



ಕರ್ನಾಟಕ ರಾಜ್ಯಪತ್ರ

ಅಧಿಕೃತವಾಗಿ ಪ್ರಕಟಿಸಲಾದುದು
ವಿಶೇಷ ರಾಜ್ಯ ಪತ್ರಿಕೆ

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GOVERNMENT OF KARNATAKA

No. UDD 559 BMR 2025(e)

Karnataka Government Secretariat,
Vikasa Soudha,
Dr. B.R. Ambedkar Veedhi
Bengaluru, Dated:24.03.2026.

NOTIFICATION

Whereas, there are different Zonal Regulations for Master Plans of different LPAs within BMRDA and it is required to regulate the LPAs within BMRDA with Uniform Zonal Regulations to avoid confusions while implementing the regulations and for uniformed planned development.

Therefore, in exercise of the powers conferred under Section 13-E of Karnataka Town and Country Planning Act, 1961, the Government of Karnataka proposes to make amendments to the Zonal Regulations of approved Master Plans of all the local planning areas within the Bengaluru Metropolitan Region by substituting the existing zonal regulations with uniform zonal regulations.

Any objections or suggestions from the public on this amendment may be addressed to the Additional Chief Secretary to Government, Urban Development Department, Vikasa Soudha, Bengaluru-560001, within thirty days from the date of this publication. Objections/suggestions

received after the stipulated date will not be considered by the State Government.

DRAFT REGULATIONS

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PREAMBLE

In order to promote public health, safety and the general social welfare of the community, it is necessary to apply control and reasonable limitation on the development of land and buildings. This is to ensure that most appropriate, economical and healthy development of the town takes place in accordance with the land use plan, and its continued maintenance over the years. For this purpose, each town is divided into a number of zones, such as, residential, commercial, industrial, public and semi-public etc. Each zone has its own regulations, as the same set of regulations cannot be applied to the entire town.

Zonal Regulations protects residential areas from the harmful invasions of commercial and industrial uses and at the same time promotes the orderly development of industrial and commercial areas, by suitable regulations on spacing of buildings to provide adequate light, air, protection from fire, etc. It prevents overcrowding in buildings and on land to ensure adequate facilities and services.

Zoning is not retrospective. It does not prohibit the uses of land and buildings that are lawfully established prior to coming into effect of these Zonal Regulations. If these uses are contrary to the newly proposed uses, they are

termed non-conforming uses and are gradually eliminated over years without inflicting unreasonable hardship upon the property owner.

The Zoning Regulations specially focus on promoting land aggregation in order to ensure the planned development and better planning and execution of infrastructure facilities. The necessary provisions have also been made to ensure integration of various sub-divisions/ layouts and development plans.

The Zonal Regulations and its enforcement ensure proper land use and development and form an integral part of the Master Plans of LPAs of BMRDA. It also ensures solutions to problems of development under local conditions.

As there are different Zonal Regulations for Master Plans of different LPAs within BMRDA, there has been need for the Uniform Zonal Regulation for entire BMRDA jurisdiction to avoid further confusion while implementing the regulations and for uniformed planned development. Hence to address this requirement, Uniform Zonal Regulations for Master Plans of LPAs within BMRDA has been formulated.

1. SHORT TITLE, EXTENT AND COMMENCEMENT

1.1 Title

These Regulations may be called the amendment to Zonal Regulations of all approved Master Plans of the local planning areas within the Bengaluru Metropolitan Region (BMR). These Regulations are to be read with the Master Plans of respective Local Planning Area of BMRDA.

1.2 Jurisdiction

1. The Local Planning Areas under the jurisdiction of the BMRDA namely, Anekal Planning Authority (APA), Bangalore International Airport Area Planning Authority (BIAAPA), Channapatna Planning Authority (CPA), Doddaballapura Planning Authority (DPA), Hoskote Planning Authority (HPA), Kanakapura Planning Authority (KPA), Magadi Planning Authority (MPA), Nelamangala Planning Authority (NPA), Satellite Town Ring road Planning Authority (STRRPA), Greater Bengaluru Development Authority (GBDA) & Ramanagara Urban Development Authority (RUDA).

2. These Regulations shall apply to all building activity and land development work in the areas under the jurisdiction of BMRDA. If there is conflict or inconsistency between the requirements of these Regulations and those of any other rules or bye-laws or regulations these Regulations shall prevail.

1.3 Date of Coming into Force

These Regulations shall come into force from the date of final notification by individual development/ planning authority.

1.4 Applicability

1. These Regulations shall be applicable to all types and categories of development, viz., development/sub- division of land, area development schemes, land assemblage /land pooling schemes, mining, quarrying and brick kiln operations, building construction, change of use/activity, additions and alterations to existing use or occupancies, etc. The various provisions of these regulations shall be read together and are applicable for any development.
2. Prior clearance from the concerned Deputy Commissioner (Revenue) for certain activities like petroleum storage/ products, cinema theatre/ multiplex cinema cases, before applying for building/development permissions in such cases etc. shall be obtained as required under these regulations.
3. These regulations supersede all existing Rules, Regulations and orders dealing with layout and building construction activity. These regulations together with the land uses shall continue to be in force till such time these are revised, approved and superseded by the next Revised Master Plan and/ or amendment by Government through notification for the areas under jurisdiction of BMRDA.
4. The provisions of this regulations are to be read along with the relevant approved Master Plan applicable to respective Local Planning Area. The regulations proposed are prospective.

2. DEFINITIONS

In these Zonal Regulations, unless the context otherwise requires, the expressions given below shall have the meaning indicated against each of them.

‘Access’ means a clear approach to a plot or a building.

‘Act’ means the Karnataka Town and Country Planning Act, 1961.

‘Addition and/ or Alteration’ Means a structural change including an addition to the area or change in height or the removal of part of building, or any change to the structure, such as the construction or removal or cutting of any wall or part of a wall, partition, column, beam, joist, floor including a mezzanine floor or other support, or a change to or closing of any required means of access ingress or egress or a change to fixtures or equipment as defined in these Zonal Regulations.

‘Agriculture’ includes horticulture, farming, growing of crops, fruits, vegetables, flowers, grass, fodder, trees of any kind or cultivation of soil, breeding and keeping of live-stock including cattle, horses, donkeys, mules, pigs, fish, poultry and bees, the use of land which is ancillary to the farming of land or any purpose aforesaid but shall not include the use of any land attached to a building for the purpose of garden to be used along with such building; and ‘agriculture’ shall be construed accordingly.

‘Amalgamation’ means clubbing of two or more building sites into one.

‘Amenity’ includes roads, street, open spaces, parks, recreational grounds, playgrounds, gardens, water supply, electric supply, street lighting, sewerage, drainage, public works and other utilities, services and conveniences.

‘Amusement Park’ means a premises having park and ground for public amusement containing entertainment and fun / rides equipment like swings, joy rides, roller coaster, Ferris wheel, Water Park, etc. It includes

related facilities like cafeteria; children play area, swimming pool, picnic huts, mini zoo, aquarium, etc.

‘Ancillary Use’ means any use of the premises subordinate to the principal use and customarily incidental to the principal use.

“Apartment” whether called block, chamber, dwelling unit, flat, suite, tenement, unit or by any other name, means a separate and self-contained part of any immovable property, including one or more rooms or enclosed spaces, located on one or more floors or any part thereof, in a building or on a plot of land, used or intended to be used for residential purpose.

‘Apartment building / multi dwelling units’ means one or more buildings consisting of more than eight apartments.

‘Applicant’ means any person who applies to the Planning Authority with an intention to develop land or building as per these regulations. The applicant shall be the owner of the property or his authorized representative or the promoter authorized by the land owner.

‘As built Plan’ means-

- a) in case of development of land, the Layout/Sub-division plan drawn to scale, depicting the dimensions of roads/streets, building sites, parks, civic amenity sites and public utilities as developed on the ground and infrastructure drawings as constructed on the ground;
- (b) in case of development of building, the plan drawn to scale depicting the dimensions of the building foot print including the appertaining structures along with the floor plans as constructed in the building site.

‘Assembly Building’ means any building or part of a building, where 50 persons or more congregate or gather for amusement, recreation, social, religious, patriotic, civil, travel and similar purposes. These shall include theatres, motion picture houses, assembly halls, auditoria, exhibition halls, museums, skating rings, large gymnasiums, places of worship, dance halls,

club rooms, passenger stations and terminals of air and surface, public transportation services, stadium, etc.

‘Auditorium’ means Premises having an enclosed space to seat audience and stage for various performances such as concerts, plays, music etc.

‘Authority’ means Planning Authority constituted under the provisions of Karnataka Town and Country Planning Act, 1961.

‘Balcony’ means a horizontal cantilever projection including a handrail or balustrade, to serve as passage or sit out place.

‘Basement storey or cellar’ means any storey, which is partly/ wholly below the ground level. The basement height should not project more than 1.2 mtrs above the average ground level.

‘Bifurcation’ means sub-division of building site into two.

‘Buffer’ in urban settings, buffer means regulated or non-development zone which help mitigate the impacts of development on sensitive areas, such as natural habitats like water bodies, forest etc., or historical sites. They create a gradual transition between different land uses, enhancing livability and protecting environmental resources.

‘Building’ means a structure or enclosure constructed with any materials whatsoever for any purpose, whether used for human habitation or otherwise. Provided, structures of temporary nature like tents, hutment as well as shamianas erected for temporary purposes for ceremonial occasions, with the permission of the Component Authority, shall not be considered to be “buildings”.

‘Building Line’ means the line up to which the plinth of buildings may lawfully extend within the plot on a street/ road or an extension of a street/ road and includes the line prescribed, if any, or in any scheme. Building line represents a line on either side of the road between which no building activity is permitted at all.

‘Building Setback’ means the minimum distance from the boundary of the plot and any building and/ or structure.

‘Built-up Area’ means the area covered by a building on all floors including cantilevered portion, if any, except the areas excluded specifically under these regulations.

‘Bus Depot’ means premises used by public transport agency or any other agency for parking, maintenance and repair of buses. These may include the workshop.

‘Bus Terminal’ means a facility that provides the following uses: Bus bays, access ways to buses and passengers, parking facilities, booking offices, depots and layover facilities, intra-city operational facilities, facilities for crew and passenger amenities, circulation areas, facility of goods loading, information kiosks, waiting areas and other essential facilities.

‘Carriageway’ means the clear motorable width within the road right-of-way without any obstructions such as drains, trees, electric poles etc. The carriage way surface may be or may not be paved.

‘Canopy/ Portico/Porch’ means cantilever projection at lintel level or ground floor roof level over an entrance of a building subject to restrictions as per applicable building bye-laws.

‘Chajja’ means a structural overhang provided over opening on external walls for protection from the weather.

‘Chimney’ means a structure usually vertical containing a passage or flue by which the smoke, gas, etc., of a fire or furnace are carried off and by means of which a draught is created.

‘Civic Amenity’ means market, post office, telephone exchange, bank, fair price shop, milk booth, school, hostel, dispensary, hospital, pathological laboratory, maternity home, child care centre, library, gymnasium, bus stand or bus depot; a recreation centre, Convention Centre, Fuel stations; a centre for educational, social or cultural established by the Central

Government or the State Government or by a body established by the Central Government or the State Government; a centre for educational, religious, social or cultural activities or for philanthropic service run by a cooperative society registered under the Karnataka Co-operative Societies Act, 1959 (Karnataka Act 11 of 1959) or society registered under the Karnataka Societies Registration Act, 1960 (Karnataka Act 17 of 1960) or by a trust created wholly for charitable, educational or religious purposes; a police station, an area office or service station of the Urban Local Bodies or the Water Supply and Sewerage Board or the Karnataka Electricity Board; and such other amenity as the Government may, by notification.

‘Cinema/ Multiplex’ means premises with facilities for projection of movies/ films and stills with a covered space to seat audience. It may consist of one or more theatres. A Multiplex consists of two or more cinema halls sharing common facilities in one or more floors.

‘Clinic’ means a premises used for treatment of out-patients by doctors.

‘Commercial use’ means any use involving in part or in whole the sale or rental of merchandise, materials or services, but not including home occupations as defined herein.

‘Competent Authority’ means Planning or Development Authorities within BMRDA jurisdiction constituted under the KTCP ACT, 1961, to perform such functions as required under these regulations or the agency as specified under specific provision of these regulations.

‘Community Hall’ means congregational place to be developed by Government or Local Bodies, Trust, Society, etc., having a maximum of 300 sq.m carpet area of hall without separate kitchen and dining. No upper floor shall be permitted.

‘Conference Hall’ means a facility used for conferences and seminars, which can also be, located within an Executive Park, and is limited to accommodations for conference attendees. In addition to meeting rooms, the accommodation may include dormitories, guestrooms or similar lodging

facilities, cafeterias, dining rooms, and recreational uses and supporting services. A conference room is not designed to be used by the general public for overnight accommodations.

‘Conurbation boundary’ means the boundary within which the different land use zones for developments are proposed in the Master Plan for the plan period.

‘Convention Centre’ means premises having enclosed space for conducting seminars, conferences and exhibitions without cooking facilities.

‘Corner plot’ means a plot facing two or more intersecting streets.

‘Corridor’ means a common passage or circulation space including a common entrance hall.

‘Cold Storage’ Means premises where perishable commodities are stored in covered space using mechanical and electrical devices to maintain conducive and controlled conditions. It also includes milk chilling plant.

‘Courtyard’ means a space permanently open to the sky either interior or exterior of the building within the site around a structure.

‘Covered Area’ means area covered by building / buildings immediately above the plinth level, but does not include the space covered by;

1. Garden, rocky area, well and well structures, plant, nursery, water pool, swimming pool (if uncovered) platform around a tree, tank, fountain, bench with open top and unenclosed sides by walls and the like;
2. Drainage, culvert, conduit, catch-pit, gully-pit, chamber gutter;
3. Compound or boundary wall, gate, un-storied porch and portico, Chajja, slide, swing, uncovered staircase, watchman booth, pump house. The area covered by watchman booth / pump house shall not exceed three square meters;
4. Sump tank and electric transformer.

‘Cross wall’ - means an internal wall within the building up to the roof level or lintel level.

‘Cultural Building’ means a building built by a Trust, Society, Government or Local body etc., for cultural activities.

‘Dairy Farm’ means a premise with facilities for rearing of animals and processing of dairy products. It may have temporary structures of sheds and barns for animals.

‘Density’ means concentration of population expressed in terms of number of persons per hectare in a particular area.

‘Detached building’ means a building, the walls and roof of which are independent of any other building with open spaces on all sides, except the portion covered by the garage.

‘Development’ with its grammatical variations, means the carrying out of building, engineering, mining, or other operations in, on, over or under land or the making of any material change in any building or land, or in the use of any building or land and includes sub-division of any land;

- i. provided that for the purpose of these Regulations, the following operations or uses of land shall not be deemed to involve development of the land that is to say,
- ii. the carrying out of any temporary works for the maintenance, improvement or other alteration of any building, being works which do not materially affect the external appearance of the building;
- iii. the carrying out by a local authority of any temporary works required for the maintenance or improvement of a road, or works carried out on land within the boundaries of the road;
- iv. the carrying out by a local authority or statutory undertaker of any temporary works for the purpose of inspecting, repairing or renewing any sewers, mains, pipes, cables or other apparatus, including the breaking open of any street or other land for that purpose;
- v. the use of any building or other land within the cartilage of a dwelling

house for any purpose incidental to the enjoyment of the dwelling house as such; and

- vi. the use of any land for the purpose of agriculture, gardening or forestry (including afforestation) and the use for any purpose specified in this clause of this provision of any building occupied together with the land so used.

‘Development Plan’:

- i. **‘Residential Development Plan’** means the plan sanctioned under section 17 of the KTCP Act for construction of one or more buildings on a single plot having extent not less than 1Ha, under Chapter 5.3.
- ii. **‘Non-Residential Development Plan’** means the plan sanctioned under section 17 of the KTCP Act for construction of one or more buildings on a single plot having extent not less than 1Ha, under Chapter 5.4.

‘Dharmashala’ is a premise where temporary accommodation for short duration is provided on non-profit basis.

‘Drain’ means any pipe or other construction emanating from a plumbing fixture unit, traps, gullies, floor traps, etc., which carries water, or waste water in a building and connects to the drainage system.

‘Drainage’ means the removal of any waste liquid by a system constructed for this purpose.

‘Dwelling unit / Tenement’ means an independent housing unit with separate facility for living, cooking and sanitary requirements.

‘Exhibition Ground’ means an open premises for a temporary event of exhibiting products of companies, and includes a fair and related facilities like displays, snack bars, joy rides etc.

‘Existing Building’ means a building or a structure existing before the commencement of these regulations.

‘Existing Use’ means use of a land existing before the commencement of these regulations.

‘Exit’ means a passage, channel or means of egress from any floor to a street or other open space of safety.

‘External wall’ means an outer wall of the building not being a partition wall even though adjoining a wall of another building and also a wall abutting on an interior open space of any building.

‘Farm house’ means ‘a house attached to a farm and constructed in a portion of an agricultural land, used for the residence of the agriculturist or used for the purpose of keeping agriculture equipment and tethering cattle, the house shall be used by farmer for his own use and it shall not be let out for commercial activities to any individual or agencies. Provided that the maximum ground coverage of the farm house shall be 10% of the agricultural land of which it is a part.

‘First floor’ means the floor immediately above the ground floor, on which second and other floors follow subsequently.

‘Fire Lift’ means a special lift designed for the use of fire service personnel in the event of fire or other emergencies.

‘Flatted factory’ means a premises having group of non-hazardous small industrial units permitted under household industries and light industries and these units may be located in multi-storied industrial buildings.

‘Floor’ means the lower surface in a storey on which one normally walk-in a building. The general term ‘floor’ does not refer basement or cellar floor and mezzanine floor.

‘Floor to ceiling height’ means the distance measured from top of the finished surface of the slab to bottom of the next slab. The height of each floor shall be a minimum of 2.75 m. for Residential and commercial building, 3.6m for educational building, 3.6 m for Industrial building (if air condition 3.0 mtr).

‘Floor Area’ means the area in each floor considered for calculating the FAR utilized in the building.

‘Floor Area Ratio’ (FAR) means the ratio of the combined gross areas of all floors, except the areas specifically exempted under these regulations, to the total area of the plot, viz.

$$\text{Floor Area Ratio} = \frac{\text{Total floor area of all the floors}}{\text{Plot Area}}$$

‘Forest’ as defined by competent authority.

‘Front’ as applied to a plot or site; means the portion facing the road and in case of plot abutting on more than one road and/ or road/ street with different widths, the front shall be the side facing the wider road providing the entry and exit to the plot.

‘Frontage’ means the width of the building site abutting the means of access or public street or road.

‘Garage’ means a structure designed and used for the parking of vehicles.

‘Government’ means the Government of Karnataka.

‘Godown/ Warehouse’ means premises for exclusive use of storage of goods and commodities in a manner as per the requirement of the respective commodities. The premises may be open space or covered apace and includes related loading and unloading facilities by road transport or rail transport, as the case may be.

‘Gramathana’ means all land that has been included as Gramathana or settlement within the revenue village map/ record published by Government before the publication of these regulations.

‘Ground floor’ means immediately above the level of the adjoining ground level on all sides or above the basement floor.

‘Ground Coverage’ means the total area covered by building immediately above the plinth level excluding the exemptions specifically provided under these regulations.

‘Group Housing’ means apartments or group of apartments on a plot with one or more floors and with one or more dwelling units in each floor. They are connected by an access of not less than 3.5 mtr in width, if they are not approachable directly from the road.

‘Group Housing Scheme’ means development of a group of residential blocks in a site, which may be apartments or other type of residential like detached, semi-detached, row type or a mix of the above, and for permitting these shall comply with the conditionality as detailed out in these regulations.

‘Guidance Value’ means the value of the land/ building fixed by the Department of Stamps & Registration as per the provisions of the Karnataka Stamp Act, 1957.

‘Head room’ where a finished ceiling is not provided the lower side of the joists or beams or tie beams shall determine the clear headroom.

‘Heavy industry’ as defined by competent authority.

‘Heritage Building’ means a building possessing architectural, aesthetic, historic or cultural values, which is declared as Heritage building by the Planning Authority or any other Competent Authority within whose jurisdiction such building is situated.

‘Height of Building’ means the vertical distance measured in the case of flat roofs from the average ground level of the site to the top of the roof and in the case of pitched roofs up to the point where the external surface of the outer wall intersects a finished surface of the sloping roof and in case of gable-roof facing the street, the midpoint between the eave-level and the ridge. Architectural features, service no other function except that of decoration shall be excluded for the purpose of measuring height. Water

tank, chimneys, lift room, staircase room, and parapet are also excluded for the purpose of measuring height.

