

PROCEEDINGS OF THE GOVERNMENT OF KARNATAKA

Subject: Implementation of Water Supply Project for 7 City Municipal Councils and 1 Town Municipal Council in Bangalore Metropolitan Area with Pooled Finance Framework – Collection of Beneficiary Capital Contribution from users-reg.

Read : 1)Government Order No.UDD 27 MNI 2000, Bangalore dated 26-12-2003
2)Government Order No.UDD 36 MNI 2004, Bangalore dated 13-02-2004
3)Government Order No.UDD 36 MNI 2004, Bangalore dated 26-03-2004

Preamble: In Government Order dated 26-12-2003 read at (1) above, approval has been accorded for implementation of Water Supply and Sewerage Project for 7 City Municipal Councils of Bommanahalli, Byatarayanapura, Dasarahalli, Krishnarajapuram, Mahadevapura, Rajarajeshwarinagar and Yelahanka and 1 Town Municipal Council of Kengeri in Bangalore Metropolitan Area at a total estimated cost of Rs.658.64 crores. It has been indicated in the the said order that the Urban Local Bodies (ULBs) participating in the project would collect a one-time Capital Contribution from users at the rate of Rs.8,500/- in the case of all domestic properties and Rs.17,000/- in the case of non-domestic properties, excluding access and connection charges levied by the BWSSB and road cutting charges to be paid by property owners to ULB.

In Government Order dated 13-02-2004 read at (2) above, the Government specifically mentioned the structure of the Beneficiary Capital Contribution (BCC). This structure stipulates collection of Rs.10,000/- towards BCC and road cutting charges for sites up to 40' x 60' and residential apartments up to 1,200 sq.ft., and Rs.15,000/- for sites measuring more than 40' x 60' and residential apartments of more than 1200 xsq. ft., In respect of non-domestic properties / commercial properties, the contribution was fixed at Rs.20,000/-. The last date was notified as 31-07-2004, after which an additional amount of Rs.5,000/- was required to be paid.

A series of interaction at ULB levels were conducted and feed-back taken. Government is of the opinion that feed back is valuable and citizens should be involved in the design of the structure in order to endorse their commitment and involvement as stake holders in the implementation of the project. Hence, it has now been decided to eliminate some of the anomalies observed through this feed back and also rationalize the structure at the same time, having concern for the weaker sections of the society.

The following issues have been considered and decided upon-

A large number of sites in the CMC areas are observed to be of smaller dimensions up to 30' x 40'. According to present structure these smaller sites are also required to pay the same rate applicable to sites measuring 40' x 60'. It is agreed that citizens owning sites measuring up to 30' x 40' are financially weak and hence a separate slab is required to be created.

In the present structure commercial buildings are required to pay a sum of Rs.20,000/- irrespective of their size and their floor area. This, when compared to the contributions that are required to be made by the owners of the residential sites appears to be not in proportion. Hence, it has now been decided that commercial buildings will pay Beneficiary Contribution on the basis of their floor area.

It has further been decided that the last date for receiving BCC be extended up to 31-03-2005, beyond which citizens will have to pay an additional amount. It is also decided that this additional amount will not be a flat sum, but will have a structure. If payments are received after substantial delay and after the implementation of the project, a revised structure will be applicable taking into consideration cost of capital inflation, etc. Hence this order.

**GOVERNMENT ORDER NO UDD 145 MNI 2004, BANGALORE ,
DATED: 28-2-2005**

In modification of the earlier order, now Government is pleased to accord approval to the following revised structure for collection of Beneficiary Capital Contribution (BCC) for different categories of properties in 7 City Municipal Councils of Bommanahalli, Byatarayanapura, Dasarahalli, Krishnarajapuram, Mahadevapura, Rajarajeswarinagar and Yelahanka and 1 Town Municipal Council of Kengeri in Bangalore Metropolitan Area for implementation of Water Supply Project.

Sl. No.	Site dimension / flat area	Beneficiary Capital Contribution to be collected from users who pay before 31-03-2005	Additional payment to be made for each successive month if paid after 31-03-2005
A. For Domestic Properties-			
1. Residential Sites-			
01.	Up to 600 sq. ft.	Rs.2,500/-	Rs.50/-
02.	Between 600 sq. ft. To 1,200 sq. ft.	Rs.5,000/-	Rs.100/-
03.	Between 1,200 sq. ft to 2,400/- sq. ft.	Rs.10,000/-.	Rs.200/-
04.	Above 2,400 sq. ft.	Rs.15,000/-	Rs.300/-
II. Residential Apartments / Flats			
01.	Up to 600 sq. ft.	Rs.2,500/-	Rs.50/-
02.	Between 600 sq. ft. To 1,200 sq. ft.of plinth area	Rs.5,000/-	Rs.100/-
03.	Between 1,200 sq. ft to 2,400/- sq. ft. of plinth area	Rs 10,000/-.	Rs.200/-
04.	Above 2,400 sq. ft. of plinth area	Rs.15,000/-	Rs.300/-
B. For Non-Domestic Properties-			
1.Educational Institutions / Hospitals / Nursing Homes, Charity, etc.			
01.	Up to 600 sq. ft.	Rs.5,000/-	Rs.100/-
02.	Between 600 sq. ft. To 1,200 sq. ft.	Rs.10,000/-	Rs.200/-
03.	Between 1,200 sq. ft to 2,400/- sq. ft.	Rs 15,000/-.	Rs.300/-
04.	Above 2,400 sq. ft.	Rs.8/- per sq. ft. of plinth area	20/- paisa per sq. ft.

