? Yes No

TIMELINE FOR REFORM

a. Indicate the target year for conversion to an electronic process of registration

Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7

NOT APPLICABLE

<i>i. Karnataka Power Transmission Corporation</i>	Provides power
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⁵ Related process improvements and reforms measures are expected to be covered under the Reforms for Property Title Certification.

i. Which Legislation/s is/are being followed for conversion of agricultural land for non-agricultural purposes?

Karnataka Land Revenue Act 1964.

j. Has there been any attempt at simplification of the procedure of such conversions in the past? State 'yes' or 'no' and give details.

k. 'Yes' Setting up of Single Window Agency for expeditious disposal of applications received under Section 95 of Karnataka Land Revenue Act 1964 for conversion of Agricultural land to non-agriculture purpose

i. Residential use-

Four months- (120 Days)

ii. Other use (Industrial, commercial etc)-

Four months- (120 Days)

l. Please indicate the possible reasons for delay in the process for conversion of agricultural land for non-agricultural purposes

TIMELINE FOR ACTION ON REFORMS -

- b. Finalise on modifications in the existing procedure in order to streamline and standardise the process of conversion.

Year1	Year2	Year3	Year4	Year5	Year6	Year7
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- b. Amendment of the existing legislation and notification

Year1	Year2	Year3	Year4	Year5	Year6	Year7
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- c. Dissemination of the new process through a website

Year1	Year2	Year3	Year4	Year5	Year6	Year7
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- d. City level Workshops to address to the queries of general public

Year1	Year2	Year3	Year4	Year5	Year6	Year7
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- e. Setting up an MIS system with links to all offices having bearing on conversion of land-use

Year1	Year2	Year3	Year4	Year5	Year6	Year7
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- f. Establishment of interactive citizen enquiry system on status of application for conversion of land use through methods such as –
Interactive Voice Recording System (IVRS), Website, telephone, etc.

Year1	Year2	Year3	Year4	Year5	Year6	Year7
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
- g. Start of conversions as per the new legislation

Year1	Year2	Year3	Year4	Year5	Year6	Year7
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

- m. Average time taken for conversion of land-use, to reduce over the Mission Period
- n.

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
Time taken in months							

- k. Any other reforms being undertaken (give details in the space provided)

Year1	Year2	Year3	Year4	Year5	Year6	Year7
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

O7- BYELAWS ON REUSE OF RECYCLED WATER

DESIRED OBJECTIVE/S

JNNURM requires the cities frame byelaws related to reuse and recycling of waster water, so as to conserve water resources.

CURRENT STATUS

a. Is there any byelaw pertaining to reuse of recycled water? Yes No

b. If yes, please provide following details –

i. Since when has it been adopted?

ii. Is it a part of the building byelaws? Yes No

iii. Which legislation stipulates it?

c. Mention its coverage and specifications in brief

TIMELINE FOR ACTION ON REFORMS

	Year1	Year2	Year3	Year4	Year5	Year6	Year7
a. Final design and decision on end use of a Waste Water Recycling System	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Preparation of draft building byelaws to reflect the mandatory clauses of such a system	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Amendment of the existing legislation to introduce the new Building Byelaws and procedures	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Dissemination of the new Building Byelaws through a website	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. City level Workshops to address to the queries of general public	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Start of Approval as per the new Byelaws	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g. Any other reforms being undertaken (give details in the space provided)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



O8-ADMINISTRATIVE REFORMS

DESIRED OBJECTIVE/S

JNNURM requires the administrative reforms are undertaken in ULBs and other institutions engaged in urban sector management. Such administrative reforms should include – instituting better human resource management systems, reduction in establishment expenditure by introducing voluntary retirement schemes, non-filling up of posts falling vacant due to retirement, extensive use of outsourcing, performance review and management mechanisms, etc., and achieving specified milestones in this regard.

