Revised Master Plan 2015 BANGALORE
2007

Volume – III

ZONING OF LANDUSE AND REGULATIONS (Approved by Govt vide G.O. No UDD 540 BEM AA SE 2004, Dated: 22 – 06 - 2007 as part of the Revised Master Plan 2015)

BANGALORE DEVELOPMENT AUTHORITY,

BANGALORE

ABBREVIATIONS

BDA Bangalore Development Authority
BEL Bharat Electronics Limited
BBMP Bruhat Bangalore Mahanagara Palike
BMTC Bangalore Metropolitan Transport Corporation
BPO Business Process Outsourcing
BSUP Basic Services for Urban Poor
BT Bio Technology
BWSSB Bangalore Water Supply & Sewerage Board
CDP Comprehensive Development Plan
CITB City Improvement Trust Board
CMC City Municipal Council
CPS Coordinated Planning Scheme
EWS Economically Weaker Section
FAR
Floor Area Ratio IT Information Technology
KHB Karnataka Housing Board
KIADB Karnataka Industrial Area Development Board
Lpcd
Litre per Capita per day MPVR Master Plan Vision Report
MLCP Multi level Car Parking
NH National Highway
PRR Peripheral Ring Road
R&D Research & Development
RMP Revised Master Plan 2015
Rs Rupees
SH State Highway
TDR Transferable Development Rights
TGR Tippagondanahalli Reservoir
TMC Town Municipal Council
ZR Zonal Regulations

TECHNICAL TERMS AND DEFINITIONS

The following terminology is adopted:

1.Amalgamation: Combining two or more plots as a single plot.

2.Amenities: Means roads, open spaces, parks, recreational grounds, gardens, water

supply, electric supply, lighting, sewerage, drainage and conveniences.

3.Apartment: Means one or two buildings containing or meant for multifamily dwellings

and contains more than four units in a building.

4.Auditorium: Premises having an enclosed space to seat audience and stage for various

performances such as concerts, plays, music, etc.

5.Authority: Authority means Bangalore Development Authority

6.Boarding house (service apartment): is a premise in which rooms are let out on a long term basis as compared to hotels.

7.Bifurcation: Means bifurcation of a plot into two.

8.Bus depot: A premises used by Public transport agency or any other agency for parking, maintenance and repair of buses. This may or may not include the workshop.

9.Building line: Means the line up to which the plinth of a building may lawfully extend within the plot on a street or an extension of a street. No overhead projections are allowed beyond the building line.

10.Building setback: Minimum distance between any building or any structure from the boundary line of the plot.

11.Bus terminal: A premises used by public transport agency to park the buses for short duration to serve the population. It may include the related facilities for passengers.

12.Clinic: A premises used for treatment of outdoor patients by a doctor. In case of poly clinic, it shall be managed by a group of doctors

13.Clinical laboratory: A premises used for carrying out various tests for diagnosis of ailments.

14.Community hall: Premises having enclosed space for various social and cultural activities without any cooking facility.

15.Corner site: Means a site at the intersection of two roads and facing two or more roads /streets.

16.Development Plan:

Residential development plan: Plan containing proposal for construction of one or more residential buildings on a plot measuring more than 20,000 sq m in extent.

Non Residential development plan: Plan containing proposal for construction of one or more commercial buildings on a plot size measuring more than 12,000 sq m in extent.

17.Dharmashala: is a premise where temporary accommodation for short duration is provided on non profit basis**.**

18.Drains: The drains have been categorized into 3 types namely primary, secondary and tertiary. These drains will have a buffer of 50, 25 and 15m (measured from the centre of the drain) respectively on either side. These classifications have been used for the drains newly identified while finalizing the RMP 2015.

19.Dwelling unit: Used primarily to describe the equivalent household in buildings.

20.Frontage: Frontage means the width of the site abutting the access road.

21.Gas godown: Premises where cylinders of cooking gas are stored.

22.Guest house: is a premise for housing the staff of Government, semi government, public undertaking and private limited company for short duration.

23.High density development: This includes star hotels, shopping malls, multiplexes, commercial complexes, IT and BT.

24. Height of building: Means the vertical distance measured, in the case of flat roofs, from the average level of the ground around and contiguous to the building up to the highest point of the building and in case of pitched roofs, up to the point where the external surface of the outer wall intersects the finished surface of the sloping roof, and in case of gables facing the road, the mid point between the eaves level and the ridge.