‘High rise building or Multi-Storeyed Building’ means a building of 21.0 m or more in height irrespective of its occupancy for all purposes under the Karnataka Fire Force (Amendment) Act, 2023.

Provided with respect to buildings of height 15.0 m and above, the provisions of the National Building Code 2016 and subsequent amendments relating to Fire and life safety and the Development Control Regulations shall be complied with.

Provided further that such High-rise buildings shall be allowed only when the plot is abutting minimum road of width 12.0 mtr and more.

‘Hospital’ is a premise providing medical facilities of general or specialized nature for treatment of indoor and outdoor patients having more than 30 beds.

‘Hostels’ means premises where food and lodging are provided for students, trainees and certain groups of workers.

‘Hotels’ premises used for lodging on payment, with or without boarding facilities.

‘Industrial building’ means a building wholly or partly used as a factory, for the manufacture of products of all kinds including fabrication and assembly, powerplant, refinery, gas plant distillery, brewery, dairy, factory, workshop etc.

‘Integrated Residential Schools’ a premises having educational and playing facilities for students up to XII standard and also having boarding facilities for students and faculty members.

‘Junk Yard’ means premises for covered, semi covered or open storage including sale and purchase of waste goods, commodities and materials.

‘Kalyana Mantapa/ Marriage Hall’ means premises where marriages, social and religious functions are conducted with cooking facilities.

‘Lakes’ means, any inland water body, regardless of whether it currently contains water, that is listed in revenue records and as defined in the Karnataka Tank Conservation and Development Authority Act, 2014.

‘Land use’ includes the purpose to which the site or part of the site or the building or part of the building is in use or permitted to be used by the Authority. Land use includes zoning of land use as stipulated in the Master plan and the Zonal Regulations.

‘Layout’ means subdivision of one or more plots, held in one ownership or joint ownership, by laying out roads for the formation of building sites and earmarking area for park and open spaces, civic amenity sites, public utilities, parking etc as per the provisions of Section 17 of the KTCP Act.

‘Layout Plan’ means a plan of the layout drawn to scale showing individual building sites, residential, non-residential or industrial, as the case may be, along with roads, park and open spaces, civic amenity sites, public utilities, parking etc.

‘Light industry’ means an industry employing not more than 50 workers with power or without power, aggregate installed power not exceeding 25 HP, and which conforms to performance standards and are listed in Schedule-II not causing excessive, injurious or obnoxious fumes, odour, dust, effluent or other objectionable conditions.

‘Master Plan’ means a plan for development or redevelopment of the area within the jurisdiction of planning authority, approved by the Government under the Karnataka Town and Country Planning Act, 1961. It shall include the Interim Master Plan/ existing Master Plan / Master Plan (Revised) for the Local Planning Area approved by the Government under the Karnataka Town and Country Planning Act, 1961.

‘Medium industry’ means industry, which employs not more than 500 workers and conforming to performance standards.

‘Mezzanine floor’ means an intermediate floor between two floors, above ground level with area of mezzanine floor restricted to 1/3 of the area of that floor and with a minimum height of 2.75mtr. The access for the mezzanine floor should be from same floor and part of the same unit.

‘Motor Repair Garage / Service Station’ Means premises for servicing and repair of automobiles and other allied activities. A service station besides having sale of petroleum products includes servicing of automobiles and other allied activities.

‘Multilevel Car Parking (MLCP)’ means multilevel structure used for vehicle parking connected to all floors by means of ramps or mechanical elevators, subject to Fire Clearance. MLCP can be an independent structure or part of a building with other land uses. This activity can be allowed in any land use.

‘Multiplex’ means, a building housing an entertainment and cultural centre including cinema theatres, restaurants, food courts, shops etc as defined in Karnataka Cinema Regulations Act, 1964. The development of such buildings shall be governed as per the provisions of Karnataka Cinema Regulations Act, 1964.

‘Museum’ means a premise with facilities for storage and exhibition of objects illustrating antiques, natural history, art etc.

‘Municipality’ means the Urban Local Bodies established under the Municipalities Act, 1964.

‘Non-Conforming Use’ means a use of land, building, or premises which is not a use permitted by the provisions of these regulations for the zone in which such land, building or premises is situated, and which was legally in existence before the coming into force of these Regulations.

‘Non-Conforming Building’ means a building which does not conform to all the applicable provisions of these Regulations, and which was legally in existence before the coming into force of these Regulations.

‘Non-Conforming Site’ means a site which does not meet the requirements of the applicable provisions of these Regulations for the zone in which it is presently located but which was legally in existence as a site of record before the coming into force of these Regulations.

‘Nursing Home’ means, a premises having medical facility for in-patient and out- patient patients, providing up to 30 beds.

‘Office Building’ means a premise used for the offices of government / local body / public undertaking or a public / private corporation and may include accessory facilities.

‘Obnoxious and Hazardous Industry’ means an industry defined/ classified as Obnoxious and Hazardous Industries as per Karnataka State Pollution Control Board and/ or Central Pollution Control Board which will create nuisance to the surrounding development in the form of smell, smoke gas, dust, air pollution, water pollution and other unhygienic conditions, and may include the following:

1. Storage, handing, manufacture or processing or radio-active substances or of highly combustible or explosive materials or products which are liable to burn with extreme rapidity and / or producing poisonous fumes or explosions.
2. Storage, handing, manufacture or processing or which involves highly corrosive, toxic obnoxious alkalis, acids, or other liquids, gases or chemicals producing flame, fumes, and explosive mixtures or which result in division of matter into fine particles capable of spontaneous ignition.

‘Occupancy or use’ means the principal occupancy or use for which a building or a part of it used or intended to be used, including contingent and

subsidiary occupancies; mixed occupancy building being those in which more than one occupancy is present in different portions of the building.

‘Open Air Theatre’ means a place where theatre and concert performances are held in open air. It may include a stage and seat open to sky.

‘Owner’ means a person, group of persons, a company, trust, institute, registered body, State or Central Government and its subordinate departments, Quasi Government, public or private undertakings or corporations and the like, in whose name the property stands registered in the revenue records.

‘Park’ means a premise that is kept open to sky and is used for leisure, recreational activities; it includes synonyms such as lawn, open space, green space, etc.

‘Parking space’ means an area enclosed or unenclosed, covered or open sufficient in size to park vehicles together with a drive-way connecting the parking space with a street or any public area and permitting the ingress and egress of the vehicles.

‘Penthouse’ means a covered space not exceeding 12 sq.mtr built up area on the roof of a building with one water closet, which shall have at least one side completely open.

‘Plinth’ means the portion of a structure between the surface of the surrounding ground and surface of the floor immediately above the ground.

‘Plinth area’ means the built-up covered area of the building / buildings immediately above plinth level.

‘Plinth level’ means the level of the floor of a building immediately above the surrounding ground. Plinth level should not be less than 1.2mtr above average ground level.

‘Plot’ means a continuous portion of land held in same ownership with access.

‘Prescribed’ means prescribed by a set of rules or regulations or byelaws as notified by Government.

‘Professional Office’ means an office of recognized professions such as doctors or physicians or dentists (no patient is hospitalized or housed overnight), lawyers, architects, engineers, planners, landscape architects, artists, musicians, designers, teachers, authors, and others who are qualified to perform, with or without staff, personal services of a professional nature.

‘Porch or portico’ means a roof cover supported on pillars or cantilevered projection for the purpose of pedestrian or vehicular approach to a building.

‘Public and semi-public building’ means a building used or intended to be used either ordinarily or occasionally by the public and owned by State or Central Government or Quasi Government or Local Authorities such as offices, religious institutions (a church, temple, chapel, mosque or any place of public worship), educational institutions (college, school), health institutions, library, cultural and recreational institutions/theatres of non-commercial nature, public concert room, public hall, hospital run by public institutions, public exhibition hall, lecture room or any other place of public assembly and Government hostels.

‘Ramp’ means passage with gradual slope joining two level surfaces.

‘Recreational Club’ is a premise used for assembly of a group of persons for social and recreational purposes with all related facilities.

‘Repair Shop’ is a premise similar to retail shop for carrying out repair of household goods, electronic gadgets, automobiles, cycles etc.

‘Research Institution’ means a premise providing facilities for research and development in any specific field. It may include laboratories, library, and allied facilities.

‘Restaurant’ means a place used for serving food items on commercial basis including cooking facilities, with covered or open space or both having seating arrangement.

‘Retail Shop’ is a premise for sale of commodities directly to the consumer with necessary storage.

‘Residential building’ means a building used or constructed or adopted to be used wholly for human habitation and includes garages, and other out-houses necessary for the normal use of the building as a residence.

‘Right of Way (RoW)’ is the width of land acquired or proposed for the Road, along its alignment. It should be adequate to accommodate all cross-sectional elements of the road and may reasonably provide for future development.

‘Road or Street Line’ means the line defining the side limit of a road / street.

‘Road Width’ means the right of way/ distance between the boundaries of the property on either side of the road including, carriageway, footways, service road at same level or at different level and storm water drains as laid down in the city survey or Master Plan or the prescribed road lines by any act of law and measured at right angles to the course or intended course of direction of such road.

Note: *If road type is not known or road width not mentioned in Master Plan, in that scenario the following shall be applicable:-*

- a) in case of sites at T junction or at the intersection of multiple roads, the width of the road parallel to the site shall be considered,*
- b) in case of road with variable width, average of road width measured from property on either side upto 100 mtr or upto junction.*

‘Row Housing’ means a row of houses with only front, rear and interior open spaces.

‘Semi-detached Building’ means a building detached on three sides with open spaces as specified in these regulations.

‘Service Apartments’ means fully furnished room or suite or rooms with kitchen, which is intended to be sold or rented out on daily/weekly/monthly basis.

‘Service Road’ means a road / lane provided adjacent to a plot (s) for access or service purposes as the case may be and shall be parallel to the main road and may or may not be at grade with the main road and shall be partly or fully falling within the proposed RoW of the proposed road.

‘Services’ means allowable activities incidental to the land use of the building such as electrical sub-station, electrical panel room, generators, HVAC (Heating, Ventilation & Air conditioning) facilities, plumbing and sanitary facilities, STP, refrigeration and cold storage, firefighting facilities, building management systems, car park management facilities and similar such activities.

‘Service industry’ means an industry where services are offered with or without power. If power is used, aggregate installed capacity shall not exceed 5 HP or the site area shall not exceed 240 sq m. Service industries shall be permitted in the light industries zone of the Master Plan as given in Schedule I.

‘Setback’ means the open space prescribed under these Zonal Regulations between the plot boundary and the plinth of the building.

‘Single Plot’ means one continuous parcel of land which is approved under section 17 of the Act as single plot:

- a. Provided that a plot having a duly assigned identity number in the relevant property or land record system shall only be considered for single plot approval.
- b. Provided further that a sub-divided piece of land or plot not having a duly assigned identity number in the relevant property or land records

system shall not be considered for single plot approval.

- c. Provided also that a plot or land already carved out of a plot or land, including converted land split into small parcels, and with respect to which there is a transaction through a registered deed on or before the date of commencement of the Zonal Regulations of the Master Plan of the Local Planning area shall be considered for single plot approval.
- d. Due to the incorporation of Master plan road, if a piece of land submitted for single plot approval is getting divided in to two or more number of plots, the same has to be approved considering the whole proposal under this regulation as a single plot layout. (this is allowed only when the land in question is divided due to incorporation of Master Plan roads and natural features like nala, halla etc.).

‘Storey’ means the space between the surface of one floor and the surface of the other floor vertically above or below. The minimum floor to floor height shall not be less than 2.9mtr.

‘Stilt Floor (Ground Level Parking)’ means a floor consisting of columns, used only for vehicle parking. The clear height of the stilt floor i.e. from the floor to the bottom of the slab/ beam, whichever is lower, shall be a minimum of 2.4mtr and shall not exceed 3.0 mtr, except where the mechanical parking is provided. The height of stilt floor shall be considered for calculating the total height of the building.

For buildings below 15 mtr height, subject to restrictions of maximum height of stilt floor of 3.0 mtr, the height of the stilt floor shall be exempted for fixing the set-backs.

‘Structure’ means anything constructed or erected the use of, which requires location on, under or above the ground or attachment to something having location on the ground. Fences, swimming pools and their ancillary equipment, sheds, above ground fuel tanks, vending machines, and play equipment that are permanently attached to the ground are considered to be structures.

‘Staircase Room’ means a room accommodating the stairs and for purpose of providing protection from weather and not used for human habitation.

‘Travel Distance’ means the distance from the remotest point of a building to a place of safety be it a vertical exit or a horizontal exit or an outside exit measured along the line of travel.

‘Warehouse or Godown’ mean a building the whole or a substantial part of which is used or intended to be used for the storage of goods whether for storing or for sale or for any similar purpose. It is neither a domestic nor a public building, nor did merely a shop if so use not a store attached to and used for the proper functioning of a shop.

‘Wholesale’ an area where goods and commodities are sold or, delivered to retailers, the premises include storage/ go down, loading and unloading facilities.

‘Width of a Street’:

- i. While determining the width of the road distance between the boundaries of a road including foot path, drains measured at right angles at the centre of the plot shall be considered.
- ii. In case of roads having service roads in addition to the main roads, the width of the roads shall be aggregate width of service roads and main roads for determining the FAR.
- iii. The width of streets along HT-Line shall be exclusive of buffer, for determining FAR the same width of streets shall be considered.

‘Villa’ An independent house / dwelling on a given plot.

‘Zonal Regulations’ means Zoning of Land use and Regulations prepared under the Karnataka Town and Country Planning Act, 1961 prescribing the uses permissible in different land use zones, the open spaces around buildings, plot coverage, floor area ratio, height of the building, building lines, parking, etc.

Note: -

The words and expressions not defined in these regulations shall have the same meaning as in the Karnataka Town and Country Planning Act, 1961 and Rules, the Building Bye Laws of Bangalore Mahanagara Palike, National Building Code of India and the relevant Acts or Rules passed by Government of Karnataka.

3. ZONING OF LAND USE

3.1 Classification of Land into various Land Use Zones

For the purpose of these regulations, the Local Planning Area of the BMRDA jurisdiction has been classified into the following Land Use Zones:

1. Residential (R)
2. Commercial (C)
3. Industrial (I)
4. Transport and Communications (T&C)
5. Public Utilities (PU)
6. Public and Semi-public (PSP)
7. Park and Open Spaces (OS)
8. Agriculture (A)
9. Airport Zone
10. Special Agriculture Zone

Notes:

- i. Roads and Open Spaces, bus bays, auto stand, bus shelters, information kiosk, metro station, parking areas are permitted in all use zones.
- ii. Prior to giving permission for religious use and school or college building in different land use zones either under uses/ activities permissible or permissible under special circumstances by the Authority, instructions given in Government Circular No. NaAE 237 Be Ma Pra 2009 dated 19.09.2009 are to be followed.
- iii. Uses permitted in all the above category of land use zones are subject to space standards as given in *Table 23*.

3.2 Zonal Boundaries and Interpretation

- i. Certain restrictions imposed by Competent Authorities are to be maintained as “buffers” for various eco-sensitive zones, Forest, Protected/ Reserved Forest, etc and. In addition, any other notifications or directions or modifications or revisions in applicable buffers which may be issued by the Competent Authority from time to time for such eco-sensitive areas shall become applicable.
- ii. The necessary NOCs with regard to the clearance/ buffer as applicable in case of Defense Establishments (within 500m from the boundary of such establishment notified under Works of Defense Act, 1903 and as amended from time to time), Oil and Gas Depots/ Pipelines, any other existing or new utility and infrastructure lines shall be obtained by the applicant from the competent department/ agency/ authority, wherever applicable.
- iii. In case of uncertainty/discrepancy with regard to the the land use zone boundary or their interpretation, alignment of the existing road, HT line, railway line B Kharab such as pathways/ cart track, and Stream/ Halla marked on the master plan, it shall be referred to the Competent Authority for the final decision. Based on the decision of the Competent Authority with regard to resolution of such discrepancies, the land use zone of the adjacent shall be applicable for such land.

3.3 Land Use Zone Categorization

- i. The various Use Zones have been further categorized based on the nature and intensity of use permitted in a particular category of Use Zone in a hierarchical manner.
- ii. The various categories under each Land Use Zone include:
 - (a) Residential Use Zone: R
 - (b) Commercial Use Zone: Category C-1 to C-5
 - (c) Industrial Use Zone: Category I-1 to I-5
 - (d) Transportation and Communication Use Zone: Category T-1 to T-4

- (e) Public and Semi-public Use Zone: Category PSP-1 to PSP-4
- (f) Public Utilities Use Zone: PU- the Public Utilities are allowed in all Use Zones subject to space standards and necessary statutory clearances.
- iii. Though the various uses/ activities are listed, the corresponding space standards for buildings/ uses are to be referred as given in Table-23.

Table 1: Permissible Land uses in Residential category

R	Residential land uses
1	All type of residential buildings
2	Plotted residential developments
3	Villas, detached & semi-detached houses, row houses
4	Apartments, hostels, Dharmashalas
5	Multi Dwelling Housing, Service Apartments
6	Group Housing (Development Plans), Affordable housing
7	Dharmashalas, old age homes, orphanages, hostels including working women and gents' hostels, paying guest accommodations

Table 2: Permissible Land uses in Commercial Category

C1	Commercial Uses/ Activities Permitted	C2	Commercial Uses/ Activities Permitted
1.	Petty shops, Newspaper, stationery and milk booth, vulcanizing shops	1.	Eateries such as darshinis, tea stalls, and takeaways
2.	STD/FAX/internet centre/ ATM centres	2.	Gyms/ yoga centres, Clinics
3.	Hair dressing and beauty parlours	3.	Retail shops including HOPCOMS & hardware shops
4.	Offices/clinics belonging to "Professional services" category and self- owned not exceeding 50 sqm or 20% of the total built-up area, whichever is lower	4.	Banks, ATMS, insurance and consulting and business offices
		5.	Job typing/ computer training institutes, cyber cafe, internet browsing
		6.	Uses for small repair centres- electronic, mechanical
5.	Tailoring, dry cleaners	7.	Photo Studio
6.	Bakery and sweet shop	8.	Nursing homes and poly clinics/ dispensaries /labs subject to minimum 300 sqm site size and NOC from pollution control board after

		adequate parking facility
7. Pathological labs		9. Fuel stations and pumps, LPG storage (as per Table-23)
8. Power Looms of up to 2HP and Flour Mills up to 5HP		10. Tutorial centres
		11. All the uses of C1 are permitted

C3	Commercial Uses/ Activities Permitted
1.	Commercial and corporate offices
2.	Retail Shopping complexes/ Large Show Rooms / Departmental Stores
3.	Restaurants and Hotels
4.	Convention centres and banquet halls
5.	Financial institutions
6.	Cinema and multiplexes
7.	Places of assembly run on commercial basis including exhibitions centres, stadiums, sports complexes, social/ recreational clubs
8.	Entertainment and amusement centres
9.	Hospitals and specialty hospitals including diagnostic & scanning centres
10.	Automobile repair and garage centres, spares and stores
11.	Education Coaching Centres
12.	Gas Retail Outlets
13.	Power Looms and Flour Mills up to 10 HP
14.	Kalyana mantaps and Social Clubs and amenities
15.	All uses of C1 & C2 are permitted

C4	Commercial Uses/ Activities Permitted	C5	Commercial Uses/ Activities Permitted
1.	Warehouses and storage areas for goods	1.	Wholesale and warehouses business
2.	Whole sale and trading	2.	Agro Mandis
3.	Flour Mills up to 20 HP	3.	Heavy goods markets
4.	All uses of C1, C2 & C3 are permitted	4.	All uses of C1, C2, C3 & C4 are permitted

Table 3: Permissible Land uses in Industry Category

Categor y	Type of Industry	Activities/ Remarks
I-1	Household industries	• Uses are permitted subject to condition that the zone permits the extent of area and the power consumption does not exceed 5 KW. Power required for air conditioners, lifts & computers shall be excluded while calculating the Kw above.
I-2	Service industries	• R&D Labs, Test Centers, IT BT, BPO activities • Film City/ Studio
I-3	Light Industries	• All light industries • LPG Storage
I-4	Medium Industries	• All medium industries • Gas Godown, Warehousing, loading and unloading platforms, Gasoline/ Petroleum Storage
I-5	Heavy Industries	• All heavy industries. • Hazardous industries and heavy manufacturing industries, Pharmaceutical industries.