CURRENT STATUS

STAFF DETAILS AND HUMAN RESOURCE MANAGEMENT

- Please give the following details-

<i>Item</i>	<i>Class I staff</i>	<i>Class II Staff</i>	<i>Class III staff</i>	<i>Class IV staff</i>	<i>Remarks, if any</i>
<i>Total staff in the Corporation/ ULB</i>	28	20	465	1638	
<i>Permanent/Regular posts</i>	28	20	465	1638	
<i>Occupied posts</i>	25	17	372	1488	
<i>Temporary staff</i>	-	-	36	171	
<i>Technical staff</i>	10	12	20	-	
<i>Non technical staff</i>	18	8	425	1638	
<i>Vacant posts</i>	3	3	93	150	
<i>Number of new posts created in the past five years</i>	-	-	-	-	
<i>Number of recruitments done against the above posts</i>	-	-	-	-	
<i>Number of posts fallen vacant due to retirement during the past five years</i>	1	-	43	119	
<i>Number of recruitments done against the above posts</i>	-	-	20	86	
<i>Number of retirements expected in the next five years.</i>	2	1	64	218	

- Detail out the Initiatives taken for HR management and performance management under taken in the past two financial years

<i>Initiative</i>	<i>Date</i>	<i>Details</i>	<i>Achievements</i>

STAFF- TRAINING

- List down the Initiatives taken for staff training in the past

<i>Initiative</i>	<i>Date</i>	<i>Details</i>	<i>Achievements</i>
Training in office procedure, act rules and regulation	2003-2004 2004-2005 2005-2006	150 officials have been trained in the district training institute	There skills and motivation has been upgraded.
Training in Computer basics	Jan 2002	Computer fundamentals MS-DOS, MS-Windows, MS-word, MS-Excel, MS-PowerPoint	There skills are being used in IT based activities in corporation.

ESTABLISHMENT EXPENDITURE

- d. Total Establishment expenditure over the past five years
e.

Particulars	FY 2001-02 (Rs.)	FY 2002-03 (Rs.)	FY 2003-04 (Rs.)	FY 2004-05 (Rs.)	FY2005-6 (Rs.)	CAGR
Salaries, Wages and Bonus	164327000	18307000	186915000	193035000	201912000	
Benefits and Allowances	613000	293000	441000	1075000	1510000	
Pension	961000	980000	962000	1350000	900000	
Other Terminal & Retirement Benefits	2281000	2302000	3268000	1249000	2835000	
Total establishment expenses	168182000	186645000	191536000	196709000	207157000	
Total Establishment expenses as % of Total Revenue Income	25.64%	25.36%	26.52%	28.42%	26.64%	

- d. List down the initiatives taken for reduction in Establishment Expenditure (if any) in the past

<i>Initiative</i>	<i>Date</i>	<i>Details</i>	<i>Achievements</i>
Reduction of excess staff	13.07.2004	1 Group A, 1 Group B and 3 Group C have been surrendered	Reduction in establishment expenditure
Reduction of excess staff	05.04.2005	361 group D employee posts have been surrendered.	Reduction in establishment expenditure

TIMELINE FOR ACTION ON REFORMS

a. Please identify the steps you wish to take in order to bring about the following. A few steps are being suggested here.