25.High rise building or Multi-Storeyed Building: Means a building of a height of 24 meters or more above the average surrounding ground level.

26.Hospital: A premises providing medical facilities of general or specialized nature for treatment of indoor and outdoor patients.

27.Hotels: A premises used for lodging on payment with or with out boarding facilities. **28.Integrated residential schools:** A premises having educational and playing facilities for student's up to XII standard. It shall have boarding facilities and may have residence for faculty members.

29.Junk yard: Premises for covered, semi covered, or open storage including sale and purchase of waste goods, commodities and materials.

30.Kalyana Mantapa: Premises where marriages, social and religious functions are conducted with cooking facilities.

31.Lodging house: is premises used for lodging on payment.

32.Mezzanine floor: Means intermediate floor between ground floor and first floor only.

The area of the mezzanine floor shall not exceed 1/3 rd of covered area of ground floor. **33.Nursing home:** A premises having medical facility for indoor and outdoor patients, having up to 30 beds, it shall be managed by a doctor or a group of doctors on commercial basis.

34.Park: A premises used for leisure, recreational activities, it may have a related landscaping, parking facilities, public toilet, fence etc. It includes synonyms such as lawn, open space, green, etc.

35.Playground: A premises used for outdoor games, it may have on it landscaping , parking facilities, public toilet, etc
36.Recreational club: Premises used for assembly of a group of persons for social and recreational purposes with all related facilities
37.Repair shop: A premises similar to retail shop for carrying out repair of household goods, electronic gadgets, automobiles, cycles, etc.

38.Retail shops: A premises for sale of commodities directly to consumer with necessary storage.

39.Restaurant: A premises used for serving food items on commercial basis including cooking facilities, with covered or open space or both having seating arrangements.

40.Stilt Parking: Building constructed with stilt area of non habitable height(less than 2.4mtrs), used for parking.

41.Whole sale: a premises where goods and commodities are sold, delivered to retailers, the premises include storage / godown, loading and unloading facilities.

42.Villa: An independent house /dwelling on a given plot.

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FRAMEWORK AND OBJECTIVES

The Revised Master Plan 2015 vision document envisages a compact, balanced and equitable, urban growth for the city. In order to guide such growth, the Revised Master Plan 2015 uses the proposed land use Plans and zonal regulations.

Zonal Regulations are an integral part of the Revised Master Plan - 2015 and are required to be read with the Proposals as detailed in proposed land use plans.

The Local Planning Area is delineated into 47 planning districts, based on planning parameters.

OBJECTIVES

The key objectives of Zoning Regulations are:

a. To Safeguard Public Interest.

b. To be Realistic and Anticipatory.

c. To be Flexible and Responsive.

CHAPTER 1: INTRODUCTION

1.1 Spatial extent of land use zoning regulations

The regulation applies to the Bangalore Metropolitan Area, also defined as the Local Planning Area (LPA) for the city of Bangalore and its environs as declared under KTCP Act, 1961.

The provisions of this document are to be read along with the relevant planning district plans of Revised Master Plan 2015, applicable to various areas of the city. The zone delineation and the permissible land uses within zone and respective regulations for land use are properly co-related to achieve orderly growth.

The regulations proposed are prospective. The developments that are lawfully established prior to the coming into force of zonal regulations shall be allowed to continue as non confirming uses.

1.2 LAND USE ZONE CATEGORIES

A. The entire Local Planning Area isconceptually organizedinto three main Rings for consideration of zoning and regulations.

i.Areas coming within the Core Ring Road : Ring I

ii.Areas coming between the Core Ring road and the Outer Ring Road: Ring II

iii.Areas coming beyond the Outer Ring Road and within the LPA: Ring III

iv.The above rings are equivalent to Zone-A, Zone-B and Zone-C for TDR Purposes

B. Classification of Land use zones:

RESIDENTIAL	(R)
COMMERCIAL	(C)
INDUSTRIAL	(I)
PUBLIC AND SEMI PUBLIC	(P&SP)
TRAFFIC AND TRANSPORTATION PUBLIC UTILITIES	(T&T)
PARK AND OPEN SPACE	(PU)
UNCLASSIFIED	(P)
AGRICULTURE LAND	(UC)
	(AG)

1.3 Zonal boundaries and interpretation

The exact location and specific regulations applicable for a particular zone is to be verified from the Proposed Land Use Zoning Plans.