Table 4: Permissible Land uses in Transport Category

Sl. No	Catego ry	Uses/ Activities Permitted
1	T1	1. Bus bays, Auto stands, Bus shelters, information kiosks 2. Metro Stations, Parking areas
2	T2	1. Transport offices 2. Multi-level car parking 3. Workshops and garages for two wheelers and LMV 4. Filling Stations, Service Stations 5. Automobile spares and services.
3	T3	1. Godowns 2. Loading and unloading platforms (with/without cold storage facility), weigh bridges 3. Integrated Bus terminals, Intermodal Changes 4. Workshop and garages for HMV 5. Post offices, telegraph offices, telephone exchanges, television telecasting and radio broadcasting stations, micro-wave stations
4	T4	1. Ware houses, Storage depots 2. Truck terminals

		3. Railway station, Yards, railway workshops, transport depots, airports and associated activities 4. Special warehousing, cargo terminals
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Table 5: Permissible Land uses in PSP Category

Sl. No.	Category	Uses/ Activities Permitted
1	PSP-1	1. Sub offices of utilities and amenities up to 50 sq.mtr 2. Public Library 3. Tot lots/Nursery, Crèches, Play Schools, Nursery Schools 4. Public distribution system shops
2	PSP-2	1. Police Stations, Post offices 2. Primary School 3. Telecommunication/ microwave towers subject to necessary clearances from appropriate Authorities 4. Spastic Rehabilitation Centers, orphanages, Govt. dispensaries 5. Community Hall 6. Bill collection centers 7. Traffic and Transport related offices/ facilities 8. Exclusive places of worship, Dharmashala 9. Dhobi Ghat
3	PSP-3	1. Hostels 2. Parks, play grounds, Maidans and stadiums/ sports complexes/swimming pools 3. Nursing Homes and Hospitals (only Government) 4. Middle schools, High schools, Secondary School, Integrated Residential Schools 5. Places of worship along with ancillary uses 6. Places of congregation 7. Research institutions 8. Government buildings, auditoriums, cultural complexes 9. Higher Educational Institutions, Colleges 10. Fire stations 11. Broadcasting and Transmission stations
4	PSP-4	1. Airport and ancillary uses 2. Meteorological Observations

Note: The MLCP & advertisement board activity can be allowed in all land use zones.

3.4. RESIDENTIAL USE

3.4.1 Permitted Uses/ Activities in Residential Use

The uses/ activities permitted under residential use zone include:

- i. All type of residential buildings, Plotted residential developments, Villas/ Detached Houses, Semidetached houses, Row houses, Group Housing (Development Plans).
- ii. Orphanages, Old age homes and places of public worship.
- iii. Bus bays, Auto stand, Bus Shelters information kiosks and Metro Stations.
- iv. Parking areas and Multi-level car parking as part of residential apartments to cater the needs of residents only.
- v. Hostels including working women and gents hostels, service apartments and apartments.
- vi. Schools offering higher primary school courses, (with a minimum sital area of 500 sq.mtr for nursery schools and 1000 sq.mtr for lower primary schools) public libraries, post and telegraph offices, telephone exchange, Karnataka Power Transmission Corporation Limited counters, milk booths, HOPCOM centres, STD booths, mobile phone service repairs, computer institutes.
- vii. Garbage Collection and segregation, wet waste composting, dry waste collection centres (DWCC) and other utilities like electric sub-stations, water OHT/ pump houses, sewerage pump houses/ STP, or any other similar activity required for providing services to the residents.
- viii. The facilities and amenities provided only for the residents of the apartments including club-house, gymnasium, party hall/ community hall, indoor games, squash/ tennis court, swimming pool may be

permitted for a maximum built-up area of up to 5%. These facilities shall be mandatorily handed over to the RWAs and no commercial usage of such amenities created for residents of apartments shall be permitted.

3.4.2 Permissible Ancillary uses under Residential use:

- i. The **ancillary use C1** shall be permitted up to 20% of the total built up area or 50 sq.mtr whichever is higher, in Residential land use zone, for site abutting road width between 9 to 12mtr.
- ii. The **permissible use C1 and ancillary uses C2, I1** may be permitted up to 40% total built up area in Residential land use zone, if the site size is more than 300 sq.mtr having frontage of 15 mtr and if the width of the road is 12mtr to 18mtr.
- iii. The ancillary uses **C2 & I1** may be permitted as main use in Residential land use zone if the site size is more than 300 sq.mtr having frontage of 18m and if the width of road is more than 18m.
- iv. When service apartments are permitted, fee under section 18 of KTCP Act, 1961 for commercial use shall be levied.
- v. All the service industries with N.O.C. from KSPCB (for all the industries those as per the list given in Schedule-I, power required for air conditioning, lifts and computers are excluded from HP specified).
- vi. Ancillary Uses permissible under Residential Land Use are subject to space standards as per Table 23.

Table 6: Permissible Ancillary uses under Residential use

Road Width (m)	Permissible Use	Ancillary Usage
Up to 12.00	R	C1
12.00 and above	R, C1	C-2, I-1

Note: If required No Objection Certificate (NOC) should be obtained as per Karnataka Energy Conservation Building Code (ECBC) rules, 2018.

3.5 COMMERCIAL USE

3.5.1 Permitted Uses/ Activities

- All the uses permitted under C1 to C5.
- Uses permitted in all the above categories are subject to space standard and road width as specified in Table 23.
- The uses/ activities of other land use categories permissible in the commercial zone as per the road width are given in Table 7 below:

Table 7: Permissible Uses/ Activities in Commercial Land Use

Road Width in (m)	Permissible Uses/ Activities
Up to 12.00	R,C-2*,I-1, PSP-2*,T-2*
Above 12.00 and up to 18.00	R,C-3*, C 4*, I-2*, PSP-3*,T-2
Above 18.00 and up to 24.00	R, C-5*,I-2, PSP-3*,T-3*
Above 24.00	R, C-5,I-2, PSP-4,T-4

*-Subject to space standards given in Table-23

Note: No Objection Certificate (NOC) should be obtained as per Karnataka Energy Conservation Building Code (ECBC) rules, 2018 for generation of 100kw or 120kVA.

3.5.2 Permissible Ancillary Uses under Commercial use:

- All the service industries with N.O.C. from KSPCB (for all the e industries those as per the list given in Schedule-I, power required for air conditioning, lifts and computers are excluded from HP specified).
- Automobile workshop, manufacturing establishments employing not more than ten workers and uses permitted or permissible on appeal in

the residential zone other than those specifically prohibited therein. Storage of inflammable materials, junkyard, truck terminals weigh bridges, cold storage, fruit and vegetable markets, meat and fish markets, Wholesale business.

Note: Commercial complexes / Office Complexes/ neighbourhood shops should have sufficient provision for toilet for visitors in each floor and should be shown on plan. It shall have scientific waste disposal arrangements.

3.6 INDUSTRIAL USE

3.6.1 Permitted Uses/ Activities

- i. All the uses permitted under I1 to I5.
- ii. The industrial land use has been classified into the following two broad categories for the purpose of defining the regulations:
 1. Industrial - Hi-Tech (I-2) involving activities associated with new technologies: IT, IT Enabled Services, BT, electronics, telecom and other emerging areas and as well as services sector organized in industry format (Back offices, etc).
 2. Industrial - Others (I-5) includes all other categories of industries excluding Industrial Hi-Tech.
- iii. Categorization of light industries, medium industries and heavy industries shall be as defined by Department of Industries and Commerce.
- iv. Uses permitted subject to condition that the zone permits the extent of the area and installed power and performance characteristics such as noise, vibration, dust, odour, effluent, general nuisance are to be considered.
- v. Uses permitted in all the above categories are subject to space standard and road width as specified in Table 23.
- vi. All the household industrials mentioned in schedule II are subject to NoC from KSPCB.

- vii. Uses permitted in I-3 to I-5 categories are subject to environmental clearances.

3.6. 2 Permissible Ancillary Uses under Industrial use:

Obnoxious industries are subject to clearance from the State Pollution Control Board, Junk yards, dairy and poultry farms, Ice and freezing plants with power, sports and recreation uses, resorts and amusement parks. Wherever industries are permitted in an area of 5 Hectares and above, 25% of the area may be allowed for residential use for the convenience of the employees.

Table 8: Illustrative list of service industries-Household Industries

SCHEDULE – I

Illustrative list of service industries those are permissible in residential zone and commercial zone

Sl. No.	Description
1	Bread and bakeries
2	Confectionery, candies and sweets
3	Biscuit making
4	Ice cream
5	Cold storage (small scale)
6	Aerated water and fruit beverages
7	Flour mills with 5HP in residential zone and 10HP in retail business zone
8	Automobile two wheelers and cycle servicing and repairs
9	Furniture (wooden and steel)
10	Printing, bookbinding, embossing, etc.
11	Laundry, dry clean in gland dyeing facilities
12	General job sand machine shops
13	House hold utensil repair, welding, soldering, patching and polishing (kalai)
14	Photograph, printing (including sign board printing)
15	Vulcanising
16	Tailoring
17	Handlooms (small-scale)
18	Velvet embroidery shops

19	Art weaver sand silk screen printing and batik work
20	Jewellery, gold ornament sand silver wares
21	Mirror sand photo frames
22	Umbrella assembly
23	Bamboo and cane products
24	Sports good sand its repair shops
25	Musical instruments repair shops
26	Optical lens grinding, watch and pen repairing
27	Radio repair shop
28	Rubber stamps, Xerox
29	Card board box and paper products including paper (manual only)
30	Cotton and silk printing/screen printing
31	Webbing (narrow, fabrics, embroidery, lace manufacturing)
32	Ivory, wood carving and small stone carving
33	Coffee curing units
34	Candles and wax products
35	Household kitchen appliances
36	Washing soaps small scale only
37	Fruit canning and preservation
38	Electric lamp fitting/Assembly of bakelite switches.
39	Shoe making, repairing
40	Power looms(silk reeling unit upto10HP)
41	Areca nut processing unit
42	Beedi rolling
43	Agarbathi rolling
44.	Assembly and repair of measuring instruments (excluding handling of Mercury and hazardous materials)
45.	Clay & modelling with plaster of Paris.
46.	Dairy products e.g. cream, ghee paneer etc.
47.	Enamelling vitreous(without use of coal)
48.	Milk cream separation
49.	Manufacture of jute products
50.	Manufacture of Bindi
51.	Photo copying of drawings including enlargement of drawing sand designs.
52.	Packaging of shampoos
53.	Packaging of hair oil
54.	Internet café
55.	Utensil washing powder(only mixing and packaging)

SCHEDULE – II**Illustrative list of household industries that is permissible in Industrial zone**

Classification	Industrial Activities
Food products	Preparation of bakery products & confectionaries, candies, sweets, ice & ice creams, biscuit making, huller and flour mills, aerated water and food beverages, supari and masala grinding, coffee powder packing, milk and dairy products, juice crushers and processing or such similar nature of activities.
Textile products	Embroidery works, handloom and power looms, hosiery, netted garments, crepe, cotton and silk printing, tailoring of apparels, bedding material, textile bags, mosquito nets or such similar nature of activities.
Wood products and carpentry	Manufacture of wooden furniture, fixtures, toys, mirrors & photo frames, bamboo and cane furniture works, repair and sale of wood junk and such similar nature of activities.
Paper products and printing	Manufacturing of cartons for packing, Printing, publishing, bookbinding, engraving, etching , Making of stationery-postcards, mathematical items, block/ model making or such similar nature of activities.
Tobacco and Agarbathis	Rolling of beedis, agarbathis and packing or such similar nature of activities.
Leather products	Manufacture and repair of finished leather goods, shoes, upholstery, suitcases or such similar nature of activities.
Rubber and plastic products	Re-treading, recapping and vulcanizing, toy making, rubber/polymer stamp, brush making, conduit pipes fabrication, buckets and household plastic products, manufacturing of rubber balloons, hand gloves or such similar nature of activities.
Metal works	Storage of metal commodities, painting and finishing works, fabrication and welding works, soldering, toy making, electro-plating, mica plating, engraving, steel ware products and metal works, metal polishing, general machine jobs, blacksmith, cutlery, door and window fittings, aluminium and copper wire drawing and winding, padlocks and pressed locks, button clips, precision instruments of all kinds, screws, bolts, nuts, pulleys and gears, oil stove, pressure lamps, hand tools, repair works such as cabinets, furniture or such similar nature of activities.
Electrical and Electronics goods	Watch repairs, Storage of electronic components, rewinding and re-furbishing works, assembly of computers, radio and TV repairing, electrical lamp fittings or such similar nature of activities.
Transport equipment	Servicing of auto mobiles-garages, storage of automobile parts, Painting and washing works, cycle parts and accessories or such similar nature of activities.
Glassworks	Glass grinding, cutting and finishing, Etching and art

	works, Manufacture and repair of spectacles, artificial glass jewellery works or such similar nature of activities.
Job oriented Training activity	Computer & IT training centers or such similar nature of activities.
Other works	Ornamental jewellery, gold and silver thread, Repair of kitchen related equipment, porcelain wares, medicines, wax polishing & washing soaps, candles and wax products, chalk, crayons and artists colour, musical instruments, laundries, dry-cleaning, bleaching, dyeing, umbrella assembly, sports goods and repairs shops, medical instruments repair shops, photo processing laboratories, cement moulded products, plaster of paris, repacking/mixing of liquids, powder, pastes not involving hazardous materials or such similar nature of activities.

Note: Uses similar to those mentioned above may be permitted in the respective categories of this Zone by the Authority.

Table 9: Permissible Ancillary Uses in Industrial Land Use Zone

Road Width (m)	Permissible Ancillary Activities for I-2	Permissible Ancillary Activities for I-5
12.00 and upto 18.00	C-2, PSP-2, T-2	C-2, PSP-2,T-2
Above 18.00 and upto 24.00	C-3*, PSP-3,T-2	C-4, PSP-3,T-3
Above 24.00	C-3, PSP-3,T-3	C-5, PSP-4,T-4

3.7 Public and Semi-Public Land Use

3.7.1 Permitted Uses/ Activities

This Zone includes Government owned complexes and civic amenities and large infrastructure facilities of health, education, sports, cultural and social institutions. This shall also include district/ sub-district level offices, law courts, jails, police stations, stadium, cemeteries, crematorium, libraries, planetarium, museum, institutional offices of public sector undertaking/ other semi-government/quasi-government agencies, government health facilities (including health tourism), educational, cultural and religious institutions, community halls, working hostel facilities, convention centres of non-commercial nature, utilities and all uses permissible in parks and open spaces.

Note: Retail shops, restaurants, filling stations, clubs, banks, canteens, dwellings required for power maintenance and functioning of public and semi-public

uses in the zone may be permitted when they are run on commercial basis in their own premises and ancillary to the respective institutions.

3.7.2 Permissible Ancillary Uses under Public and Semi-Public Use

Parking lot, repair shops, parks, playgrounds and recreational uses, clubs, canteen, aquarium, education and healthcare institutions, horticultural nursery and swimming pool, orphanages and old age homes.

The permissible uses/ activities in the PSP land use zone are as given in Table 10.

Table 10: Permissible Uses/ Activities in PSP Land Use Zone

Road Width in (m)	Permissible Uses/ Activities
12.00 and up to 18.00	R*, C-2, PSP-3*, T-2
Above 18.00 and up to 24.00	R*, C-3*, PSP-3, T-3
Above 24.00	R*, C-3, PSP-4, T-3

*-Subject to space standards and residential use limited to extent of staff quarters only.

3.8 PUBLIC UTILITIES LAND USE

3.8.1 Permitted Uses/ Activities

Public utilities include energy, water, telecommunication sub stations/ service stations/supply and pumping stations, high and low tension transmission lines and power stations/ sub-stations, electric power plants, installations, storage reservoirs OHT, treatment plants, storage and dumping yards, gas and gas lines, gas installations and gas works, electric towers, transformers and microwave towers, telecom towers and drainage and sanitary installations including solid waste management facilities such as land fill sites, garbage dumping yard, treatment plants and disposal works, drying beds, micro-wave towers, fire stations, milk dairies, wind mills.

3.8.2 Permissible Ancillary Uses under Public Utilities Use:

Shops, canteens, offices, banking counter, dwellings required for proper maintenance and functioning of public utility and other ancillary users, in their own premises as an ancillary to the respective institutions not exceeding 5% of the total area.

Note:

- i. The buffer created for accommodating the utilities such as power, water, pipeline, oil pipelines and high voltage lines, gas lines and any other utilities. Each “buffer” is dictated by technical standards specified by the competent Authority.
- ii. The regulations for the above will be decided by the Authority.
- iii. In case of new developments, these shall remain as non-buildable areas and remain as reservations and marked for the purpose intended.
- iv. For electrical networks, KPTCL standards are followed.

3.9 PARKS AND OPEN SPACE USES

3.9.1 Permitted Uses/ Activities

Parks, playgrounds, stadium, sports complexes, children’s play spaces inclusive of amusement parks such as Disney land type, toy trains, parkways, boulevards, cemeteries and crematoria, public toilets, parking, water supply installations, OHT, sewage treatment plants, public use ancillary to park and open space and playground.

3.9.2 Permissible Ancillary Uses under Parks and Open Space Uses

Clubs (non-commercial nature and run by residents’ association), canteens, libraries, aquarium, planetarium, museum, art gallery, horticulture/nursery, transportation terminals and swimming pool, milk booths, HOPCOMS centres.

Note: for any development mentioned above covered space shall not exceed 40% coverage of total Park/ Open Spaces area.

3.10 TRANSPORTATION AND COMMUNICATION

3.10.1 Permitted Uses/ Activities

- i. All the uses in T1 to T4.
- ii. Railway lines, railway yards, railway stations, railway workshops, roads, road transport depot, bus stations and bus shelter, parking areas, truck terminals, godowns, MRTS terminals, warehouse, helipad, post offices, telegraph offices, telephones and telephone exchanges, television telecasting and radio broadcasting stations, microwave stations and offices in their own premises and residential quarters for watch and ward, filling stations.
- iii. For the main land use category T4, the ancillary land uses permitted in the transportation and communication land use zone shall be limited to R (for staff only), PSP-2, C3 and I-3 subject to fulfillment of space standards and the road width requirements for various uses proposed.
- iv. Retail shops, restaurants and hotels, showrooms, offices, boarding and lodging houses, banking counters, indoor recreational uses, multiplexes, clubs, godowns, two-wheeler parking and other conforming commercial activities that are ancillary to the main use, provided:
 - (a) Total area for such ancillary uses shall not exceed 45% of the permissible FAR of the project when taken up by the Central/State Government, Agencies and Public Undertakings and shall not exceed 20% of the total built-up area in other cases as part of comprehensive transportation proposal submitted by the applicant.
 - (b) If the road width abutting the land is more than 12.20 m then I-2, PSP-2 or C2 may be allowed as main land use or as independent land use.
- v. When Multi Level Car Parking (MLCP) (above or below the ground level) is proposed on a plot as independent activity, there shall not be any limitation of FAR or height of building subject to condition that it satisfies fire and airport authority restrictions wherever applicable.
- vi. Station/ transport terminal boundaries shall be as defined by the Railways/ BMRCL/ concerned Authority.

3.11 AGRICULTURAL LAND USE

The Agricultural Land Use Zone is the area outside the conurbation limit of Master Plan.

3.11.1 Permitted Uses/ Activities

- i. Agro-processing units using locally produced agriculture produce as raw materials.
- ii. Agriculture, Horticulture, Dairy, Piggeries and poultry farms, livestock rearing.
- iii. Playgrounds, parks and garden land
- iv. Sports Complexes, Stadiums
- v. Storage and sale of farm products
- vi. Religious, Education and Health Facilities
- vii. Housing Scheme for EWS by the government and old age home
- viii. Farm houses
- ix. Service and repair industries for farm machinery
- x. Public utilities such as solid waste landfills, integrated waste processing plants/units, waste to energy plants, composting plants, incineration plants, water treatment plants, power plants, solar farms, wind mills.
- xi. When the land is more than 40.0 ha in extent, Golf course along with ancillary uses like administrative office, guest rooms/guest houses and dining facilities are permissible.

3.11.2 Coverage:

- i. 30 % of the sital area of the land may be used for educational and health purposes and a building height of G+2 floor only shall be permitted.
- ii. For golf courses on land area which is above 40 ha, ancillary uses can be permitted up to a maximum of 20 % of sital area subject to a building height of G+1 floor only.
- iii. For uses other than education, health and golf courses, 10% of sital area of the land may be permitted subject to a building height of G+1 floor only.
- iv. Setbacks as per Table 11.

3.11.3 Permissible Ancillary Uses/ Activities under Agricultural Use:

- i. Urban amenities such as burial grounds/ graveyards, education and health institutions (allowed only on the Government lands, either by government or leased to private by the Government)
- ii. Cultural buildings, exhibition centers, amusement parks including water parks/ water sports, sports grounds, stadium, Golf Course
- iii. Brick kilns or brick Industry
- iv. Slaughter house, milk chilling centres, cold storage
- v. Transport related activity, truck terminal, Government/ Public Sector Undertaking godowns and warehouses
- vi. Fuel stations and other highway amenities such as weigh bridges, check posts, toll gates, having access to major roads as per applicable norms and space standards.
- vii. LPG storage godowns.