<i>Area of Reform</i>	<i>Proposed steps</i>	<i>Targeted Year in the mission period</i>
<p>a. Rationalisation in staff & Human Resource Management</p> <p><i>Suggested steps:</i></p> <ul style="list-style-type: none"> ▪ <i>Identification of loopholes in the existing staffing</i> ▪ <i>Draft Proposal for changes in staffing policy</i> ▪ <i>Draft Proposal for reforms in performance evaluation system</i> ▪ <i>Employee Consultation</i> ▪ <i>Discussion with various ULB Departments</i> ▪ <i>Cabinet Approval</i> ▪ <i>Preparation of Enabling Legislation</i> 	Detailed study will be conducted and action will be taken as per recommendation	Year 1
<p>b. Staff Training</p> <p><i>Suggested steps:</i></p> <ul style="list-style-type: none"> ▪ <i>Assessment of training needs</i> ▪ <i>Finalisation of training curriculum</i> ▪ <i>Selection of Agencies to provide training</i> ▪ <i>Conduct of training</i> ▪ <i>Training programs identified</i> 	Preparation of capacity building project has been entrusted to State Institute of Urban Development.	Year 1
<p>c. Reduction in Establishment Expenditure</p> <p><i>Suggested steps:</i></p> <ul style="list-style-type: none"> ▪ <i>Outsourcing certain functions</i> ▪ <i>Higher capacity utilisation</i> ▪ <i>Energy saving</i> ▪ <i>Cost control targets</i> 	<p>Already MCC has outsourced certain functions like</p> <ol style="list-style-type: none"> 1. Street sweeping 2. Maintenance of Pump houses in water supply and STPs 3. Street lighting 	
<p>d. Continuity of tenure of key decision makers</p> <p><i>Suggested steps:</i></p> <ul style="list-style-type: none"> ▪ <i>Minimum average tenure of Municipal Commissioner</i> 	2 years	
<p>e. Management review systems</p> <p><i>Suggested steps:</i></p> <ul style="list-style-type: none"> ▪ <i>Periodic review by Mayor & Municipal Commissioner</i> ▪ <i>Generation of Daily / Weekly / Monthly and Quarterly Performance reports on – Financial, Service delivery and Capital Projects</i> 	It is being done	

b. Please give the identified milestones with respect to rationalisation / redeployment in number of staff against the mission year

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
Number of staff							

c. Please state by when the ULB shall evolve a detailed Training Plan for its staff. At what frequency such plan shall be reviewed.

Yes – Frequency is once in two years

d. Please give the identified milestones for reduction in establishment expenditure against the mission year

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7
Targeted reduction in Establishment Expenditure (as % of Total Revenue Income)							

MCC has already surrendered 367 posts to cut down the establishment expenditure

e. Ensuring stability of tenure(minimum 2 years) for Municipal Commissioner/executive Officer and other municipal functionaries/staff(commitment to be given by state)

Year1 Year2 Year3 Year4 Year5 Year6 Year7

O9- STRUCTURAL REFORMS

DESIRED OBJECTIVE/S

JNNURM requires the structural reforms are undertaken in ULBs and other institutions engaged in urban sector management. Such structural reforms should include – reviewing and revamping the organisation structure of the ULBs to align it to current requirements, decentralisation within the ULB where necessary, creation of trained cadres of municipal staff in specific technical disciplines, improved coordination mechanisms amongst city level agencies, etc. and achieving specified milestones in this regard.

CURRENT STATUS

- a. Has the organisation structure of the ULB been reviewed in the last one year? Please key issues with the prevailing organisation structure of the ULB.

Yes. In the present setup technical wing has to be strengthened by appointing experts.

- b. Does the ULB operate through Zonal Offices? If yes, give the following details- Yes

- i. How many such offices exist in the city?

3

- ii. What functions do they perform and what powers do they yield ?

As a part of decentralization of power zonal offices have been established. Their functions are regular maintenance of water supply, Solid waste management, PGR in their respective wards independently.

- c. Please state the specific cadres of staff that are employed in the ULB.

Cadre of staff	Functional area they are employed in the ULB	Method of selection	Average tenure in one ULB
Commissioner	Functional head of the corporation	Deputed from the concerned department of Government of Karnataka	2-3 years
Deputy Commissioner	Assisting the commissioner in administration		
Superintending Engineer	In charge of engineering works(Both Civil and water supply)		
Executive Engineer (Civil)	In charge of Civil works		
Executive Engineer (water Supply)	Incharge of water supply works		
Assistant executive Engineer	In charge of zonal offices		
AEE's and JE's	In charge of all ward works	ULB Employee	
Health Officer	In charge of public health and sanitation		
Revenue Officer	In charge of revenue and property tax		
Deputy Director Town Planning	In charge of town planning		
Environmental Engineers	In charge of sanitations	Deputed from the concerned department of Government of Karnataka	2-3 years

- d. List role of ULB in other city level parastatal agencies. (for e.g. representation on board, membership in coordination committees, etc.)