The zonal boundary is usually a feature such as a road, valley, village boundary, etc and includes the immediate inner edge of the area.

Certain restrictions imposed by competent authorities are to be maintained as “buffers” for various utilities such as power, oil, etc and are marked on the proposed land use plans. The NOC for the same shall be sought, if necessary.

The planning perimeters such as area improvement perimeter, transport and utilities perimeter, etc. shown in RMP2015 refer to indicative areas in the city that need to be dealt with detailed action plans and they serve as mere informative tool on the Plans.

Generally, in case of uncertainty as regards the boundary or interpretation, it shall be referred to the authority for final decision.

10

CHAPTER 2.0: LIST OF LAND USE CATEGORIES PERMISSIBLE IN VARIOUS ZONES

Various land uses permissible within each zone are listed below.

•Land uses are grouped according to the nature and intensity of use in an ascending manner. For e.g.: C-4: indicates C= Commercial and 4 the order within the category. The C-4 list includes all land uses permissible specific to C-4 and the lower order uses of C-3, C-2, and C-1 unless specifically mentioned.

•The various codes used include:
•R: Residential
•C: Commercial: C-1 to C-6
oI: Industrial: I-1 to I-4
•T: Transportation: T-1 to T-4
•U: Public and Semi Public: U1 to U4.

•Though the various uses are listed, the corresponding space standards for buildings/uses are to be referred. The two main parameters are minimum size of Plot and the Minimum width of Road.

Table 1: Permissible Land uses in Residential category

R	**R Residential land uses**
1.	Plotted residential developments
2.	Villas, semi detached houses
3.	Apartments, Hostels, Dharmashala
4.	Multi Dwelling Housing, Service Apartments.
5.	Group Housing (Development Plans)

Note: When service apartments are permitted, fee under section

18 of KTCP Act, 1961 for commercial use shall be levied.

11

C2
5

1 Eateries such as darshinis, tea stalls, and takeaways
4

6

7

8

9

C s T S H o T B	om hop uto TD air wn ailo ak ath ec	me s rial / F dr ed rin ery olo rea me	rci ce AX ess not g, an gic tion rcia	al nte /int ing ex dry d s al l al l U	Use rs ern an ce cle we ab Clu se	s not et d b edi an etm s. bs	ex cen ea ng ers ea as	ce tre uty 50 t s pe	edi / A pa sq. hop r T	ng 50 TM c rlors m able.7	sq ent pr

P R C	om					s					
G	ym	s, o	rp	han	ag	es,	old	ag	e	home	s cl

Offices/ clinics belonging to “Professional services" category and self

			C3 1	1
			C4	

6 Financial institutions

7 Cinema and multiplexes

stores

Commercial Uses **Table 2: Permissible Land uses in Commercial Category**

C1 Commercial Uses Petty shops, Newspaper, stationery and milk booth, vulcanizing
1

2 3 Restaurants and Hotels 3

3 Retail shops & hardware shops

4 Banks, ATMS, insurance and consulting and business offices

5 ~~M~~utton and poultry stalls, cold st~~ora~~ges 3 Whole sale and trading

11 Kalyana mantaps as per Table.7

12 All the uses of C1 are permitted

12

									C5			

Job typing/ computer training institutes, cyber café, internet 6 browsing.

Uses for small repair centers- electronic, mechanical , automobile, 7 etc

8 Photo Studio Commercial Uses

9 Nursing homes and poly clinics/ dispensaries /labs subject to
minimum 300sq.m plot size and NOC from pollution control board 2 Agro Mandis after adequate parking facility is provided. 3 Heavy goods markets
10 Fuel stations and pumps, LPG storage (as per Table.7)

1 Sale of second hand junk goods , junk yards
2 Warehouses and storage areas for goods

4 All uses of C1, C2 & C3 are permitted

1 Wholesale and warehouses -business

4 All uses of C1, C2, C3 & C4 are permitted
1 Commercial and corporate offices
2 Retail Shopping complexes

4 Convention centers and banquet halls

8 Places of assembly, exhibitions centers
9 Entertainment and amusement centres.

10 Hospitals and specialty hospitals
Automobile repair and garage centers , spares and

12 All uses of C1 & C2 are permitted

Illustrative list as in table.4

I-3
1
Uses permitted subject to condition that the zone permits the extent of the area and power consumption, the activity follows the required space standard, performance characteristics such as
Noise, Vibration, Dust, Odour, Effluent, General nuisance