3.11.4 Approval of Farmhouse:

- i. The maximum plinth area for construction of farmhouse shall be not be more than 500 sqm or 10% of plot area, whichever is less.
- ii. No. of floor in a building within the farm house shall be G+1 floors with building line of 3m.
- iii. The land proposed for the construction of farm house shall have a minimum means of access from an existing public road.
- iv. The necessary charges and fee shall be collected as per KTCP Act and as prescribed by the government from time to time.

3.11.5 Road widths while granting approvals in agriculture zone: Wherever the circulation pattern is not proposed in the master plans in agricultural zones/ beyond conurbation boundary, the authority shall revise its Master Plan to the extent of including circulation pattern in the areas beyond the conurbation boundary. Until such time circulation pattern is included in the Master Plan, approvals may be granted considering the existing roads as indicated in the

cadastral maps or the roads as developed by the competent authorities/ agencies (local bodies/ NH/SH Authorities and PWD) with proposal for widening incorporated as below while granting approvals for development of land or building.

Sl. No	Category	Minimum road width to be proposed (for widening)
1	Village roads	18.0m
2	Approved layout roads	Existing road width wherever there is no scope for widening
3	MDR/NH/SH	Norms of the competent authorities
4	Any other road	18.0m

The roads considered as above while granting approvals shall be incorporated in the proposed circulation in the master plans during the revision .

3.12 AIRPORT ZONE (Applicable for Concerned Authorities)

3.12.1 Uses permitted:

Airports and ancillary uses covering all items covered in concessionaire agreement between the Government of India, Government of Karnataka and Bangalore International Airport Limited.

3.13 SPECIAL AGRICULTURE ZONE: (Applicable for Concerned Authorities)

Certain areas around Bangalore International Airport are categorized as special agricultural zone where no developments other than purely agricultural activities are permitted from the aircraft safety point of view. Only residential buildings upto G+1 floor from the gramathana may be permitted for natural expansion of villages on the lines of 'Regulation for rural development' mentioned in zonal regulation elsewhere and staff quarters of Government agencies involved in operation and maintenance of the Airport may be permitted in consultation with the Airport Authority of India. Activities/ Developments proposed by Government in relation to aircraft industry, with prior permission of the Airport Authority of India may be permitted.

3.14. AREAS OF SPECIAL CONTROL

3.14.1. Defence Area

Land comprised in the area lying within the distance of 500 yards (458 mtr) from the outer crest of the parapet of the boundary wall of DRDO, Bangalore Test Range (located on Budigere Cross - Devanahalli Road, about 8 km from Budigere Cross on NH - 4), Bangalore as “Notified Area” under provisions of Works of Defense Act vide Gazette of India Notification No. 11 dated May 29 or June 4, 2011. Construction of new buildings/structures is prohibited in the said area.

3.14.2. Solid Waste Management (SWM) Area/ site

For efficient and scientific management and disposal of solid waste generated within Local Planning Area areas have been identified. Following regulations are laid out in order to restrict development around these areas as per Government Order No. No:PCB/wmc/SEO/NDZ-buffer zone/MSW/2-13-14/6272 dated: 05-02-2014.

Zones are classified based on the available area of landfill site						
Zones	Zone wise names specified	Activity permitted	Landfill area proposed and distance from the boundary of landfill sites shall be taken into consideration for measurement for zone selection			
			Upto 5 acres	5-20 Acres	20-50 Acres	More than 50 Acres
Zone-1	Highly Sensitive	No Development zone except greenery with tall rising trees only (non-edible purposes)	Upto 50 mts	Upto 50 mts	Upto 50 mts	Upto 50 mts
Zone-2	Moderately Sensitive	No development zone except solid waste management related infrastructure without superstructure	50-100 mts	50-100 mts	50-150 mts	50-200 mts
Zone-3	Sensitive	No development zone except service-oriented infrastructures like STP, water supply lines with proper encasing, waste water pipelines, HTL, power supply	Zone not applicable	100-200 mts	150-300 mts	200-500 mts

		lines, LPG pipelines, pump houses, watch & ward, KEB power stations, LPG godowns, etc.				
Zone-4	Less Sensitive	No development zone except non-polluting green category type industries, MSW related resource recovery/reuse industries, Agricultural activities and human habitants with super structure, etc.	Zone not applicable	Zone not applicable	300-500 mts	500-1000 mts

Note: The above norms are as per Government order/ notifications as on that date. Action shall be taken as and when the orders are subject to change.

3.15 ARCHAEOLOGICAL/ HISTORICAL MONUMENTS AND PRECINCTS

The historical monuments in any city reflect the past glory of the city. As they attract tourists both from inside and outside the country. While permitting developments around historical monuments, care has to be taken to see that their aesthetic environs are not affected. In order to preserve aesthetic environs around these monuments it is necessary to declare the areas surrounding these monuments as zones of special control and impose the special regulations around these monuments.

If the Planning Authority observes any Heritage structures, precincts of historic and/or aesthetic and/or Architectural and/or cultural or environmental significance and natural features and sites of scenic beauty, then Authority may demarcate Areas of Special Control for regulation of development around these areas, to preserve the importance of the concerned heritage structure and also to control the surrounding developments so that they do not harm the grandeur or beauty or view of the heritage structure for the purposes of implementation. A special Heritage committee may be constituted with the prior approval of the Government to examine the proposals of development or any matter related to development, in the various regulation areas, if received by the Authority, under the provisions of Special Regulations and to make recommendations to this

Authority for consideration. For monuments under ASI and the State Archeology dept., the provisions of AMASR Act shall be followed. For other heritage structures declared/ demarcated by the Authority, the following regulations apply.

- a. Building up to and inclusive of first floor or up to a height of 7 m from ground level, whichever is less, is permissible within a distance of 100 m distance from the premises of the monuments.
- b. Buildings up to and inclusive of second floor or up to a height of 10.5 m from ground level, whichever is less are only permissible between 100 m and 200 m distance from the premises of the monuments.
- c. Building up to and inclusive of third floor or up to a height of 14 m from ground level, whichever is less are only permissible between 200 m and 400 m distance from the premises of the monuments.
- d. In any case no building shall be permitted within 400 m above the height of the declared monument.

3.16 REGULATIONS FOR GRAMATHANA AND ITS EXPANSION

Within 250 m radius from the existing gramathana (as defined in the note below), for those villages having a population up to 1000 as per census document, and for every additional 1000 population additional 50 m may be permitted for Residential use in Agricultural Zone with the following conditions:

- 1) FAR: 1.0
- 2) Maximum no of floors: G+1
- 3) Setbacks and coverage for the respective uses: As per Table no 11

NOTE:

1. *Gramathana: means old village settlement as earmarked in the revenue survey map (village map). Any addition already made to the gramathana in any form shall not be considered while measuring the distance between land in question and gramathana.*
2. **‘Gramatana site’** *means the site within the Gramatana limit which shall be established from the duly signed document certifying the site as Gramatana site from Tahsildar or such Competent Authority of the Revenue Department;*

3. Gramathana and its expansion is applicable for all land uses except for residential land use.

3.17 APPLICATION OF LAND USE

- a) The proposed land use indicated towards the roadside of a property shall be considered after road widening line wherever applicable, the land use for such entire property upto one property depth (not exceeding 50m) without identifying it for different uses by measuring as per the scale of the maps.
- b) If more than one land use is indicated towards the roadside of a property any one of such land use or mixed-use buildings shall be permitted in the property. This is not applicable if the land use proposed adjoining to the roadside property is reserved for parks & open space, agricultural (outside the conurbation area), public & semi-public & roads.
- c) Different uses permitted in a given zone may be allowed in different floors of the building. In such cases, the regulations applicable to the use of the ground floor of the building shall apply to the entire building.
- d) In case of uses granted under permissible ancillary use, setback and FAR of the main use shall be applicable to the ancillary use.
- e) The projects cleared by BMRDA/ Pas & UDAs of BMRDA, converted lands up to provisional approval date of previous master plan are to be protected for respective use, (by oversight if any converted land after provisional approval date of previous master plan is incorporated against the land use of provisionally approved master plan the same will not be honoured) irrespective of the proposed land use, except if causing serious environmental hazards or detrimental to airport operation or falling under special agriculture zone excluding the projects of the Government and also except in cases of road alignment, natural drains and water bodies etc.
- f) The proposed alignment of STRR, IRR, RR, TRR, Expressway and Cargo Road etc., are to be incorporated. In case of any changes in the alignment by the competent authority, the same would prevail over MP proposal.
- g) Any discrepancies with respect of revenue survey numbers and actual

alignment of HT lines, cart track, nala in the MP shall be resolved by field and documentary verification by the Authority.

- h) If the alignment of the Existing Road is shifted in the Master Plan, the existing road as on ground / cadastral map may be considered for the proposed road widening. The Land use facing the road shall be considered accordingly.

4. REGULATIONS FOR BUILDINGS APPLICABLE TO ALL ZONES

4.1 Setbacks

- i. Front and Rear setback shall be with reference to depth of the site.
- ii. The left and right setback shall be with reference to width of the site.
- iii. Upto 12.0mtr height the setbacks shall be calculated as per Table 11A.
- iv. Table.11 B shall be referred for buildings which are more than 12.0 mtr in height to fix the setback.
- v. In case of irregular plots, the setbacks are to be calculated according to the depth or the width at the point where the depths or widths are varying and average setbacks shall not be considered in such cases.
- vi. The setbacks shall be provided in the owner's plot. Public open spaces or conservancies should not be considered as setbacks.
- vii. Wherever the building lines are fixed, in such cases the front setback or the building line whichever is higher shall be considered as the front setback to the building.
- viii. In case of site facing the road more than one side, the side abutting the road shall be treated as front side and regulations applied accordingly to maintain the building line on these roads and for providing better visibility.
 - a. In case of site facing roads both in front and rear, both the sides facing roads shall be treated as front and other two sides not facing roads should be treated as right and the setbacks be applied accordingly.
 - b. In case two or more structures are connected, these shall be treated as single building/ block, only if more than 1/3rd width of the

structure should be connected with each other. Any interconnecting link between the structures through connecting corridor/ pargolas only shall not be treated as a single building/ block, and the provisions related to distance between the buildings shall be applicable.

Constructions permitted in the setback area: the following construction shall be permitted.

- a) Pump room outside the plinth of the building.
- b) Generator outside the plinth of the building with outdoor acoustic enclosure (within permissible noise level) and the chimney height should be 3 mtr above the neighbouring building adjacent to the generator.
- c) Watchmen's cubical not more than 3sq.mtr and fire control room (maximum 4mtr X 4mtr) outside the plinth of the building (no setback from the boundary).
- d) Sump tanks outside the plinth of the building below the ground level.
- e) Sewerage treatment plant outside the plinth of the building and below ground level.
- f) Solid waste drying yard outside the plinth of the building but open to sky.
- g) Children's play area outside plinth of the building, with a minimum clearance of 3mtr and incase of high rise building with a clearance of 6mtr for the movement of fire tenders.
- h) In case of high-rise building fire pump, fire tower and fire exit can be allowed in the setback area without obstructing fire department norms.
- i) Transformer / power substation (no setback from the boundary is required if permissible under the rules of KPTCL/BESCOM) and other services.
- j) Open wells and bore wells.
- k) RCC ramps for vehicular movement around the building upto a width of 6m may be permitted around the building and for entry to parking areas
- l) Architectural features which are not usable for living or storage purposes

with minimum clearance of 3.5 mtr and 6mtr from the boundary for low rise buildings and high-rise buildings respectively. Such projections shall not be within 5m height from the ground floor level.

m) In the case of plots of not exceeding 75sq.mtr a water closet of 1mtr x 1.2mtr may be permitted in the rear setback with a ceiling height of 2m.

n) In cases of residential plots open stairs may be permitted in the setback area, subject to abiding by building line prescribed, if any.

Note:

a) For any building items a,e,& m, n (for site area above 216 sq.mtr). are not allowed in the front setback.

b) For buildings other than high rise,

- i. Items a, b, c, and g may be permitted touching the building with 1m setback from the boundary.
- ii. Items b and f shall be permitted only in the side and rear setbacks with 1m setback from the boundary.
- iii. Items b and c shall be permitted touching the building.

Table 11:

A. Setbacks for building of height upto 12.0 m and in case of buildings with Stilt having height up to 15.0 m (excluding Industrial buildings)

(i) For plot area up to 4000sq.m

Sl. no.	Site Area (in Sq.m)	Setbacks (in m)			
		Front Side	Rear Side	Left Side	Right Side
1	Up to 60	0.75	-	-	0.60 m
2	Above 60 up to 150	0.90	0.70	-	0.70 m
3	Above 150 upto 4000	12% of the depth of site	8%of the depth of site	8% of the width of site	8%of the width of site

(ii) For plot area above 4000 sq.mtr: minimum setback of 5.0mtr on all sides shall be insisted.

B. Setbacks for buildings above 12.0mtr height:(For all type of buildings)

Sl. No.	Height of the building (in m.)	Setbacks (in m)		
		Front	Rear	Sides
1	Above 12.0 and below 15.0 m (wherever stilt floor is not constructed)			
	(i) plot area up to 4000sq.m	4.00		
	(ii)plot area above 4000sq.m	5.00		
2	15.0 m and above up to 18.0 m	6.00		
3	Above 18.0 m up to 21.0 m	7.00		
4	Above 21.0m up to 24.0 m	8.00		
5	Above 24.0 m up to 27.0 m	9.00		
6	Above 27.0 m up to 30.0 m	10.00		
7	Above 30.0 m up to 35.0 m	11.00		
8	Above 35.0 m up to 40.0 m	12.00		
9	Above 40.0 m up to 45.0 m	13.00		
10	Above 45.0 m up to 50.0 m	14.00		
11	Above 50.0 m	16.00		

Note:-

1. For plots upto 180sq.mtr in area, the maximum permissible building height shall be 12.0mtr including the stilt floor. For plots of area exceeding 180sq.mtr and upto 250sq.mtr, the maximum building height shall not exceed 15.0 meters, including the stilt floor.
2. For Commercial buildings in plots up to 10.00m wide, side setbacks and upto 13.00m depth rear setback need not be insisted.
3. The dwelling units and habitable rooms shall comply with the lighting and ventilation requirements specified in the General Building Requirements of National Building Code, 2016.
4. Open staircase can be allowed in setback area in plot size up to 250 sq.mtr.
5. For buildings with a height of 21.0 meters and above, No Objection Certificate (NOC) from Fire Department to be obtained.
6. For buildings with a height of 15.0 meters and above, up to a maximum height of 21.0 meters, the provisions of the National Building Code pertaining to Fire and Life Safety shall be strictly adhered to.
7. For site area above 150 sq.mtr upto 4000 sq.mtr in Table-11 (i), Sl. No. 3,

12% for front setback, 8% setback for other sides or 5.0 m setback, whichever is lower is considered.

8. If the site is adjacent to a road with building line, then setback calculated as per Table-11 or building line, whichever is higher is to be considered as the setback.

4.2 Width of the road

- i. While determining the width of the road the distance between the boundaries of a road including foot path, drains measured at right angles at the center of the plot is considered or determining the FAR.
- ii. In case of roads having service roads in addition to the main roads, the width of the roads shall be aggregate width of service roads and main roads for determining the FAR.
- iii. If the road width varies along the length of road, then the minimum width of the road along 200mtr stretch on either side, from the center of the plot shall be considered.

4.3 Floor

Floor means the lower surface of storey on which one normally walks into the building; the general term floor does not refer to basements / cellar or mezzanine floor.

Floor area for calculating Parking requirements: Floor area shall be the aggregate area of all the floors of a building including thickness of wall, staircase room, lift room, escalators, balconies, lobbies, corridors, foyers, and such other parts provided for common service.

4.4 FAR

- i. The ratio of the Floor area to the plot area is FAR.
- ii. When the site does not face the road of required width noted against each, then the FAR applicable to the corresponding width of the roads shall apply. If the road width is lower than the road width for a particular site size, the FAR of the lower road width shall be applicable. If the site is located on road width of higher configuration, the FAR for prescribed site area shall be applicable, as per Table-12.

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- iii. If the site faces the higher road width which in turn connects to the lower road width, then the FAR for lower road with shall be applicable.
 - iv. The following constructions are excluded from FAR computation:
 - (a) Area reserved for services such as electrical substation/ panel room, generator, pump room, AC plant room, Air Conditioning Handling Unit Room (AHU Room), solid waste management, fire control room, security/CCTV room and watchman cubicle.
 - (b) A separate public toilet block provided in the non-residential complex/ plot.
 - (c) Architectural features which are not usable for living or other purposes
 - (d) Chimneys, Ventilation ducts and Garbage shafts
 - (e) Parking areas including driveways and ramps
 - (f) Overhead tanks
 - (g) Lift wells and lift machine room
 - (h) Fire staircase and Staircase Head Room
 - (i) Sewerage Treatment Plant as specified by KSPCB and pump rooms.
 - v. FAR shall be calculated for the entire plot area without deducting the portion surrendered for road widening.
 - vi. The FAR for respective land uses are covered under sections on regulations for residential development and non-residential development.
 - vii. If the road width is below 9.00 mtr, then the maximum height is restricted to 12 mtr including stilt floor irrespective of the FAR permissible provided further that the maximum height permissible including the height of stilt shall not exceed 1.5 times (road width + front setback).
 - viii. Multi dwelling units (Apartments) shall be allowed only on-site sizes of above 300sqm and the road width shall be 12.00 m and above.
 - ix. The FAR in Residential Land Use Zone plot size is given in the following Table-12.

Table 12: FAR for Plots/ Sites of different uses

Sl. No.	Road Width (m)	Residential	Commercial	Public & semi-public, traffic and transportation, public utility
1	Upto 9.00	1.5	1.5	1.25
2	Above 9.00 and up to 12.00	1.75	1.75	1.50
3	Above 12.00 and upto 18.00	2.00	2.00	1.75
4	Above 18.00 and up to 24.00	2.25	2.25	1.75
5	Above 24.00	2.50	2.50	2.00

4.5 Ground Coverage

- i. The Ground Coverage is the total area covered by building immediately above the plinth level.
- ii. The areas under pump house not exceeding 3 sq.mtr, swimming pool, sump tank, electric substation/ transformer, generator with enclosure, fire control room (maximum 4 m x 4 m) and security room (2 m x 2m) and utilities are not considered for the coverage.

Two or more buildings on the site

- i. For more than one building on a given site, the distance between the buildings shall be 1/2 the height of the tallest building or 16m, whichever is less, between the buildings under consideration.
- ii. In case two or more buildings with different heights are proposed on a single site, then setbacks shall be applied with reference to the tallest building.

4.6 Height of Building

- i. Height of the building shall be considered as per the definition prescribed in these regulations.
- ii. The following constructions are exempted while calculating the height of building:
 - (a) Slabs casted/ structures constructed above the terrace floor exclusively for providing services such as AC chiller plants, solar panels, radio antennas, lift machine rooms, overhead tanks and staircase headroom

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- cover slabs (up to a maximum height of 4.5 m), chimneys, parapet walls (up to 1.2 m in height), Penthouse (up to 2.75mheight) and other architectural features shall not be included in the height of the building.
 - (b) The internal open space may be covered on top to prevent rain water from entering the building. This construction shall not be considered for the height of the building. The height of such structure shall not exceed 2 m from the floor of the terrace to the top most edge.
 - (c) For calculating the height limitation prescribed in the vicinity of Aerodromes, the overall height of the building including that of the above details shall be considered.
 - iii. The height of buildings and other structures within the BMR area shall be within the limits prescribed by the Airport Authorities with Air Funnel Zones.

4.7 Means of access

- a. The means of exclusive access to the plot which would be other than through public roads or streets shall not be more than 30.0 mtr in length from the existing public road and the minimum width of such access shall be 3.5 mtr. If the width of access road is less than 3.5 mtr, then max floor area permitted in such cases shall be less than 150 sq.mtr in residential zones and 50 sq.mtr in commercial zones respectively irrespective of the sital area.
- b. FAR and height of the building shall be regulated according to the width of public road or street only, irrespective of the width of the means of exclusive access to the plot.
- c. Access rights need to be obtained before applying for any sanction/permission for development. Documents to support the rights obtained needs to be submitted along with the plan.

4.8 Basement

- i. Means storey which is partly or wholly below the average ground level and with a height not exceeding a projection of 1.2 mtr above the average ground level and overall height of the basement under any circumstances should not exceed 3.50mtr between the floor and the ceiling of the basement in case of normal parking. In case of stacked/mechanical parking the height of the basement may be permitted up to a maximum of 4.5mtr.

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- ii. The minimum setback for the Basement in plots shall be 2.0mtr for site area up to 4000 sq.mtr; for site area above 4000 sq.mtr upto 20000 sq.mtr is 3mtr; for site area above 20000 sq.mtr up to 40000 sq.mtr is 4m; for site area above 40000 sq.mtr setback is 5mtr. If the property is adjacent to the water bodies, the basement line should be minimum 4 mtr and proper drainage arrangement has to be provided as per NBC.