II. Commercial Establishments/Shops, etc.			
01.	Up to 600 sq. ft.	Rs.5,000/-	Rs.100/-
02.	Between 600 sq. ft. To 1,200 sq. ft.	Rs.10,000/-	Rs.200/-
03.	Between 1,200 sq. ft to 2,400/- sq. ft.	Rs 20,000/-.	Rs.400/-
04.	Above 2,400 sq. ft.	Rs.8/- per sq. ft. of plinth area	20/- paisa per sq. ft.
III. Offices / Industries / Software & Hardware companies / BPOs / Call Centers / Convention Halls / Community Halls, Marriage Halls, etc.			
01.	Up to 600 sq. ft.	Rs.7,500/-	Rs.150/-
02.	Between 600 sq. ft. To 1,200 sq. ft.	Rs.15,000/-	Rs.300/-
03.	Between 1,200 sq. ft to 2,400/- sq. ft.	Rs 25,000/-.	Rs.500/-
04.	Above 2,400 sq. ft.	Rs.5/- per sq. ft. of plinth area	20/- paisa per sq. ft.
IV. Hotels / Restaurants			
01.	Up to 600 sq. ft.	Rs.7,500/-	Rs.150/-
02.	Between 600 sq. ft. To 1,200 sq. ft.	Rs.15,000/-	Rs.300/-
03.	Between 1,200 sq. ft to 2,400/- sq. ft.	Rs 30,000/-.	Rs.600/-
04.	Above 2,400 sq. ft.	Rs.15/- per sq. ft. of plinth area	30/- paisa per sq. ft.

The following conditions will apply.

1. The above Beneficiary Capital Contribution is including road cutting charges of Rs.1,500/- for residential properties and Rs.3,000/- for commercial properties to be collected by the ULBs but excluding access and connection / pro rata charges, etc., to be levied by BWSSB.
2. In respect of existing attached layouts / group housing developed by BDA / Private Developers / Associations / Societies, if distribution lines have already been laid through their own investments/costs as per BWSSB specifications and if the

same is certified by BWSSB, then new individual connections in the layout will be charged only at 50% of the Beneficiary Capital Contribution indicated in this order.

3. In respect of any new layouts / group housing proposed to be developed by BDA / Private Developers / Associations / Societies, where it is intended to lay down water supply distribution as per BWSSB standards of specifications at their own cost and also the payment to BWSSB towards ETP, Pro rata, etc., and if the cost of connecting the line from the nearest source of BWSSB also borne by them, in such cases individual prescribed connections will be charged only at 50% of the Beneficiary Capital Contribution indicated in this order.

4 .If approval has been obtained for residential purposes and if land usage changes to commercial / non-domestic purposes, the applicable differential rates will have to be paid at the time of change of usage.

5. A senior citizen have the facility to pay the existing cost contribution as per 1 to 4 above to BWSSB and that charge includes road cutting charges, they should apply to BWSSB only for road cutting permission and road repairs of cuttings after connection under this Scheme will be responsibility of BWSSB. The BWSSB need not remit road cutting charges to thee BDA, ULBs out of the capital cost contribution.

6. If owners of 30' x 40' sites and below and apartment owners of less than 600 sq. ft., have already paid Rs.10,000/- as per Government Order No. DUD 36 MNI 2004, dated 13-02-2004, the excess payment so made shall be set off towards access charges / pro rata charges payable to BWSSB at the time of connection. Residual amount if any shall be set off against future water bills.

7. The other conditions mentioned in the Government Order Nos.UDD 36 MNI 2004 dated 13th February, 2004 and UDD 36 MNI 2004 dated 26th March, 2004 unless otherwise changed through this Government Order will continue to apply.

By Order and in the name of
Governor of Karnataka

Deputy Secretary to Government-I
Urban Development Department

TO:

The Compiler, Karnataka Gazette, Bangalore-1 with a request to publish in the next issue of Gazette and to supply 100 copies of the same to the Urban Development Department t Bangalore-1).

- 1.The Accountant General, Karnataka, Bangalore.
- 2.The Secretary to Government of India, Ministry of Urban Development & Poverty Alleviation, Nirman Bhavan, New Delhi.
- 3.The Principal Secretary to Government, Finance Department, Vidhana Soudha, Bangalore.
4. The Principal Secretary to Government, Urban Development Department, Vidhana Soudha, Bangalore.
- 5.The Principal Secretary to Hon'ble Chief Minister, Vidhana Soudha, Bangalore.
6. The I Secretary to Government, Urban Development Department, Bangalore.
7. The Secretary to Government, Finance Department (Budget Resources).
8. The Chairman, Bangalore Water Supply & Sewerage Board, Cauvery Bhavan, Bangalore.
9. The Managing Director, Karnataka Urban Infrastructure Development and Finance Corporation.
- 10.The Director, Municipal Administration, Bangalore.

- 11.The Joint Director(Planning), Urban Development Department.
- 12.The Presidents / Commissioners of the concerned CMCs, The
President / Chief Officer, Kengeri Town Municipality.
- 13.Private Secretary to Hon'ble Minister for Development.
- 14.The Cabinet Section w.r.f.t. Subject No.C. 30312003
- 15.SGF / Spare Copies.