I-5

1

2

Uses permitted subject to condition that the zone permits the extent Heavy Industries

All uses of I-1, I-~~2, I~~-3 & I-4 are included

Hazardous industries and heavy manufacturing industries Light Industries
All uses in I-1 and I-2 included

Table 3: Permissible land uses in Industrial Uses Category

I-1 House hold industries
1 Tiny and household industries
Above Uses are permitted subject to condition that the zone permits the extent of area and the power consumption does not exceed 5 KW.

The activity follows the required space standard given in Table.7 Note: The power required for air conditioners, lifts & computers shall be excluded while calculating the kilowatt above.

I-2	Service industries
1 2	
I-4	Medium Industries
1	All uses of I-1, I-2 & I-3 include
2 considered	

of the area and installed power and performance characteristics such a

13

Noise, Vibration, Dust , Odour, Effluent, General nuisance are to be

considered

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
R & D labs , Test centers , IT, BT , BPO activities
All uses included in the I-1 category

Warehousing, loading and unloading platforms to be provided

apparels.

3) Wood products and carpentry

4) Paper products and printing

Manufacturing of cartons for packing,

str of b eets der wo tted teri e of d ca blis tati	**ativ** ak , ic , pa rks gar al, t wo ne f hin one	**e li** ery e & cki , ha me ext ode urn g, b ry -	**st o** pro ice ng, ndl nts, ile n f itu ook po	**f u** duc cr mil oom cre bag urn re w bi st c	**ses** ts & eam k a an pe, s, m itur ork ndin ard	**in t** co s, nd d p cot os e, fi s, g, s, m *l*	**he** nfe Bisc dair ow ton quit	**Indus** ction uit m y pro er loo and s o nets	**tri** arie aki duct ms, ilk , ot	**al (I** s, ng, s, prin her	**-1) ca** huller ting, s;	**teg** and tail	**ory** flo orin	**:** ur g o	mil f	ls,		ma	teri	als,	etc

7) Leather products

Upholstery, suitcases, etc

8) Rubber and plastic products

buckets and household plastic products.

I-1. Industrial land uses

1) Food products 5) Other works such as

Aerated water and food beverages.

Supari and masala grinding,

Juice crushers and processing, etc

2) Textile products

6) Tobacco and Agarbathis

Rolling of Beedis, Agarbathis and packing, etc

Manufacture and repair of finished leather goods

Re treading , recapping and vulcanizing, toy making,
Rubber/polymer stamp,, brush making, conduit pipes fabrication,

Manufacturing of rubber balloons, hand gloves, other products
Ornamental jewellery, gold and silver thread,
Repair of kitchen related equipments, Porcelain wares,
Medicines, wax polishing, & washing soaps, candles and wax products,
Chalk, crayons, and artists colour, Musical instruments
Laundries, bleaching, dyeing, Photo processing laboratories
Cement moulded products, Plaster of Paris,
Repacking/ mixing of liquids, powder, pastes, not involving hazardous

Met stee cut and stru gea s s	al c l w lery cop me rs, uch	om are , d per nts oil as	mod pro oor wi of a stov cab	itie duc and re d ll k e, inet	s, P ts a wi raw ind pres s, f	ain nd nd ing s, s sur urni	tin met ow an cre e la tur	g an al fitti d w ws, mp e, o	d fi wor ngs ind bol s, h the	nis ks, , ing ts n and rs	hin , uts, too	g works ls
						1	*5*					

… Continuation from Table.4

I-1. Industrial land uses

9) Metal works

Fabrication and welding works

Toy making, electro plating, mica plating, Metal polishing, general jobbing machine

Padlocks and pressed locks, button clips,

10) Electrical goods

Watch repairs, Storage of electronic components

11) Transport equipment

12) Glass works

Glass grinding, cutting and finishing

Artificial Glass Jewellery works, etc

13) Job oriented Training activity

Computer & IT training centres and such other activities.