Safety and structural integrity of the neighbouring property while construction of the basement shall be taken-care by the owner compulsorily. In case of any damage or loss made to the neighbouring properties resulting from the basement construction, the owner shall be solely liable for repairing the damage and to bring such neighbouring properties to its original condition.

If a site is measuring less than 200sq.mtr and depth of the site is less than 20mtr, then car parking shall not be permitted in the basement floor.

Basement floors up to a maximum of 3 (three) levels may be permitted for car parking with minimum sital area of 4000sq.m tr

- iii. Permissible uses in the Basement for buildings other than 3star and above categories:
- Dark rooms for X-ray and storage of light sensitive materials.
 - Bank Safes/Strong room included in the FAR.
 - Air-conditioner handling units/equipment, STP, Fire Pump room, rain water sump, electrical panel room utilities and services connected with the building and toilet in upper basement.
 - Parking and ramp
- iv. In case of 3 star and above category of hotels, the spare area in the basement after catering to the requirement of parking facilities may be allowed to be used for other purposes incidental to the running of the hotel, such as health club and gym rooms, shopping arcade, dining area with or without kitchen facilities, administrative office, banquet/conference facility, swimming pool etc., subject to reckoning of the same for FAR calculations. In cases where such facilities are provided in the basement, parking area applicable on the

built-up area in the basement used for other activities/ uses shall be calculated at 25% higher than the applicable parking norms for the category of hotels as per Table-15 under consideration in this clause.

- v. Parking area if misused is liable to be municipalized/ taken over by the local body/ authority without any compensation.
- vi. When Basement is used for car parking, the convenient entry and exit shall be provided. Adequate drainage, ventilation, lighting arrangements shall be made as per the provisions of NBC.
- vii. Vehicle parking in basement or at any level of upper floors including terrace area by using lift/ computerized/ mechanized/ hydraulic equipment, for vehicular entry & exit, may be permitted wherever it is opted by the owner voluntarily without providing for ramp in plots of extent up to 6000 sq.mtr. In case plot size above 6000 sq.mtr minimum one ramp of 6.0 m clear width shall be provided in addition to car lift.
 - a) The mechanical equipment or hydraulic equipment that controls the activity shall be placed in the basement floor only.
 - b) The basement floor shall be provided with an exclusive staircase access compulsorily.
 - c) Driveway & Parking Bay including space reserved for ascension & dissension of vehicles along with the space earmarked for accommodating the equipment to operate the mechanism in the basement floor and exclusive staircase access shall be shown in the basement floor plan.
 - d) The applicant shall ensure natural light & ventilation and proper draining facilities in such basement floor as per requirements of National Building Code and such basement floor permitted with setback as per 4.9 (2) shall not be utilized for any other purposes other than vehicle parking.
 - e) The applicant shall ensure mechanized/hydraulic equipment and the functioning intact at all the time without fail. However, provision for manual operation & such other mechanism for the same shall also have to be made in order to tackle emergency situation during power failures.
 - f) Ensuring the operational safety shall be the sole responsibility of the owners only.
 - g) Wherever parking space is provided in stilt or ground floor, Parking pits

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- upto a depth of 3.0mtr, below the floor of size 3x5.5mtr each may be permitted to allow parking of vehicle using mechanized & hydraulic equipment and shall be provided with a staircase access of minimum width of 1.0mtr adjoining to the parking pit for maintenance and safety operations.
- h) Arrangement for operation of the mechanical & hydraulic equipment shall be made by the owner. Ensuring operational safety shall be the responsibility of the owner only.
 - i) Fire safety measures shall be ensured by the owner as per National Building Code.
 - j) The structural designs shall be made as per the IS Code requirements and the same shall be certified by the registered structural engineer.
 - k) Wherever mechanical parking is provided the drive way shall be a minimum of 5.0 mtr. and for normal parking the driveway shall be a minimum of 3.0mtr.
 - l) Basements shall not be permitted in the Flood Prone Areas/Low lying areas as notified by the competent authority.

4.10 Ramp

Ramps shall be provided for vehicles to basement or ground floor from ground or between two floors of parking or for the movement of vehicles around the building.

- i. Ramp shall have a minimum width of 3.5 mtr for one-way and 6.0 m for two-way ramp and a slope of not less than 1 in 8. The ramp and the driveway in the basement shall be provided after leaving a clear gap of minimum 2.0 mtr from the common property line. The slope of the ramp shall commence from building line or 0.5m from the edge of the road, whichever is higher.
- ii. Ramps for the differently abled persons shall be provided in all Public Buildings.
- iii. Ramp or parking is not allowed in the land required for road widening.
 - (a) In case basement is permitted as mentioned under clause 3.10 (x), without providing ramp for entry and exit of vehicles mechanized and

hydraulic equipment for ascending & descending of vehicles shall be provided at owner risk for vehicular parking in the parking floor/ basement floor.

- (b) The platform that carries vehicles for ascending & descending for parking in such basement floor shall be of a minimum size 3.0m x 5.5m.
- iv. The number of ramps required for access to and from parking floors or basements shall be provided as specified below, except in cases where a car lift or elevator is installed in accordance with these Regulation.

Sl. no.	Number of parking	Minimum clear width & No. of Entry & Exit Ramps
1	Up to 25	3.5 m wide, 01ramp
2	Up to 200	3.5 m wide, 02 ramps or 6 m wide, 01 ramp
3	Up to 400	3.5 m wide, 04 ramps or 6 m wide, 02 ramps
4	Up to 800	3.5 m wide, 06 ramps or 6 m wide, 03 ramps
5	Above 800	3.5 m wide, 08 ramps or 6 m wide, 04 ramps

4.11 Garages

For Individual Residential buildings (other than apartments) up to G+2 floors or height of 10 mtr, whichever is less, one garage may be permitted in the rear corner of the site without the side & rear setbacks, if the following requirements are fulfilled.

- i. The garages shall not be constructed or reconstructed within 4.5mtr from the road edge. This may be relaxed in cases where the garage forms part of the main building with minimum front setback for that site.
- ii. Width of the garage should not exceed 4 mtr.
- iii. Height of the garage does not exceed 3mtr from the ground level& no construction shall be allowed above garage in setback area.
- iv. For garage, no side or rear set back should be insisted.
- v. The garage may be allowed in right or left side of the site subject to site conditions. However, in the case of corner sites, the garage is to be located at the rear corner diagonally opposite to the road intersection.

- vi. Garage area if misused is liable to be municipalized/ taken over by the local body/authority without any compensation, if garages are being used for uses other than parking.

4.12 Balcony

- i. No balcony is allowed in the ground floor.
- ii. Open balcony projection should not exceed $1/3^{\text{rd}}$ of the setback on that side subject to a maximum of 1.20 m in the first floor and maximum 1.75 mtr beyond the second floor, whichever is less.
- iii. The sum of length of all the balconies on any side of the building i.e. front, rear and sides shall not exceed $1/3^{\text{rd}}$ of the length of the building on that respective side.

4.13 Projections:

- i. Projection like Canopy/ Porch/ Chejja etc., into open spaces: Every open spaces provided exterior shall be kept free from any erection there on and shall be open to the sky and no cornice roof or weather shade more than 0.75 mtr wide or $1/3$ of open space/setback whichever is less shall overhang or project over the said open space.
- ii. No projection shall over hang/project over the minimum setback area either in cellar floor or at the lower level of ground floor.
- iii. Portico of 3.0 mtr width (maximum) and 4.50 mtr length (maximum) may be permitted within the side setback. No access is permitted to the top of the portico to use it as a sit out place and the height of the portico shall not be less than 2.00mtr from the plinth level.

4.14 Special Provisions for Lifts

All high-rise buildings shall mandatorily provide at least one service lift and fire lift (as per fire department norms). For buildings with less than 24 Units or 2400 sqm built-up area, whichever is lower, the service lift can be used for both passenger and service lift purpose.

4.15 Restrictions of building activity in vicinity of certain areas

4.15.1 Distance of building from Electrical Lines

- i. No habitable building shall be permitted within the horizontal and vertical distance from the electric line mentioned in Table 13.
- ii. The driveways and utilities could be provided in the electric corridor.
- iii. Buildings above 10 m height and growing of tall trees shall not be permitted within the electric line corridor beyond the vertical and horizontal distance.

Table 13: Distance of building from Electrical lines

Sl.no	Description	Vertical distance from maximum sag of electrical line (m)	Horizontal distance from the edge of the electrical line (m)	Electrical line corridor width (m)
1	L.T. line	3.5	1.8	4.5
2	H.T. line of 11KV	4.5	1.8	7.0
3	H.T. line of 33KV	4.5	2.5	15.0
4	H.T. line of 66KV	4.58	3.0	18.0
5	H.T. line of 110KV	5.0	3.2	22.0
6	H.T. line of 132KV	5.0	3.5	27.0
7	H.T. line of 220KV	6.2	4.2	35.0
8	H.T. line of 400KV	Subject to clearance from Electrical Dept.		52.0
Note: The provisions shall be as per the prevailing regulations of KERC/ KPTCL/BESCOM or as may be amended from time to time.				

4.15.2 Buffer regulations for Water Bodies

1. The buffer for Water bodies to be reserved as notified by the Karnataka Tank Conservation & Development Authority.
2. Buffer shall be reserved from the revenue boundary of the water body.
3. Buffer for Lakes: The buffer to be maintained around the lake (as per revenue records) and the infrastructure/activities permissible in the lake and the buffer area shall be as stipulated in the Karnataka Tank Conservation and

Development Authority Act.

4. Restrictions imposed by Competent Authorities are to be maintained as “buffers” for various eco-sensitive zones.

4.15.3 Buffer regulations for Drains/ Nalas:

1. **Drains:-** The drains have been categorized into 3 types namely primary, secondary and tertiary as below:
 - (a) **Primary Drain:-** shall mean natural drain/ nala as per revenue records meant for carrying storm water, leading from lake to another lake or leading from lake to a river.
 - (b) **Secondary Drain:-** Shall mean natural drain/ nala as per revenue records meant for carrying storm water, leading to a lake or to a primary drain.
 - (c) **Tertiary Drain:-** shall mean natural drain/ nala as per revenue records meant for carrying storm water, leading to secondary drain.

Minimum buffer for primary, secondary and tertiary drain/ nala shall be asbelow.

Sl No.	Classification	Buffer on either side from the edge of drain / nala as per revenue records (in m.)
1	Primary	15.00
2	Secondary	10.00
3	Tertiary	5.00

2. Whereas drain/nalas leading to tertiary drains shall be maintained as per the revenue records and buffer shall not be insisted for such drains/ nalas.
3. These classifications have been used for the drains identified in the approved Master plan. In case the buffer has not been marked in the Master plan for any of the above types of drains, then based on the revenue records, buffer shall be insisted in all such cases without referring the land use plan while according approval for building/development/layout plan. Permission in sensitive areas, if earmarked on the land use plan, shall be considered only by the Planning Authority.

Note:

- i. In addition, any other notifications or directions and applicable buffers which may be issued by the Competent Authority from time to time for such eco-sensitive areas and water bodies including valleys/ streams shall become applicable.
- ii. In case of any amendment in the existing regulations of the Competent Authority resulting in reduction of the extent of buffer for water bodies including valleys/ streams, the land use of the adjoining parcel of land will be the land use for such exempted land parcels.
- iii. Within the demarcated buffers the following uses are allowed:
 - (a) Sewerage Treatment Plants and Water treatment plants.
 - (b) Roads (not exceeding 9m), pathways, formation of drains, culverts, bridges, water supply lines, electric lines etc. which will not obstruct the water course, run offs, channels.
- iv. If the valley portion is a part of the layout/ development plan, then that part of the valley zone could be taken into account for reservation of parks and open spaces both in development plan and under sub-division regulations subject to fulfilling section 17 of KTCP Act, 1961.
- v. In case of plots with open well, proper structural stability to be provided and load bearing structures to be avoided near the open well.

4.15.4 Regulations for construction near railway boundaries

- i. A minimum distance of 30 meters is generally required from the railway boundary to the nearest edge of the building. This buffer zone is crucial for safety and to prevent encroachments on railway land.
- ii. A No Objection Certificate (NOC) from the railway authorities is typically needed for constructions within this 30 mtr limit.

4.16 Fire Protection Requirements

The Planning design and construction of any building shall be such as to ensure safety from fire. For this purpose, unless otherwise specified in these Regulations,

the provisions of Part-IV, Fire and Life Safety of National Building Code/concerned department shall apply.

- i. For all non-residential buildings with built-up area above 5000 sq.mtr, irrespective of the height, the necessary firefighting arrangements shall be made as per the directions of the concerned Authority.
- ii. Every building meant for human occupancy shall be provided with exits sufficient to permit safe escape of its occupants in case of fire or other emergency for which the distance, number and widths of exits shall conform to the provisions of Part-IV, Fire and Life Safety of National Building Code/concerned department.
- iii. Refuge Area: As per Fire norms

4.17 Parking Requirements and Norms

The Parking regulations shall be:

- i. Each off-street parking spaces (parking bay) provided for four-wheeler Light Motor Vehicles (LMV) shall not be less than 2.5 m X 5.5 m and the minimum width of drive way shall be 3.5 m single side subject to the provisions regarding the width of driveway with entry to parking bays.
- ii. In case of parallel parking, 1.5mtr gap shall be provided between each parking bay length of 5.5 mtr.
- iii. Mechanical parking including Pit Parking system provision to stack cars one above the other shall be permitted to provide the required number of car parking. If Mechanical Parking is provided, clear floor height (Floor to Ceiling) for the parking spaces shall not be less than 4.75mtr and the width of driveway for such parking bays shall not be less than 4.5mtr. In case of off-street parking within a plot, Rotary/ Carousel parking can be provided in parking area with maximum height of 15mtr and all-around clearance of 6mtr and ramp of 4.5mtr.
- iv. In case of multi-level car parking (MLCP), ramp or car lifts shall be provided for the vehicles to reach all floors of parking. If car lifts are provided,

minimum two numbers of lifts and at least one exit ramp 6 m wide shall be provided. In case of fully automated system of MLCP, the operating system of staking and removing the cars to/from different levels shall be certified by the authorized agencies/institutions notified by the Government.

- v. When basement floor, ground floor or multi-level car parking is proposed for car parking, provision for entry and exit of vehicles shall be provided as follows:

Sl. No	Particulars	Entry and Exit
1	Approach for parking lots in low rise buildings	Two numbers of 3.5m width or one numbers of 6m width
2	Approach for parking lots in high rise buildings	Two numbers of 3.5 m width

Further, the distance of any parking bay from the entry/ exit ramp shall not exceed 150 m and if the distance is more than 150 mtr from entry/ exit ramp, additional ramps shall be provided.

In case of Educational Institutions, the plinth area of class rooms, faculty room and administration rooms shall only be considered for off street parking space.

Lorry parking is not required for household industries and service industries.

When stilt parking is provided, the clear height shall not exceed 2.7 mtr and shall be considered for calculating the total height of the building.

- vi. Car parking shall not be provided in the setback areas. If provided, a minimum of 3.5m shall be left free from the building in case building height up to 15.0 m and minimum of 6.0 m or 8.0m fire drive way (as mentioned in the NOC issued by Fire and Emergency Services Department) in case building height above 15.0 m.
- vii. For commercial complexes with retail shops or multiplexes having a built-up area of 2000 sq.mtr or more, 1 number auto rickshaw parking (2.25 x 1.75m) shall be provided for every 2000 sq.mtr or part thereof. This parking facility has to be treated as public parking and shall be abutting the road. The area

considered for computing the FAR shall be considered for working out the parking requirements for Auto Rickshaws.

- viii. In case, additional car parking is provided as part of parking complex or parking lot in excess of required car parking, such area shall be exempted from reckoning the FAR.
- ix. Access Ramps, elevators, escalators to the upper floors or terrace floor shall not be provided in the setback area and ramps to be within the plinth area of the building and shall be exempt from FAR calculation except the specific exemptions/ provisions made under sections on ramps, set-backs and basement floors.
- x. When Multi Level Car Parking (MLCP) is proposed on a site as an independent activity, there shall not be any limitation for FAR or height of building subject to condition that they satisfy fire and airport authority restrictions wherever applicable and setback as per Table 11.
- xi. For building of different occupancies, off-street parking spaces for vehicles shall be provided as stipulated in Table 15.
- xii. In case of mixed-use buildings or buildings of different uses in a property are developed, the parking requirements for different uses shall be computed as per the area provided for a particular use.
- xiii. For all buildings, parking bays shall have provision of charging points for battery-operated vehicles. The visitor parking shall have mandatory charging points for battery-operated vehicles.

Table 15: Parking Requirements for Various Uses

Sl. No	Type of use	One car parking of 2.5mx5.5m each shall be provided for every
1	Theatres and Auditoriums except Educational Institutions.	25 seats of accommodation subject to minimum of 20 car parks or 150 sqm whichever is higher
2	Retail Business (shops, Shopping complexes, Malls etc.)	50 sqm of floor area or part there of plus 1 lorry parking space measuring 3.5mx7.5m for every 1000 sqm or part thereof

Sl. No	Type of use	One car parking of 2.5mx5.5m each shall be provided for every
3	Multiplex integrated with shopping	40sqm of floor area plus requirement of parking for multiplex according to Cinematographic Act
4	Wholesale buildings	150sqm plus 1 lorry parking space measuring 3.5mx7.5m for every 500sqm or part thereof.
5	Restaurant establishment servicing food and drinks and such other establishment	50 sqm of Floor area
6	Lodging establishments, hotels and Tourist homes	4rooms or 50 sqm of floor area, whichever is lower. Additional 10% of the total requirement shall be reserved as parking for visitors.
7	Star hotels	For every 2rooms plus for every 50 sqm of floor area or part thereof excluding the area of the rooms from the total area accounted for FAR to cover for visitors parking.
8	Office buildings (Govt/ Semi-Govt. & Private)	100 sqm of Floor area
9	Hostels	Professional college hostels: 1 for every 5 rooms and other college hostels: 1 for every 10 rooms. Working person hostel: 1 for every 3 rooms.
10	Industrial Buildings	100sqm of floor area plus 1 lorry space measuring 3.5mx7.5m for every 1000sqm or part thereof
11	Nursing homes	50sqm of Floor area + 10% of parking area for Ambulance/ hospital vehicles
12	Hospitals	75 sqm of Floor area + 10% of parking area for Ambulance/ hospital vehicles
13	Convention centres and Recreational clubs	50 sq.m of Floor area
14	Educational buildings	200 sq.m of Floor area plus 1 bus parking space measuring 3.5mx7.5m for every 120 students. In addition to the parking provisions, the schools must provide drop-off lane
15	Banquet Halls/ Marriage Gardens/ Kalyana mantaps	20% of the total land area plus 1 additional car park for every 50 sqm of floor area considered for FAR. If the

Sl. No	Type of use	One car parking of 2.5mx5.5m each shall be provided for every
		additional parking is provided in open area, the area for these additional car parks shall be calculated at the rate of 25 sqm per car.
16	Private office	50 sq.m of floor area
17	Warehouse buildings and Storage facility	300 sq.m of floor area plus 1 lorry space measuring 3.5mx7.5m for every 1000 sq.m
18	Office Buildings for IT BT and Major Office Complexes with total built-up area above 20000 sq.m	50 sq.m of floor area plus 1 bus parking space measuring 3.5mx7.5m for every 1500 sq.m of floor area.
19	Parks/ Gardens, Play Grounds, Sports Facilities including Sports Complex/ Swimming Pools including Stadiums, Burial grounds/ cemeteries and cremation grounds	For the Facilities with Plot/ Site Area up to 5 Ha- 5%; For Facilities above 5 Ha- 10% of the plot/ site area shall be exclusively earmarked for parking. For activities involving floor area like sports complex, an additional parking facility at the rate of one car space for every 50 sq.m built-up area shall be provided.
20	Stadium	10% of the total plot/ site area or 1 car park for every 20 seats, whichever is higher.
21	Multi/ Single Dwellings Units	For Multi-dwelling Units (a) Two dwelling units, if the dwelling unit is less than 50sqm (b) One dwelling unit of above 50sqm and upto 120sqm of floor area. (c) Dwelling Units measuring more than 120 sqm, an additional one car parking for every 120 sqm or part thereof shall be provided for all such dwelling units. (d) 5% of the total parking area shall be provided for two-wheeler parking. (e) Additional 10% of the total parking area shall be provided for visitors parking. For Single-Dwelling Units For all plots measuring 90 sqm and above, provision of car parking is mandatory. For every 150 sqm of floor area one car park to be provided. Additional one car parking for part thereof, when it is more than 50% of the prescribed limit.