Commissioner and one Corporator are members of Mysore Urban Development Authority. (for preparation of master plans including building byelaws)
Commissioner is a member of Karnataka Urban Water Supply and Sewerage Board (Bulk water supply)
Commissioner is a member in District co-ordinating committee (Schemes and programmes)
Commissioner is a member in Heritage commission (Heritage city)
Commissioner is a member in Mysore Zoo authority

TIMELINE FOR REFORMS

- a. List sets of initiatives planned within the ULB organisation (for e.g. reallocation of functions within the ULB departments, alignment of sub-ULB level geographic jurisdictions of various departments with ward boundaries, decentralisation of functions, etc.)

<i>Initiative for Organisational structural improvements</i>	<i>Target Date</i>
More powers to zonal offices	Year 2
Reorganization of revenue department to sub-zonal level	Year 2

- b. List sets of initiatives planned for inter-agency coordination and accountability amongst city level agencies

<i>Initiatives for inter-institutional structural reforms</i>	<i>Target Date</i>
Constitution of city level co-ordination committee of stakeholders	Year 2
Constitution of committee of experts, seniors citizens and NGO's for guidance	Year 2

- c. List State level structural reforms to be undertaken for creation of cadre of municipal staff for different technical disciplines.

<i>Initiatives for creation of cadres of municipal staff within the State</i>	<i>Target Date</i>

O10 - ENCOURAGING PUBLIC PRIVATE PARTNERSHIP

DESIRED OBJECTIVE/S

JNNURM requires the cities widely deploy public-private partnership models for more efficient delivery of civic services. Cities should explore wide array of options available for such partnerships and deploy those that optimal in meeting the needs and priorities of its citizens.

CURRENT STATUS

Infrastructure, Urban Drinking Water and Sanitation and Municipal Solid Waste Management policies of Government of Karnataka supports Public Private Partnership (PPP)/Private Sector Participation (PSP) Project.

State Government has developed a solid waste management plan for class-I cities keeping in view the success of PPP. A number of initiatives have been taken regarding PPP in garbage collection, transportation and treatment of municipal solid waste, operation and maintenance of water and sewage treatment plant, development of markets, parking facilities, etc. One Sanitary Land fill and one Renewable Energy unit are under construction through PSP & which Joint Venture Projects for roads and other developments are also under way.

As indicated by Government of India in the 10th Five Year Plan, Government of Karnataka is focusing on good governance as well as emphasizing PPP/PSP in provision of services. In the PPP/PSP Projects, the contracts are developed with a strong link between payment and performance. These are out put based/performance based contracts.

Such performance based PPP/PSP projects are being taken up under Greater Bangalore Water and Sanitation Project, World Bank assisted Karnataka Urban Water Sector Improvement Project and ADB assisted North Karnataka Urban Sector Investment Programme.

- a. List down the key initiatives in PPP, including outsourcing of services undertaken in the ULB during the past five years.

<i>Initiative</i>	<i>Date</i>	<i>Details</i>	<i>Achievements</i>

TIMELINE FOR REFORMS

- b. List down the State level regulatory and policy initiatives planned for encouraging and deepening PPP in urban services

<i>Regulatory / Policy changes</i>	<i>Target Date</i>	<i>Intended impact</i>

- c. List down the city level project initiatives planned through PPP in the next three years.

<i>Project</i>	<i>Target Date</i>	<i>Mode of PPP</i>
Reconstruction of Devaraja market	2009	BOOT
Recreation park	2009	BOOT
Reconstruction of Vani Vilas Market	2008	BOOT
Parking slot in front of Zoo	2008	BOOT

Updated on 16-1-2007