Rewinding and re-furbishing works, assembly of computers , others

Servicing of automobiles- garages, storage of automobile parts

Painting and washing works, cycle parts and accessories, etc

Etching and art works, Manufacture and repair of spectacles

T2

T1

1

2

3

4

Transportation zone

Transportation zone

Bus bays, Auto stand, Bus shelters, information kiosk

Metro stations, parking areas

Multi level car parking

Filling stations, service stations

				T 1 2 3 4	**3**	
					T4	

1
Transportation zone

Transportation zone Ware houses, Storage depots **Table 5: Permissible Land uses in Transportation Category**

1 Transport offices
2 Truck terminals 2 Workshops and garages
3
3
All uses of T1 are permitted 4

16										5
										6

Railway station, Yards, Depots, Airport
Special warehousing, cargo terminals.

All ancillary (complimentary) uses for above categories(decision of the authority shall be final)
All uses of T1, T2 & T3 are permitted
Automobile spares and services, Godowns, Loading and unloading platforms (with/without Cold storage facility), weigh bridges.

Bus terminals, Road transport uses
All uses of T1 & T2 are permitted

Table 6: Permissible land uses in Public and Semi Public category

10 Fire stations
11 Bill collection centers

14 Dhobi Ghat
15 Broad~~casting and Transmission sta~~tions
4 Places of congregation
8 Spastic Rehabilitation centers , Orphanages, Govt dispensaries

ffice ry s , Pla c dis c an s of	s of choo y gr tribu d Tr wors	utiliti ls sub ounds tion s anspo hip, D	es up ject and yste rt rel har	p to 5 to sp Mai m sh ated mash	50 sq. ace st dans ops facilit ala, h	m andar ies ostels

				U3 1 2 3 4 5 6 **U4**
				1 2

Urban amenities

Schools.

Health centers and Hospital.

complexes,

Educational Institutions , Colleges

Urban amenities

Meteorological observatories

U1 Urban amenities 2 Police stations, post offices 6 Telecommunication /microwave under special case 7 Nursery crèches		
16 Public library	3	Airport and ancillary uses
U2 2	ban use rial cum rser / ame s of gro stan y sc / niti U und ces hoo / es 1 ar s, cr . l su / e pe ema bjec / rmi tori t to / ssibl um a pl *17* / e. under ot siz / spe e of / cial min / 30 / 0 sq / .m	

All uses of U1, U2, and U3 are permissible

All uses of U1 and U2 are permissible.

Higher primary schools, Integrated Residential

Research institutions subject to the size

Government buildings, auditoriums, cultural

Table.7: Space standards for various buildings/uses

Sl. No.	**Common to all permissible zones**	**Min. road width**	**Minimum. Size of plot in sq.m**
1	Kalyana Mantaps	18	1000

Cinema, game centres,

2	Multiplex, convention centres.	18	2000
3	Social clubs and amenities	12	1000
3	Multi storey car parking	12	1000
4	Office buildings (C3 and above)	12	300
5	Middle school	15	2000

High school with play ground, Integrated

6	Residential School
7	
8	
9	
10	Star hotels (up to 3 star within I ring)
11	Star hotels (up to 3 star) in II
12	an~~d III rin~~g
13	Star hotels (above 3 star)
14	Anywhere within conurbation.
15	

16 17 18 19 20	R & D lab																	
									1 1 1 1 1 1 1 1	8 8 8 2 8 2 2 2						5 2	5 000 2500 500 500 500 500 500 300	
									1 1 1 1	5 2 2 2						1 2	500 1 000 300 2000	
				18					1 1 1	5 5 5						4 1	000 4 000 1500	

College & higher educational institution
Petrol pumps/Fuel stations
Hotels and lodges,
Service Apartments.

LPG storages
Places of congregation
Public libraries
Conference hall
Community hall
Nursing homes/ polyclinics

CHAPTER.3.0: REGULATIONS APPLICABLE TO ALL ZONES

3.1 SETBACKS:

Front and Rear setback shall be with reference to depth of the site.

i.The left and right setback shall be with reference to width of the site.

ii.Up to 11.5 m height, the setbacks are calculated as percentages of depth and width of the plot, as per Table.8.

iii.Table.9 shall be referred for Buildings which are more than 11.5 m in height to fix the setbacks.

iv.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.

v.The setbacks shall be provided in the owners plot. Public open spaces or conservancies should not be considered as setbacks.

vi.Wherever the building lines are fixed, in such cases the front setback or the building line which ever is higher shall be considered as the front setback to the building.

vii.In case of corner site, both the sides facing 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.

viii.In case of building facing more than two roads, the plot should be considered as corner plot taking two wider roads into consideration.

ix.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.