Note: 1. While calculating parking area, if part area of parking exceeds 50% of the prescribed standards, additional unit of parking has to be considered.

2. 5% of the total parking area shall be provided for two-wheeler parking.

4.18 Rain Water Harvesting

- i. Provision of Rain Water Harvesting is mandatory for all sites which are more than 120 sq.mtr in extent.
- ii. The dimension of recharging pits/trenches shall be at least 6cu.m for every 100sqm of roof area. Percolation Pits shall be filled with small pebbles or brick jalli or river sand and covered with perforated concrete slabs.
- iii. Apart from this, the following requirements are optional and may be provided depending on site conditions.
- iv. **Terrace Water Collection:** The terrace shall be connected to a sump or the well through a filtering tank by PVC pipe. A valve system shall be incorporated to enable the first part of the rainwater collected to be discharged out or to the soil if it is dirty. A filtering tank measuring 0.36 sq.mtr can be constructed near the sump. The tank can be divided by a perforated slab and one part should be filled by small pebbles and other by brick jalli. The bottom portion of the tank should have a slope to avoid stagnation of water.
- v. **Open Ground:** Where there is open ground as in the case of group housing schemes/group development schemes/land development, a portion of topsoil shall be removed and replaced with river sand to allow slow percolation of rain water. Any other method proved to be effective in conservation and harvesting of rainwater may be adopted in each and every construction or such large-scale development that is taken up.

4.19 Solar Water Heating and Lighting Mandatory

- i. In case of Group Housing Schemes/Group Development Schemes and in special and large-scale developments where there are 50 units and above, buildings proposed for Nursing Homes, Hospitals and Hotels provision for

Solar Water Heating System shall be installed and Solar Lighting System in common areas and outdoor lighting shall be mandatory.

- ii. 20% of the visitor vehicle parking area should be provided with solar charging points.
- iii. Occupancy certificate for such developments shall be granted only upon installation of solar water heating system, Solar Lighting System and Solar Vehicle parking to the satisfaction of the Authority or local authority.

4.20 No Objection Certificate (NOC)

- i. For all Development Plans, Apartment buildings and Residential layouts which come under the category stipulated by the KSPCB, necessary NOC from KSPCB (KSPCB shall mention the need for environment clearance if any in the NOC) shall be furnished.
- ii. For all buildings with a height of 21m and above, NOC from Fire Department in addition to NoC from Pollution Control Board shall be furnished at the time of building plan approval.
- iii. For Cinema theatres, the setbacks and other provisions shall be as per Karnataka Cinematography Act and Rules.
- iv. For all high-rise buildings, NOC from the Airport Authority of India/ Yelahanka Airport Station shall be furnished.
- v. For all the buildings with a built-up area of 20,000 sq.mts and above, Karnataka, the State Level Environment Impact Assessment Authority (SEIAA) NoC shall be furnished.
- vi. For all developments wherever necessary, NOC from RERA shall be furnished.
- vii. Karnataka Energy Conservation Building Code (ECBC) rules, 2018 should be followed and required NOC/ compliance certificate wherever applicable for buildings shall be furnished.

4.21 Security Deposit

- i. The applicant shall deposit a refundable non-earning security at the rate of 0.40% of the guidance value of plot of the total built-up area or as may be notified from time to time for the following categories of proposed buildings, namely:
 - (a) Residential building group housing/ multi dwelling/ apartments having more than 4 dwelling units.
 - (b) Commercial buildings
- ii. The Security Deposit shall be refunded within three years or thirty days from the date on which completion certificate is produced, whichever is later, including the cases wherein the completion/ occupancy certificate is issued after compounding the deviations within the limits prescribed in the bye-laws. If the construction is in contravention to the approved plan and beyond the limits of compounding as specified in the bye-laws and does not qualify for issue of completion/ occupancy certificate, security deposit shall be forfeited and separate action initiated as per the provisions of KTCP Act, 1961.

4.22 Sanctioning Modified Building Plan

- i. For modified building plan approval as notified by the Government vide notification-1 & notification-2 bearing no. UDD 139 GEL 2025 dated 29.10.2025, technical opinion may be furnished by the member secretary of the Planning Authority in accordance with the said notification.
- ii. Approval for addition or alteration of existing buildings which have been approved prior to commencement of these regulations shall be granted as per these regulations, subject to structural stability certificate.

General:

- i. Mezzanine floor is permitted between any two floors in the buildings, the area of which is considered for calculation of FAR, subject to a minimum area of 10 sqm and maximum of 1/3rd of the area of the respective floor.
- ii. Elevator (Lift) has to be provided for buildings with more than G+3 floors.

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- iii. If the plot/site area of a proposed building is more than 500 sq.mtr, then an area measuring minimum of 3 m x 5m abutting to the access road shall be reserved for installation of electrical transformer, while issuing building permission.
 - iv. All public buildings shall be designed considering the requirement for the differently abled persons and the parking areas shall have dedicated parking and the supporting facilities for the vehicles for differently abled persons.
 - v. One service lift to provide for the Apartment / Group housing building with a height of 21 m and above which is addition to the lifts are normally to be provided as per norms.
 - vi. While developing a land, if for any reason, the road has to be stopped without continuation, and then Cul de Sac with turnaround area of 9.0 Radius at the end shall be provided.

4.24 Regulation for Transit oriented Development (TOD)

In case of areas falling within the 250m from the Centre of the **metro / IRR / STRR/ TRR / PRR / Railway station or any road with RoW 90m and above** from the edge of the terminal an additional FAR over and above the maximum allowable FAR subject to a ceiling of 4 FAR for the area of the plot falling within the 500mtr zone may be permitted for all permissible uses, irrespective of the FAR applicable for the respective uses in the respective tables subject to:

- i. Fulfillment of regulations related to set-back, parking and height requirements as per the road width.
- ii. Applicable only after the completion of the metro stations and also the same to be confirmed by the BMRCL. Till such time the existing regulations shall apply.
- iii. The charges for FAR above the maximum allowable FAR (including the FAR against Transfer Development Rights) subject to a ceiling of 4 in case of Metro Terminals/ Stations shall be as per the rates notified by the Government from time to time.

The total applicable FAR for the plot shall be sum of the FAR applicable on area of plot within 250mtr distance from the centre of the metro station as provided by

BMRCL with a ceiling of 4 (if maximum allowable FAR is less than 4) and maximum allowable FAR on the area of the same plot falling outside the 250mtr distance. The sum of the FAR so derived can be utilized over the entire area of the plot subject to fulfillment of other regulations.

4.25 Premium F.A.R Granted by Levy of Premium Charges.

1. The Premium F.A.R by levy of premium charges is the additional F.A.R granted over and above the ordinarily permissible F.A.R, on the basis of levy of premium charges by the Authority who accords permission for development of building or land under section 15 of the Karnataka Town & Country Planning Act, 1961, and in the areas as specified under Clause 2 below.
2. The maximum additional F.A.R available for utilization for development of additional area in any property by purchase of Premium F.A.R shall be not more than the maximum extent given in the table below and only on such roads and areas as given in table below. Provided further that in order to utilize the full extent of the additional F.A.R, the Premium F.A.R shall be utilized along with the DRCs/TDRs issued under section 14B of the Karnataka Town & Country Planning Act, 1961, as per table given below:

Areas as defined by the Road Width where additional FAR may be sanctioned (m)	The maximum additional FAR permitted by utilising TDR along with Premium FAR	In case of premium FAR is used without using TDR, Maximum additional FAR allowed out of column (2)
1	2	3
>9 and <12	0.6	nil
12 & above	0.6	0.4

➤ Entries in column (2) and (3) are in multiples of permissible FAR.

3. The format for application and utilisation of the Premium F.A.R granted by levy of premium charges shall be in the prescribed format.
4. The Premium F.A.R granted by levy of premium charges, not exceeding limits as specified in point 2, may be allowed at the building site abutting road width of more than 9m.
5. Premium F.A.R charges –

- v. The guidance value of the developed site on the same plot & put to same use as intended to be built using Premium F.A.R shall be taken as the base value.
- vi. Premium F.A.R charges shall be 50% of the guidance value of the additional notional sital area. Provided that Premium F.A.R charges per square meter of the additional area built shall not be less than 28% of the rate of the Guidance Value per square meter of the building site on which building is proposed.

Illustration

Particulars	
Area of the site / Plot where Premium F.A.R is sought	10000 sq.m
Latest Guidance Value of the Developed site at Plot as per Notification u/s 45B of Karnataka Stamp Act 1957	Rs.5000 per sq.m
Coverage Allowed on each Floor (say)	5000 sq.m
Area of Each Floor = Plot Area x 50%	50%
Allowable F.A.R	2.5
Allowable total F.A.R Area (Permissible F.A.R)	10000x2.5=25000sq.m
Permissible number of floors (25000/5000)	5
No. Of Extra Floors desired by the developer (for illustration purpose)	2
Additional F.A.R Area to be constructed through Premium F.A.R	10000 sq.m
Additional F.A.R Area required as Premium F.A.R (Notional Area)	10000 sq.m/2.5=4000 sq.m
Premium F.A.R as ratio of the otherwise allowed F.A.R = 10000/25000=40%	0.4
Premium F.A.R as % age of Permissible F.A.R (this is within allowed limits of Premium F.A.R as per table in Regulation 2 above)	40%
Value of the Notional Land for additional 10000 sq.m to be constructed using Premium F.A.R = 4000 x GV of Developed Land 4000 sq.m x 5000 =	Rs.2,00,00,000/-
Premium F.A.R charges = 50% of GV of the Notional Land (4000 sq.m) 50% of 2,00,00,000/- = Rs.1,00,00,000/-	

Per square meter rate of the additional 10000 sq.m built up area = Premium F.A.R charges @ 50% divided by 10000	1,00,00,000/-/10,000 = Rs.1000 per sq.m
Lower Floor Cap for per sq meter cost of additional 10000 sq.m @ 28% of the GV Rate of the Notional Land)	28% of 5000 = Rs.1400 per sq.m
Final Price for additional built-up area of 10000 sq.m @ Rs.1400 per sq.m	Rs.1400 per sq.m x 10000 sq.m Rs.1,40,00,000/-

6. The Guidance Value at building site shall be latest developed site rates as on the date of issue of Utilisation Certificate for the Premium F.A.R granted by levy of premium charges and for the use that the property is put to or sought to be put to and as published in the Gazette Notification by the Government of Karnataka under the Karnataka Stamp Act 1957.
7. The Guidance Value of land at building site shall not be taken from the Guidance Value of Agricultural or Converted Undeveloped land.
8. The cost of construction prescribed in the Notification under section 45B of the Karnataka Stamp Act 1957 shall be used for the purpose of calculating the value of the additional building being constructed through Premium F.A.R.
9. In case of 2 or more abutting roads at building site, the highest Guidance Value provided to a road abutting the building site shall be considered for levying premium charges for grant of the Premium F.A.R.
10. The Certificate of the Premium F.A.R granted by levy of premium charges shall be issued subject to free of cost relinquishment of area reserved for public utility and Master Plan Roads overlapping at Building Site and other provisions of the Karnataka Town & Country Planning Act, 1961, to the Planning Authority or Urban Local Bodies who issues the Premium F.A.R Certificate. In case of any dispute regarding any of above, by the Developer, the Chief Executive Officer of the Planning Authority or Urban Local Body, which is issuing the Premium F.A.R reserves the full right to not to allow any release of plan and certificate of Premium F.A.R grantable by levy of premium charges.
11. Certificate for Premium F.A.R granted by levy of premium charges shall be surrendered to the authority sanctioning or approving the development plan

under section 15 of the KTCP Act, 1961, before the release of plan sanction of the Building on which Premium F.A.R is loaded.

12. Premium F.A.R shall not be transferrable and must be utilised only at the building site for which it is issued.
13. Premium F.A.R granted by levy of premium charges if left unutilised with a Developer or a Purchaser due to any reason whatsoever shall not be transferred or reimbursed by the authority which issued it.
14. Premium F.A.R granted after levy of premium charges may be renewed by the authority which issued it or is authorized to issue it, in case of expiry of license period after taking sanction of Plan, subject to payment of revised Premium F.A.R charges as may be applicable on the date of renewal.
15. Developed Site Guidance Value for the land and Building Cost for the building at building site based on location and type of use, as on the date of issue of Certificate for Premium F.A.R shall be applicable for levying Premium charges for grant of Premium F.A.R. Any increase in the Guidance Value of land or the building cost, at building site after the date of application of Building Plan and before the release of Certificate shall be passed on to the Developer/Applicant.
16. In case of subsequent modification of plan or change of land use, the difference of premium charges for grant of Premium F.A.R shall be levied and recovered from the Developer/Applicant at the time of issuance of modified plan.
17. Accounting for the Premium F.A.R granted on the basis of levy of premium charges shall be maintained by the Authority which issued it.
18. Transfer of the Certificate of Premium F.A.R granted by levy of premium charges from one site/property to another shall not be allowed for any reason whatsoever.
19. The premium charges levied for the grant of Premium F.A.R shall be non refundable in case of cancellation of Building Plan.
20. Setback relaxation for the utilisation of Premium F.A.R granted by levy of premium charges shall be same as what is applicable in the existing rules for utilisation of the D.R.C/T.D.R.
21. The premium charges collected by grant of premium floor area ratio shall be deposited in a separate head of account and shall vest solely with the Authority

which issued it and the same shall be utilized only for the purposes of land acquisition and public infrastructure and the development of public infrastructure within the jurisdiction of the said Authority; and shall not be utilized, inter-alia, for repairs, maintenance and miscellaneous works at any time.

22. The transfer of funds from the corpus of premium charges levied for grant of Premium F.A.R for infrastructure development within the jurisdiction to any other separate Authority or SPV or Development Agency shall be as per order, either specific or a general policy, of the Government.
23. All appeals with respect to grant of Premium F.A.R by levy of premium charges by the authorized Authority shall lie with Additional Chief Secretary, Urban Development Department, Government of Karnataka, whose decision shall be final.
24. Undervaluation of premium charges leviable for grant of Certificate of Premium F.A.R shall be a cognizable offence similar to defalcation of public funds illegally from the Government Treasury and liable for action for Theft and Criminal Breach of Trust by Public Servants as punishable under Prevention of Corruption Act and the Bharathiya Nyaya Samhita (BNS). If proved, an amount equal to double the amount of undervaluation shall be recovered from the public servants concerned who are jointly and severally liable without prejudice to any other criminal and departmental proceeding that may be undertaken.

5. REGULATIONS FOR APPROVAL OF LAYOUTS IN RESIDENTIAL AND NON-RESIDENTIAL ZONE

The purpose of these regulations is to guide the development of new areas in accordance with the land use plan. As long as this is done on sound planning principles with adequate space standards, the future of the Town is assured. This will not necessitate costly corrective measures, which would become necessary, if sub-standard growth is allowed to take place. These regulations are confined to standards of size of plots, street widths and community facilities. While approving under section 17 of the Karnataka Town and Country Planning Act, 1961, the Planning Authority shall follow the rules as prescribed in the Act for approval & release of site along with following planning standards. The Authority reserves the right to modify the layout submitted by the applicant / owner and may impose any

condition either from the planning point of view or in the interest of public.

A. Amalgamation

The Amalgamation shall be regulated as per the following provisions.

- a) Ownership of the plot proposed for amalgamation could be in single or multiple names/family members/ company. But amalgamation shall not be considered if the plots are under lease agreement.
- b) If any portion of the amalgamated properties has been relinquished free of cost for road widening, then the regulations applicable for the land use of the plot abutting the road shall be applicable for the entire amalgamated property (except for the land uses for the portions falling under agricultural zone outside the conurbation area, park and open spaces, roads, public and semi-public, public utilities). In such cases, the owner shall be eligible for utilizing for the applicable FAR on the land relinquished to the Authority on the balance land left with the owner subject to fulfillment of other regulations.
- c) Any of the individual plot which was used as part of the Amalgamated plot for becoming eligible for higher FAR shall not be permitted for approval as individual plot unless the higher FAR claimed as a result of amalgamation for amalgamated plot is cancelled / withdrawn.
- d) The plots falling in unauthorized developments shall not be considered for amalgamation.
- e) The existing road will be considered for computing not on the amalgamated size of plot.
- f) The plot carved-out in the sub-division layout cannot be amalgamated with the single plot layout.
- g) The plots falling in sub-division of layout shall not be amalgamated with approval of single plot.

B. Bifurcation

The Bifurcation shall be governed as per the following provisions.

- a) A Plot/ Site which is a part of the sub division plan/ layout/ scheme duly approved by the Authority may be further bifurcated with prior permission of the Authority and the sub-divided plot shall not be less than the prescribed size in sub-division regulation.
- b) The bifurcated plot shall have a minimum of 6m frontage.
- c) In the case of any bifurcation, whether corner site or intermediate site, front setback for the resulting site abutting the road shall be the same as that of the original site and not that of the subdivided site.
- d) Bifurcation cannot be applied to Single Plot layout. If necessary, sub-division regulation of respective uses to be followed.

5.1 Approval of Single Plot

Any single plot approval under section 17 of the Act shall be provided as follows:-

- i. Single Plot approval shall be considered for extent up to 1 Ha. In case of a single plot for residential use, the land shall have minimum approach of 9.00m wide public road and land use shall be in accordance with the proposals of Master plan and land should be converted for residential purpose. In case of non-residential use, the minimum area of single plot and width of abutting road shall be as specified in Table-23 and land should be converted for its respective purposes.
- ii. Single plot approval by the Authority for an area above 4000 sq.mtr but not exceeding 1Ha, shall be, subject to the following:-
 - a. in case of residential use, one contiguous parcel of land of at least fifteen percent (15%) of the plot area shall be reserved for park;
 - b. In case of non-residential or mixed-use purpose, one contiguous parcel of land of at least ten percent (10%) of the plot area shall be reserved for park and five percent (5%) of the plot area shall be reserved for surface parking;
 - c. The said areas reserved for park and area reserved for road as per the

Master Plan shall be relinquished free of cost to the local body at the time of approval of single plot under section 17 of Act. The area reserved for surface parking shall be maintained for parking purpose and shall be handed over to the association of building owners;

- d. The total area considered for single plot approval shall be reckoned for determining Floor Area Ratio (FAR) while according approval under section 15 of the Act. The net area excluding areas reserved for road, park, surface parking shall be considered for determining coverage and setback; and
- e. Areas reserved as buffer for nala or water body or high-tension line or any buffer may be reckoned in the areas under the parks and shall be indicated in the plan as par, if so sought, by the applicant. Native trees shall be planted in the areas reserved for park or as buffer and shall not be paved or covered by any hard surface which prevents percolation of rain water.

Provided further that in case of water body or high-tension line or foot track or cart track divide the plot into more than two plots and the foot track or cart track have not been re-aligned to the edge of the plot in accordance with law, then the park may be split into more than two parcels.

Provided also that by incorporating the Master Plan roads or foot track or cart track or by continuing the existing roads through the plot, nala, if the plot is divided into two or more, such cases shall be treated as single plot, subject to relinquishment of road area under section 17 of Act, free of cost to the Authority.

- iii. In case of single plot approval for an area upto 2,000sq.mtr, being sanction under section 17 of the Act, the owner of the plot shall be liable to pay charges, in lieu of reservation of land for park or surface parking, to the authority at the rate of five percent (5%) of the guidance value as under section 45B of the Karnataka Stamp Act, 1957, for the converted un-developed land at the same spot where the single plot is located and put to the same use as the proposed use of the single plot.

Provided that collection of these charges and reservation of park is exempted in case of single plot with area of extent upto 55 sq.m.

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- iv. In case of single plot approval for an area exceeding 2000 sq.m but not exceeding 4,000 sq.m., either the charges shall be levied to the authority at the rate of ten percent (10%) of the prevailing guidance value as under section 45B of the Karnataka Stamp Act, 1957, for the converted un-developed land at the same spot where the single plot is located and put to the same use as the proposed use of the single plot or one contiguous parcel of land of atleast ten percent (10%) of the plot area shall be reserved for park and handed over to the authority through registered relinquishment deed free of cost, irrespective of use of the plot as residential or non-residential or mixed use purpose.
 - v. No sub-division or bifurcation of any land or plot, shall be approved by the Authority for any extent of land except the single plot already created by a registered deed, before the commencement of these regulations.
 - vi. In case the single plot approved under this chapter, it is required to be further sub-divided, approval of the Authority shall be treating it as sub-division of land and the norms applies accordingly as prescribed in the Zonal Regulations.
 - vii. The charges in lieu of reservation of area for park shall be collected in a separate escrow account and shall be utilized exclusively for acquiring land designated as park in the Master Plan and for development of such acquired areas as park.
 - viii. Guideline for earmarking of park, Playground shall be followed as per the section 5.5 of the regulation.
 - ix. The Authority shall collect fees and charges prescribed by the Government from time to time.
 - x. Setback for the building to be referred for Table-11 and FAR to be referred to Table-12 and FAR for industrial site to be referred to Table 16.
 - xi. The provisions of this chapter shall not be applicable to the single plots or Development plans approved by the Authority before commencement of this Zonal Regulations.

Table16: FAR for Industrial site

Sl. No	Extent of the plot in sq.m	Permissible FAR	Road Width (m)
1	Up to 250	1.5	9
2	Above 250 Up to 500	1.5	12
3	Above 500 Up to 1000	1.75	15
4	Above 1000 Up to 2000	1.75	18
5	Above 2000 Up to 4000	2.00	18
6	Above 4000 Up to 8000	2.00	24
7	Above 8000	2.25	24

5.2 Sub-Division Regulations

5.2.1 Residential Layouts

The approval of residential layout plan shall be subjected to the following conditions.

1. The land in question shall be converted for non-agricultural purpose.
2. The land shall have minimum approach of 9.00mtr wide public road and land use shall be in accordance with the proposals of Master plan.
3. The necessary charges and fee shall be collected as per Section 18 of KTCP Act and as prescribed by the government from time to time.

Regulations

a. Area for Residential development:

1. Apart from the provision for amenities and open spaces, the area for residential development shall be up to a maximum of 55 % of the total land area.
2. A maximum of 3% of permissible residential area may be earmarked for commercial use subject to the fulfillment of minimum road width requirements for commercial use.

b. Parks / open spaces and playgrounds:

1. Parks / open spaces and playgrounds shall not be less than 10 % of the total

land area. This shall be relinquished to the Local Authority free of cost.

2. Areas covered under buffers as per the provisions in these zoning regulations may be shown as park in the layout plan and shall be considered as part of mandatory 10% parks and open spaces.
3. If layout area is less than 4000 sqm then 15% of park shall be reserved as per G.O. No.UDD 162 BemRuPra 2011, Bangalore, Dated 14.09.2012.
4. Guideline for earmarking of park/open space, playground has to be followed as per the section 5.5 of these regulations.
5. If the layout extent is more than 10 Acre, adequate extent of land shall be earmarked for provision/ installation of utilities/ facilities like transformer, sewage treatment plant, overhead water tank, bus bay/shelter, SWM, Police post, etc as may be directed by the Authority or as per the requirements laid down by different agencies responsible for provision of utilities, this area may be taken into calculation under either CA or park as the case may be, which shall not be more than 2%.

c. Civic amenities:

- i. After making provision for parks and roads in the layout, the minimum 5 % of the land should be reserved for civic amenities. This shall be relinquished to the Authority free of cost.
- ii. Guideline for earmarking of Civic Amenity may be followed as per the section 5.5 of the regulation.

d. Exemptions

If by incorporating major roads proposed in the Master Plan, the area under roads exceeds 45%, in such case the reservation under parks and civic amenities may be exempted. The area under such major Master Plan Roads shall be relinquished to Local body free of cost and free of encumbrance.

e. Road Within the Layout:

1. The minimum width of road within the layout shall not be less than 9 mtr and the road widths shall not be less than the site widths facing the respective road, whichever is higher. While developing a land, if for any reason, the road has to be stopped without continuity, in such case cul-de-sac with turnaround of 9.0mtr radius at the end shall be provided.
2. No building plot resulting from a sub-division after these regulations come into force, such plots must have minimum of 6.0mtr frontage and site area not be less than 54.0sq.mtr in residential zone. In specific cases of sites for housing schemes for economically weaker sections, low-income groups, slum clearance and Ashraya housing, the authority may relax the above condition.
3. The road proposed for the layout shall mandatorily connect to adjoining layouts/ development.
4. Minimum width of streets proposed in layouts is as per Table- 24.
5. If any roads proposed in the Master Plan are passing through the land in question, it shall be incorporated in the Plan and the land shall be handed over to the Authority free of cost.
6. Any road proposed inside the layout which is connecting to SH/NH shall be of minimum of 12 mtr width.

5.2.2 Non- Residential Layouts

The approval of non-residential layout plan shall be subjected to the following conditions.

- i. The land in question shall be converted for non-agricultural purpose.
- ii. The land shall have minimum 12.00 mtr access from public road and land use shall be in accordance with the proposals of Master plan.
- iii. The necessary charges and fee shall be collected as per Section 18 of KTCP Act and as prescribed by the government from time to time.

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- iv. The minimum area for the approval of a layout shall not be less than 1 Ha provided that:
 - (a) If a single owner does not possess the entire 1 Ha as the case may be, a group of owners may jointly apply to the Authority.
 - (b) In case of areas adjoining to the developed/ approved layouts wherein 100% sites are released or partly released, minimum extent of 1 Ha may be relaxed by the Authority if the owner/applicant of the land seeking approval of the layout plan for the extension of the adjoining land is same.

Regulations

a. Vehicle Parking:

A minimum 5% of the total extent of land shall be reserved for vehicle parking and this shall be in addition to the parking space prescribed in the Zoning Regulations as per the total floor area of the building.

b. Parks/Open spaces

- i. A minimum of 10% of the total area of layout shall be reserved for parks and open spaces. Public utilities, such as waste handling facilities, substations, or transformer yards, may be permitted within this area, provided they do not exceed 5% of the designated park area.
- ii. Areas covered under buffers as per the provisions in these zoning regulations may be shown as park in the layout plan and may be considered as part of mandatory parks and open spaces.
- iii. The areas earmarked for Parks, Utilities and Parking shall be relinquished to the Local body (free of cost and free of encumbrance) and if required, the local body may handover the area for maintenance to the User's welfare association.
- iv. Guideline for earmarking of park/open space shall be followed as per the section 5.5 of the regulation.

Road within the layout:

- i. Minimum width of roads shall not be less than 12.00m for plots within the layout.
- ii. For non-residential plots minimum frontage of 12.00m & minimum 216 sq.mtr site area is required.
- iii. If for any reason, the road has to be stopped without continuity, in such case cul-de-sac with turnaround of 9.00mtr radius at the end of the road shall be provided based on the road width.
- iv. The road proposed inside the layout shall connect to adjoining layouts/ Development.
- v. Park & Open Spaces, Surface Parking, Public Utilities area & Roads shall be handed over to the local Authority.

5.3 Regulations for Residential Development Plan

- i. The minimum area for the approval of a Residential Development Plan not be less than 1 Ha.
- ii. If a single owner does not possess the entire 1 Ha a group of owners may jointly apply to the Authority.
- iii. The land proposed for the residential development plan shall have an access from an existing public road of 12.00 mtr wide.
- iv. A maximum of 5% of total plot area may be earmarked for commercial use on owner's request subject to the fulfillment of minimum 12.00 m driveway. The activities permitted in such commercial use are primarily meant for the residents/ residents of neighboring areas.
- v. Minimum 10% of the land shall be reserved for park & open space and same shall be developed and relinquished to the Local body free of cost for maintenance.
- vi. Guideline for earmarking of park and open space has to be followed as per the section 5.5 of the regulation.

- vii. Areas covered under lakes/streams including the applicable buffers thereof or as part of any other mandatory buffer of eco sensitive zones as per the provisions of these zonal regulations may be shown as park in the Development plan and may be considered as part of mandatory 10% parks and open spaces, as the case may be.
- viii. A minimum 5% of total plot area shall be provided for common amenity and the owner or developer shall develop such common amenity which finally shall be handed over to the local residents' association.
- ix. 5% of the total area shall be reserved for visitors parking in addition to the parking required for the buildings.

5.3.1 FAR and Ground Coverage for Development Plans

FAR is calculated on the total land area after deducting common amenity.

Explanation: “Common Amenity” for the purpose of these regulations shall refer to facilities intended for the shared use of residents or users of the premises. These may include, but are not limited to, a library, clinic, clubhouse (with or without a gym), salon, spa, indoor games area, swimming pool, grocery store, vegetable shop, and other incidental facilities that serve the common needs of the residents. The area reserved for common amenities shall be handed over to the Apartment Owners' Association/the Residents' Welfare Association.

Table 17: FAR & Ground coverage for Residential Development Plan/Group

Housing

Road Width(m)	Maximum Ground Coverage	FAR
12.00	60%	2.00
Above 12.00 upto18.00	55%	2.25
Above 18.00 and upto24.00	55%	2.50
Above 24.00	50%	2.75

Note:

- a) Approval of development plan showing the general arrangement of residential building blocks, and dimensions of plot earmarked for each building block,

means of access roads and civic amenity areas should precede the approval to building plan.

- b) In case, the height of group housing building exceeds 9.0 m, then setback to be left all-round the premises shall be as per Table – 11.
- c) Parking requirement shall be as per Table – 15. In addition, 10% of the total parking shall be reserved for visitors parking separately.
- d) Internal driveways and park area shall be developed by the owner / developer himself for the specified purpose only.
- e) Park area reserved in the development plan shall be handed over free of cost to the Local body by a relinquishment deed and the same may be allowed to be maintained by the local residents' association (Reg), if the local body so desires.
- f) A minimum 5% of total plot area shall be reserved for C.A and the owner/developer shall develop the civic amenities which finally shall be handed over to the local residents association for maintenance. The mode of such handing over shall be decided by the Authority.
- g) The roads as shown in the Master Plan shall be incorporated and shall be handed over to the Local body free of cost through a registered relinquishment deed.

TABLE 18: Semi-detached houses

01.	Minimum combined area of the Neighbouring plots	140 sqm
02.	Building coverage	As applicable to individual plots
03.	Floor area ratio	“
04.	Maximum number of floors	“
05.	Minimum road width	“
06.	Front setback for back-to-back plots	Shall be equal to the sum of front and rear setbacks of individual plots

07.	Side setbacks for plots joined at the side.	On a plot on which a semi-detached building is proposed, the side setback for each unit shall be the total of the left and right setbacks to be left in case of Individual plots.
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TABLE 19: Row Housing (Maximum 12 units, minimum 3 units)

1	Minimum combined area of plot	210sqm
	Maximum area of each plot	108sqm
3	Building coverage	As applicable to individual plots
4	Floor area ratio	
5	Number of floors	
6	Minimum road width	
7	Setbacks minimum	Front: 2.00m Rear: 1.50m Side: 2.00 m only for end units

5.4 Regulations for Non- Residential Development Plans

- The minimum area for the approval of a Non-Residential Development Plan shall not be less than 1 Ha
- If a single owner does not possess the entire 1 Ha may be, a group of owners may jointly apply to the Authority.
- In case of areas adjoining to the approved Development Plan, minimum extent of 1 Ha may be relaxed by the Authority if the owner/applicant of the land seeking approval of the development plan for the extension of the adjoining land is same.
- The land proposed for the development plan shall have an access from an existing public road of not less than 15 mtr in width.

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- e) Area for ancillary uses shall be permitted as per the regulations for a particular land use defined in regulations for specific land use.
 - f) Minimum 10 % of the land shall be reserved for Park & Open space for the Development Plans. The open space (park) shall be relinquished to the Local body free of cost and the same shall be handed over to the Users association (registered) for maintenance, which shall maintain the open spaces to the satisfaction of the Local body.
 - g) Guideline for earmarking of park/open space shall be followed as per the section 5.5 of the regulation
 - h) A minimum 2.5 % of total plot area shall be provided for utilities and 5% for common/ visitors parking and the owner or developer shall develop such utilities/ parking lots which finally shall be handed over to the concerned association for maintenance. The mode of such handing over shall be decided by the authority.

5.4.1 FAR and Ground Coverage for Non-residential Development Plans

The FAR for the Development Plans are given in Table-20. The FAR shall be calculated on the total land area. The Ground Coverage shall be considered on the total area after deducting the area surrendered for Master Plan Road or road widening area or both, if any.

Table 20: FAR & Ground coverage for Non-residential Development Plan

Road Width (m)	Maximum Ground Coverage	FAR
12.00	60%	2.00
Above 12.00 upto 18.00	55%	2.25
Above 18.00 and upto 24.00	55%	2.50
Above 24.00	50%	2.75

Table 21: Regulations for Flatted Factories

1.Minimum plot area:	1,000sq.mtrs.
2.Maximum plot coverage:	40%
3. FAR:	1.50 upto12.0m. road width and 1.75 above12.0m. road width.
4.Minimum setbacks:	Front-8.00m, Rear-4.50m, Sides-4.50m

5.5 Guidelines for earmarking Parks and Civic Amenity

Earmarking parks and Civic Amenity (CA) during the approval of a single site layout, sub-division of layout and development plan involves following specific guidelines to ensure proper planning, usability and environmental sustainability.

5.5.1. Guidelines for earmarking Parks/Open Space & Play ground:

Standards for Reservation of Parks &Playground shall be as below;

Sl. No.	Layout extent Acre-Gunta	Parks		Maximum no. of Playground
		Maximum No. of Parks	Minimum area of each Park (Sq.m.)	
1	Upto 10-00	1	-	-
2	Above 10-00 upto 20-00	1	-	1
3	Above 20-00 upto 40-00	2	2000	1
4	Above 40 upto 60-00	3	3000	1
5	Above 20	4	4000	1

1. Parks and open spaces shall be located based on the natural topography of land such as low-lying areas, area adjacent to lakes/ tanks, natural stream, rocky outcrops, quarry sites, filled land, wells and physical features like HT lines, electric substations, water treatment plants, sewage treatment plants, tree lines etc.,
2. In case of proposal for approval of layout adjacent to the earlier approved layout, Park/ Open space/ Playground shall be earmarked adjacent to the existing Park/Open space/ Play ground in the already approved layout.
3. In case of residential layouts of extent ten acre and above 1/3rd area shall be reserved exclusively for open play ground in the area to be reserved for Park/ Open space/ Playground land use. Playground shall abut minimum 12 m wide road.

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4. The number of Parks & Playground and its area to be reserved shall be as specified in the Table-1. Small area of open spaces reserved in excess of the required number of Park/ Play ground as specified in Table-1 shall not be counted for the mandatorily required Park/ Open space/ Playground land use.
 5. In case of layouts where Buffer/No development zone is to be reserved for lakes/tanks, natural valley/streams/nalas, H.T. lines, railway line and forest etc, the number of parks and the area of parks as specified in Table-1 shall be after reserving the area for such buffer. The balance of Park area shall be ideally located adjacent to the required buffer area.
 6. Park/ Open space/ Playground shall be protected by chain link fencing/ grill & basement wall type boundary protection. The park area shall be provided with walking path, sitting benches and other related facilities.
 7. In any inevitable circumstances the width of Park shall be a minimum of 6m.
 8. Whenever layout area is 10 acre and above, required area as per the norms for installation of utilities like Transformer, STP, OHT, composting site etc., shall be reserved in the area considered for Park/ Open space/ Playground land use. Area for these utilities shall not exceed the limits prescribed in the Zoning Regulations.
 9. Natural streams, Nalas etc., shall be maintained by stone pitching.
 10. The storm water drains within the layout shall lead to the low-lying park area and rain water harvesting shall be done mandatorily.
 11. Native trees and fruit bearing trees shall be planted and maintained by the developer/owner for an initial period of 3 years.
 12. Name board depicting the PUBLIC PARK shall be displayed on the predominant view side of the park.

5.5.2 Guidelines for earmarking Civic Amenity sites:

Standards for Reservation of Civic Amenity site shall be as below;

Sl. No.	Layout extent Acre-Gunta	Maximum No. of CA Sites	Minimum area of each CA Site (Sq.m.)	Minimum width of abutting road
1	Upto 5-00	1	-	9 m
2	Above 5-00 upto 10-00	1	-	12 m
3	Above 10-00 upto 20-00	2	1000	12 m
4	Above 20 upto 40-00	3	1000	15 m
5	Above 40-00	4	2000	18 m & above

1. Civic Amenity site shall be preferably located near the entrance of the layout area or layout portion where future developments are expected.
2. In case of proposal for approval of layout adjacent to the earlier approved layout, Civic Amenity site shall be earmarked adjacent to the existing Civic Amenity site in the already approved layout.
3. The minimum dimension (Length/breadth) of civic amenity sites in any case shall not be less than 12 mtr. The minimum area, abutting road width shall be as per Table above.
4. Civic Amenity sites shall be protected by chain link fencing/ grill & basement wall type boundary protection.
5. Name board depicting the civic amenity site no., area and the name of planning authority as the owner shall be displayed on the predominant view sides.
6. Whenever layout area is 10 acre and above, area for installation of utilities like bus bay/bus shelter, site for segregation of waste generated within the layout and for such other utilities may be earmarked under Civic Amenity use as per URDPFI guidelines.
7. The outer boundary of C.A site shall be planted with native trees and fruit bearing trees.

5.6 Regulations for Industrial uses/ buildings

In case of planned industrial areas, the ancillary uses up to a maximum of 10% could be allowed. However, if the area is exclusively planned for Hi-Tech

Industrial Use, ancillary permissible uses as given in Table 23 are permissible to an extent of maximum 40% of the built-up area out of which up to 1% could be used for commercial activities. In case of areas planned as General Industrial Area, the plots/ blocks allotted for Hi-Tech Industries shall also be eligible for 40% of the built-up area for ancillary use and the regulations applicable for Hi-Tech Industries.

(a) Regulations for High Tech Industrial uses/ buildings (I-2)

- i. The regulations for Industrial- Hi-Tech shall be applicable for plot sizes upto 12000 sq.m.
- ii. The FAR, ground coverage and other regulations such as set-back, parking for Industrial Hi-Tech shall be governed as per the regulations prescribed for Commercial Land Use irrespective of the Land Use Zone subject to permissible uses as per the road widths and the space standards. The Base FAR for Hi-Tech Use will be 0.25 above the prescribed FAR.
- iii. For plot sizes above 12000 sq.m for Industrial- Hi-Tech, the regulations for non-residential layouts/ non-residential Development Plan shall be applicable.
- iv. For Plots above 2000 sq.mtr in case of Hi-Tech Industrial Plots, 10% of the total area shall be earmarked for open spaces. The ground coverage in such plots shall be considered after deducting 10% open space whereas the FAR shall be applicable on the total plot area. The plots falling on higher road widths in case of Hi-Tech Industrial Plots may be allowed higher ground coverage up to a ceiling of 50%, however, in such cases, FAR corresponding to such ground coverage shall be applicable. Example- Plot on road above 30.5 mtr road applying for 50% ground coverage can be permitted subject to a maximum FAR of 2.5.

(b) Regulations for Industrial uses/ buildings (I-1, I-3, I-4 & I-5)

- v. In Industrial Use Zone, commercial use may be permitted as main use subject to road width and space standards. The regulations for commercial shall be applicable for such developments.
- vi. The ground coverage and set-backs for different plot ranges along with the

requirements for minimum frontage and the road width for Industries other than Hi-Tech Industries shall be as given in Table 22.

Table 22: Setbacks and Coverage for Industrial Buildings (other than Hi-Tech)

Sl No	Extent of the Plot in sqm	Min. Frontage (m)	Maximum Ground Coverage	Setback in meter			Road Width (m)
				Front	Rear	Side	
1	Up to 250	9	Shall be governed as per setbacks	4.50	2.50	1.50	9
2	Above 250 Up to 500	12	-do-	4.50	3.00	3.00	12
3	Above 500 Up to 1000	15	-do-	4.50	4.50	4.50	15
4	Above 1000 Up to 2000	18	-do-	8.00	6.00	6.00	18
5	Above 2000 Up to 4000	24	65%	10.00	8.00	8.00	18
6	Above 4000 Up to 8000	30	65%	10.00	8.00	8.00	24
7	Above 8000	30	65%	10.00	8.00	8.00	24

5.7 Space Standards for Different Uses

The space standards for various key activities/ uses shall be as per Table 23. It is further clarified here the ancillary activities permissible under special circumstances in Residential Land Use Zone shall be permissible within the provisions of Clause 5.2 and the space standards defined herein under.

Table 23: Space Standards for Different Uses

Sl. No	Common to all permissible zones	Minimum size of plot (sq.m)	Minimum Road width (m)
A	Socio-cultural Facilities		
1	Public libraries	300	12
2	Community Hall	750	12
3	Social clubs and amenities	1000	15
4	Places of congregation	1000	18
5	Kalyana Mantaps /Conference hall/ Multiplex/Convention centers / Auditoriums/ Game Centers/ Sports Complex/ Mall	2000	18

B	Educational Facilities		
1	Primary and Middle School (1-5/ 1-8 Standard)	2000*	12
2	High school (1-10 Standard)	4000*	12
3	Integrated Secondary School (1-12 Standard)	10000*	18
4	Integrated secondary residential school, college and higher educational institutions	20000*	18
C	Health Facilities		
1	Polyclinic/ Maternity Homes (up to 10 beds)	300	12
2	Nursing Homes (11-30 beds)	600	15
3	Nursing Homes/ Hospitals (31-50 beds)	2000	15
4	Specialty/ Multi-specialty Hospitals (More than 50 beds)	5000	18
5.	Teaching Hospitals/ Medical Colleges	As per MCI Norms	18
D	Lodging Facilities		
1	Service Apartments, Hostels	500	12
2	Hotels and lodges	500	12
3	Star hotels (up to 3 star)	2000	15
4	Star Hotels (above 3 star)	6000	24
E	Storage Facilities		
1	LPG storages	750	12
2	Petrol pumps / Fuel station	900	12
3	Cold storage, ice plant	2000	15
F	Transport Related Facilities		
1	Automobile Workshop: a) 2-wheeler b) L.M.V c) H.M.V	250 400 750	12 15 18
2	Multi storey car parking	1000 (For Mechanized) 2000 (Ramp based)	12
3	Truck terminals / Transportation Hub	20000	24

G	Office and Commercial Complexes		
1	Office and Commercial buildings in C3 and I-2	Up to 500	12
		500-1000	15
		Above 1000	18
2	R and D lab	2000	15
3	Uses in C4 and C5 (excluding C1,C2 and C3)	4000	24

***Note:**

- For schools, colleges, and other educational institutions, designated pick-up and drop-off areas with a minimum width of 12.0 meters shall be provided within the plot premises to ensure smooth traffic flow on the adjoining approach road. The same shall be notified for public information on the road side.
- Area requirement shall also satisfy the standards stipulated by the concerned departments.
- All the educational institutions must earmark at least 10% of the total land area as play area.

5.8 Standard of Roads

a. Layouts

Minimum Right of Way for streets proposed in layouts is as per table- 24.

Table-24: Roads in layout

Sl.No	Length and category of streets	Minimum width of road in m
Residential		
1	Minimum road width	9.00 m
2	every fourth road in a layout shall have	12.00m
Commercial		
1	Retail	12.00 m
2	Wholesale and others	18.00 m
Industrial		
1	Up to 2.0 Hectare	12.00 m
2	Above 2.0 Hectare	18.00m

b. Residential / Non- Residential Development Plan and Single Plot approval

One public thoroughfare of 9mtr in Residential and 12mtr in Non-Residential shall be provided at the edge of the property or depending upon the ground

situation to provide public road access to the rear property. This shall be handed over to the local body at free of cost through relinquishment deed.

Note: This may be exempted

1. If the frontage is less than 200mtr.
2. If any private land is not available in the rear side.

5.9 Ban of Laser Lights

In accordance with the Aircraft Rules of 1937 and CAR para 5.3.1.1 and 5.3.1.2, to protect the safety of the aircraft against the hazardous effects of laser emitters, protected zones around the airport in the radius of 18.5kms shall be established for the following:

- A laser beams free flight zone (LFFZ)
- A laser beams critical flight zone (LCFZ)
- A laser beams sensitive flight zone (LSFZ)

5.9 Special Provisions for Area Redevelopment

- i. The areas identified and indicated for Redevelopment, an additional base FAR of 0.50 may be permitted within the limitation of total maximum allowable FAR subject to the following:
 - (a) If the Size of Redevelopment area is up to 5 Ha the minimum access road shall be 15 mtr (which can be made available through redevelopment) and connecting to a higher order Master Plan Road.
 - (b) If the Size of Redevelopment area is above 5 Ha, the minimum access road shall be 18 mtr (which can be made available through redevelopment) and connecting to a Master Plan Road of 18 m or more.
- ii. The Redevelopment Plans shall mandatorily follow the regulations for Non-residential sub-division/ development plan, as the case may be.
- iii. In such cases, the Traffic Impact Assessment is mandatory and decision of the Authority with regard to any special requirements for allowing such redevelopment shall be final.
- iv. If the area is identified for redevelopment and falls within the demarcated

heritage zone, then the regulations applicable for the respective heritage zones shall be applicable for such areas and the development permission shall take into account the heritage character of such area and the heritage committee may advise specific provisions to be made in this regard.

5.11 Special Provisions for Redevelopment of Slum Areas and EWS Housing

For One lakh multi-storeyed housing scheme taken up by the Rajiv Gandhi Housing Corporation Ltd., and In-situ/ Rehabilitation projects taken up by the Karnataka Slum Development Board the regulations notified vide UDD 10 TTP 2018 dated 04.05.2020 shall be applicable. For other Schemes for Redevelopment of Slums and EWS Housing, the following regulations shall be applicable.

Schemes for Redevelopment of Slums and EWS Housing maybe allowed in land earmarked for Residential, Commercial, Industrial and PSP Use.

- i. Maximum ground coverage is allowable upto 60%.
- ii. The FAR shall be governed as per the provisions of Table- 11 and 12 whereby the total maximum allowable FAR shall be considered as Base FAR for all schemes taken up by public agencies. The schemes initiated as part of slum redevelopment/ affordable housing as part of any government scheme on PPP basis shall be entitled for the benefits of this provision only when a minimum of 60% of the total built-up area is being used for affordable/ EWS Housing. For schemes on roads of 18m and above width, the additional FAR of 0.50 shall be eligible for these schemes on TDR basis for PPP projects and free for schemes implemented by public agencies.
- iii. The set-backs shall be governed as per the provisions given in Table 11.
- iv. In case of Layout/ Development Plan, minimum of 10% of area for Park and 5% of area for CA sites shall be reserved and maintained by the concerned authorities.

5.12 Special Provisions for Redevelopment of Industrial Areas

- i. All lands/sites allotted by government agencies like KIADB, KSIIDC etc, for industrial use shall not be permitted to be utilized for any other use, without

the NOC from such departments/ agencies as case may be.

- ii. If more than 50% of the industries in any Industrial Estate/ Area are closed or defunct and/or more than 50% of the industries within the industrial estate/ area willingly give the consent for redevelopment, the agency/ industrial association responsible for the development/ management of industrial area may prepare a redevelopment plan for the industrial estate/ area with a condition that not more than 20% of the total land area shall be used for ancillary uses in the redevelopment plan and the balance 80% shall be used for industrial purpose (including Hi-tech) only.
- iii. The Redevelopment Plan could be prepared by accommodating the existing functional industries appropriately. The Redevelopment Plans shall mandatorily follow the regulations for Non-residential sub-division/ development plan. In such cases, the Traffic Impact Assessment is mandatory and decision of the Authority with regard to any special requirements for allowing such redevelopment shall be final.

5.13 Integrated Townships (Large Scale with area 25 Ha and above)

Purpose

The 'Integrated Township' in its present form targets to promote the development of economic activities along with residential and other supporting requirements for enhanced quality of life by facilitating development of compact high density developments promoting concepts of walk to work/ cycle to work.

5.13.1 Regulations for Integrated Townships

The basic elements of regulation for such Integrated Townships are:

Table 25: Regulations for Integrated Townships (with Area 25 ha and above)

S1. No	Parameter	Requirement
1	Permissibility in Land Use Zones	Residential/ Commercial/ Industrial
2.	Minimum Area of Township	25 Ha

3.	Minimum Width of Access Road	24 m		
4.	Minimum Width of Internal Roads	15 m (The road cross sections shall mandatorily make provisions for cycle tracks and pedestrian footpaths along all the internal roads)		
5.	Area Reserved for Parks	10% of the total land area		
6.	Area Reserved for Open/ Public Parking	In addition to the parking requirements as given in Table-14, open parking shall be provided as 5% of the total land area		
7.	Area Reserved for CA Sites	5% of the total land area		
8.	Area Reserved for EWS Housing	5% of the total land area		
9.	Permissible Activities/ Uses and Allowable percentage of built-up areas	Economic Activities (Hi-Tech/Offices/ Recreational)	Minimum 50%	
		Residential	Maximum 45%	
		Commercial	Maximum 5%	
10.	Maximum Ground Coverage and Maximum FAR	Road width	Coverage	FAR
		18-24	55%	2.5
		24-30	50%	3.0
		Above 30	45%	3.25
11.	Set-backs	As per make separate setback		
12.	Parking	As per the Built-up area and the applicable norms for the built-up area under particular use as defined in Table-14.		
13.	Other Requirements	Essential requirements of the Smart City Guidelines shall be mandatorily adopted for Integrated Smart Townships		

Note:

- i. The FAR is applicable on entire area excluding area reserved for Civic Amenities. The ground coverage shall be applicable after deducting the areas earmarked for open spaces, amenities, Amenities and Master Plan Roads, if any, passing through the site.
- ii. Areas covered under lakes/streams including the applicable buffers thereof or as part of any other mandatory buffer of Eco-sensitive zones as per the provisions in these zoning regulations may be shown as park in the township plan and shall be considered as part of mandatory 10% parks and open

spaces.

- iii. The education facility as part of the residential component and health facilities as part of the commercial component of the built-up area may be provided. In addition, the developer shall make necessary arrangements for the utilities as per the requirements and specifications of different utility agencies.
- iv. The area reserved under 4, 5, 6 and 7 shall be handed over to the Authority free of cost & shall be maintained by the developer to the satisfaction of the authority. The Master Plan Roads shall be incorporated in the plan and shall be handed over to the authority free of cost and free of encumbrances. Such roads shall be treated as public roads.
- v. The provisions related to EWS housing (as per point 8) shall be governed as per the principles defined in Regulations for Residential Development Plan.
- vi. The CA sites shall be allotted by the Authority for development as per the applicable Allotment of Civic amenity sites Rules.

5.14 Integrated Development Plans (Area above 5 Ha and up to 25 Ha)

The 'Integrated Development Plans' for smaller areas ranging from 5 Ha and up to 25 Ha are also being permitted as per these Regulations in order to promote creation of economic opportunities across the planning area through planned interventions. However, the basic difference between the Integrated Economic Townships and Integrated Development Plans would be in terms of the extent of economic activities and the employment concentration. These are also envisaged as compact high density developments promoting employment opportunities within the Planning Districts.

5.14.1 Regulations for Integrated Development Plans (Mixed Residential and Non-residential Development Plans)

**Table 26: Regulations for Integrated Development Schemes
(with area above 5 ha and up to 25 ha)**

S1.No	Parameter	Requirement		
1	Permissibility in Land Use Zones	Residential/ Commercial/ Industrial		
2.	Area of DP (Minimum- 5 Ha)	5 and Up to 10 Ha	Above 10 &Up to 25 Ha	
3.	Minimum Width of Access Road	15 m and above	18 m and above	
4.	Minimum Width of drive-way	12 m	15 m	
		The road cross sections shall mandatorily make provisions for cycle tracks and pedestrian footpaths along all the internal roads.		
5.	Area Reserved for Parks	10% of the total land area		
6.	Area Reserved for Open/ Public Parking	In addition to the parking requirements as given in Table 15, open parking shall be provided as 5% of the total land area		
7.	Area Reserved for CA Sites	5% of the total land area		
8.	Area Reserved for EWS Housing	5% of the total land area		
9.	Permissible Activities/ Uses and Allowable percentage of built-up areas	Land Use Zone ➡ Activity ↓	Residential Land use	Commercial/ Industrial Land use
		Residential	80%	40% maximum
		Economic/ Commercial Activities	20% maximum	60%
10.	Maximum FAR	As per the provisions of Table 12 for the land located in Residential and Commercial/ Industrial Land use respectively		
11.	Set-backs	As per Table 11		
12.	Parking	As per the Built-up area and the applicable norms for the built-up area under particular use as defined in Table 15		
13.	Other Requirements	Essential requirements of the Smart City Guidelines shall be mandatorily adopted for Integrated Smart Townships		

Note:

- The FAR is applicable on entire area excluding area reserved for Civic Amenities. The ground coverage shall be applicable after deducting the areas earmarked for open spaces, amenities, Amenities and Master Plan Roads, if any, passing through the site.
- Areas covered under lakes/streams including the applicable buffers thereof or

as part of any other mandatory buffer of Eco-sensitive zones as per the provisions in these zoning regulations may be shown as park in the township plan and shall be considered as part of mandatory 10% parks and open spaces.

iii. The education as part of the residential component and health facilities as part of the commercial component of the built-up area may be provided. In addition, the developer shall make necessary arrangements for the utilities as per the requirements and specifications of different utility agencies.

iv. The area reserved under 5, 6 and 7 shall be handed over to the Authority free of cost & shall be maintained by the developer to the satisfaction of the authority. The Master Plan Roads shall be incorporated in the plan and shall be handed over to the authority free of cost and free of encumbrances. Such roads shall be treated as public roads.

v. The provisions related to EWS housing (as per point 8) shall be governed as per the principles defined in Regulations for Residential Development Plan.

vi. The CA sites shall be allotted by the Authority for development of specified civic amenities either to the developer or others on lease basis.

5.15 Modification of Layout Plans & Development Plans

The Layout/ Development Plan approved under section 17 of the KTCP Act, 1961, may be modified with / without addition / deletion of the area of Layout / Development Plan, subject to such suitable justification & documents submitted by the applicant. The Authority, by recording the reasons, may or may not consider the modification of Layout/ Development Plan and the same shall be informed to applicant accordingly.

5.16 Building Line

Building lines are prescribed for some important roads in Authority as presented in Table below. Front setback is also prescribed separately for various types of buildings. The higher of the two shall be the minimum open space in order to have better street architecture and also to facilitate road widening proposal if any in future.

Table -27 Proposed Building Line

Sl. No.	Name of the Road	Proposed right of way (m)	Building line from the edge of ROW (m)
1.	STRR	90.0	6.0
2.	IRR	90.0	6.0
3.	ITRR	90.0	6.0
4.	RR	60	6.0

Note: For National Highways, State highways, Major District Roads, Other District Roads and village roads, standards specified (road width, building lines etc.,) by the Ministry of Surface Transport, Government of India, Govt. Notification No: UDD 251 BMR 2005, dated 22-12-2005 and other notifications/ circulars of Government of Karnataka are to be followed)

For all existing roads of width more than 15m minimum of 3m building line shall be provided.

5.17 Regulation for Data Center

In case of data centres which are established on land/site as an independent activity only (if data centers are established along with other activities in any land/building, then these regulations shall not be applicable), data centers shall be considered under allowable land use in the commercial, industrial and public & semi-public land use zones with the following specifications, namely:-

- (i) Permissible Floor Area Ratio (FAR) shall be 3.
- (ii) Maximum Ground coverage shall be sixty percent; and
- (iii) Parking facility: One car parking space for every 100 sq.mtr. of office space floor area or 300sq.m. of total built up area, whichever is higher.
- (iv) Exemption for calculation of Floor Area Ratio(FAR);
 - a) Multi-level DG stacking (as specified in the Data Centre Policy, 2022-2027) if provided, along with the No Objection Certificate issued by the Department of Karnataka State Fire and Emergency Services (KSFES);
 - b) Chillers on roof tops if provided along with the structural safety certificate issued by the competent authority or any Registered

Structural Engineer;

- c) Basement parking, storage and space used for DG sets installation.

Note: Permission as per these regulations is subject to obtaining No Objection

Certificate from the competent authority as applicable.

REGULATIONS FOR AIRPORT DEVELOPMENT PLAN (Applicable for Concerned Authorities) :

Description

The BIAL Airport zone is designated as an "Area of special control" within the Planning area of the BIAAPA. As this is a large infrastructure project and it comprises of varied land use categories, the entire area necessitates creation of "Area of special control" and requires to be incorporated within the Master Plan of the BIAAPA. The Plan intends to compose the airport, terminals, associated commercial and business areas in an integrated manner to form a world class economic and transportation hub.

6.1 Land Use

The land use zones in the "Area of Special Control" as per the project plan are as follows:

Aviation related land uses

- Runways and Taxiways
- Apron and Aircraft stands
- Terminal Buildings Domestic Terminals, International Terminal, VIP Terminal, Low
- Cost Terminal, Haj Terminal
- Airport Operations Control Centre (AOCC)
- Air Traffic Control (ATC) Facilities ATC Tower, Apron Control Tower, Administrative Buildings, Meteorological Stations, Communication and Navigational Aid Structures and other related uses.
- Mobile Communication Towers
- Ancillary Airport Infrastructures
 - Fuel infrastructures - Fuel Farms, Fuel Hydrants, Fuel Stations, Into Plane Fueling and other related uses.
 - Cargo Facilities - Cargo Warehouses, Cargo Logistics Area, Cargo Villages, Hangars, Inland Container Terminal (ICT) and other related uses.
 - Ground Handling and Support Logistics Ground Support Equipment

-
- parking, Airport Vehicle parking and other related uses.
 - Catering Facilities Flight Catering Kitchens, Flight Catering Logistics Area and other related uses.
 - Airport Rescue & Fire Fighting (ARFF) Facilities - Fire Tender Parking, ARFF Tower and other related uses.
 - Maintenance, Repair, Overhauling (MRO) Facilities - Aircraft Maintenance Hangars
 - Auxiliary Facilities and Offices for Airlines and Airport Partners Administrative Buildings, Police Check Post, Police Station, Watch Tower, Barracks, Post Offices, Canteen and other related uses.
 - Hospitality and Commercial Facilities for passengers Hotels, Restaurants, Retail & Entertainment, Public Conveniences, ATM Kiosks and other related uses.
 - Airport Utilities Services Electric Substations (ESS), Switch Yard, AC Plant Infrastructures, Raw and potable water reservoirs, Pump House, Data Centre, Sewage Treatment Plant (STP), Civil, Electrical, Mechanical Maintenance, Service and Utility Tunnels and Corridor and other related uses.
 - Helipad and helipad related buildings

Non-Aviation land uses

- Business Parks and Offices
- Hospitality and Healthcare - Hotels, Spas, Medical Facilities
- Retail and Entertainment Merchandise Shopping, Restaurants, Multiplex, Amusement Parks, Recreation Facilities, Sports Centre,
- Research and Development (R&D) Campus

Open spaces and Parks

- Landscaped parks
- Green belt/ buffers
- Open Spaces
- Water bodies

Traffic and Transportation use

- Landside Traffic Infrastructures - Open Parking, Multi Level Parking, Bus Stands, Filling Station and other related activities.
- Roads, Flyovers, Tunnels, Underpasses
- MRTS Station and Track (Elevated, Underground, On-grade)
- LRTS Stations and Tracks like Monorail and other related activities.

6.2 Regulations

Parking

The Parking facilities at major airports across the globe are created to serve the entire eco-system rather than individual building or user category. To execute this plan, BIAL will develop distributed multi-level car parks (MLCPs) and/or common basements at strategic locations closer to the buildings.

The parking norm for Aviation- one car park for each 150 sqm of Floor area.

Basement

- Multiple Basements up to 5 (five) may be permitted for parking for all non-aviation land uses.

Floor Area Ratio (F.A.R.)

- 'Floor Area Ratio' (FAR) means the quotient obtained by dividing the total floor area of all the floors by the area of the plot.

$$\text{F.A.R.} = \frac{\text{Total area of all the floors}}{\text{Plot area}}$$

- Floor area includes the mezzanine floor, all types of covered/ semi-covered balconies, lobbies, and other areas except those listed in the exclusions below.
- The Floor area ratio exempts floor area used for purposes such as parking space, ramps, staircases, escalators, lifts and lift machine rooms, open balconies, ventilation ducts, sanitary ducts, overhead tanks, ducts open to sky, horizontal (with height of maximum 2m) and vertical ducts used exclusively for various utility services.

Distance between two buildings

The distance between two buildings, shall not be less than half the height of the taller building.

Amenities

"Amenity includes Road, Street, open spaces, parks, recreational grounds, play grounds, gardens, water supply, electricity supply, street lighting, sewerage, drainage, public works and other utilities, services and conveniences."

Change of Land use within the "Area of Special Control"

Change of land use may be permitted as per the provisions of the section 14-A of KTCP Act 1961.

Specific regulations for each use

Aviation related land uses

Amenities related to the Airport (transportation and communication) are
Amenities related to the Airport (transportation and communication) are
permissible for enhancing the convenience of users.

The arrangement of structures/buildings, the setbacks, the ground coverage, distance between two buildings, the height and safety will be governed by the relevant acts, technical guidelines, approved by the appropriate statutory authority like Ministry of Environment and Forests, Karnataka State Pollution Control Board, Department of Fire, Airport Authority of India, Department of Telecommunications etc.

Non-Aviation related land uses

The non-aviation land use consist of primarily commercial land use which allows for a good mix of commercial offices, entertainment, hospitality, healthcare, all amenities are permissible for enhancing the convenience of users.

Regulations for plots along various roads

SI. No.	Name of Road	Minimum Setback in front of the property along the road in meters	Maximum Permissible Floor Area Ratio	Maximum permissible Ground Coverage
1	Southern Main Road (SMR)	7.5	2.5	60%
2	Main Access Road (MAR)	9	2.5	60%
3	Transversal Roads (TR)	17.5	2.5	60%

By Order and in the name of the
Governor of Karnataka

(Rajesh S. Sulikeri)

Under Secretary to Government
Urban Development Department.