SETBACKS :

Table 8: Setbacks for building Height up to 11.5m & Plot size of up to 4000sq.m

	Width of site	Depth of site

Width/Depth of site (m)	Right side	Left side	Front side	Rear side
Up to 6.0	1.0 m	0	1.0 m	0
Above 6.0 up to 9.0	1.0 m on all sides			
Above 9.0 m	8 %	8%	12%	8 %

For plot over size of 4000 sq.m, a minimum setback of 5.0 m on all sides shall be insisted.

Table 9: All around setbacks for buildings above 11.5 m height

Sl. No.	Height of the bldg (m)	Front, rear and side setbacks (Min. in m)
1	Above 11.5m up to 15m	5.00
2	Above 15 m up to 18.0 m	6.00
3	Above 18.0 up to 21 .0 m	7.00
4	Above 21 up to 24 m	8.00
5	Above 24.0 m up to 27.0 m	9.00
6	Above 27 up to 30.0 m	10.00
7	Above 30 up to 35.0 m	11.00
8	Above 35 up to 40.0 m	12.00
9	Above 40 up to 45.0 m	13.00
10	Above 45 up to 50.0 m	14.00
11	Above 50.0m	16.00

3.2 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.

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.

3.3 Floor:

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.

i.**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.

3.4) FAR or Floor Area Ratio

i) The ratio of the Floor area to the plot area is FAR. However, it includes escalators, open balconies, staircase and corridors.

ii) The floor area ratio shall exempt the floor area used for purposes such as parking space, main stair case room, lift shaft, lift wells, and lift machine rooms, ramps, ventilation ducts, sanitary ducts and overhead tanks.

iii) 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.

iv) Where a plot faces a wider road than the one prescribed against it, the FAR shall be restricted only to the limit prescribed for the area of the plot.

v) **Additional FAR:** With a view to encourage redevelopment in old/core areas, additional floor area ratio(FAR) as an incentive is proposed for properties located within I & II rings(lands falling under 100 & 200 series planning district plans) which are amalgamated or reconstituted only after the date of approval of Revised Master Plan 2015. Details of additional FAR are as follows;

	Up to 360 sq.m	Above 360 sq.m up to 4000 sq.m	Above 4000 sq.m
Ring .1	As per existing FAR	0.25 additional FAR over the existing	0.50 Additional FAR over the existing.

Ring .2	As per existing FAR	0.25 Additional FAR over the existing.
Ring .3	As per existing FAR and Norms	

3.5) Ground coverage:

The total area covered by building immediately above the plinth level. Swimming pool, sump tank, pump house and electric substation, utilities are not included.

3.6) 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, 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.

3.7) Garage:

i.The maximum width of the garage shall not exceed 4m.

ii.The garages shall not be constructed or reconstructed within 4.5m from the road edge. This may be relaxed in cases where the garage forms part of the main building with minimum setback for that plot.

iii.The length of garage shall not exceed 1/3 rd the length of the site but not exceeding 8.0 m in any case.

iv.In case of lumber room being proposed within the portion of the garage, the depth of the lumber room shall not exceed 1.25 m and entrance to such lumber room shall be from the rear setback only.

v.In the case of corner plots the garage shall be located at the rear corner diagonally opposite to the road intersection.

vi.For garage, no side or rear setback should be insisted , one upper floor not exceeding 3.0 m height shall be permitted provided, no opening are provided towards neighbouring property and at least one opening for light and ventilation is provided towards the owners property.

vii.The garage may be allowed in right or left side of the plot subject to site conditions.

3.8) Means of access:

i.The means of exclusive access which would be other than through public roads or streets shall not be more than 30.0 m in length from the existing public road and the minimum width of such access shall be 3.5 m. If the width of access road is less than 3.5 mtrs, then max floor area permitted in such cases shall not exceed 150 sq mtrs and 50 sq mtrs in residential and commercial zones respectively irrespective of the sital area.

ii.FAR and height of the building shall be regulated according to the width of public street or road only.

iii.The means of exclusive access which would be other than through public roads or streets having more width than the public road or street, but less than 30.0 m in length, then width of the public road or street shall be considered for reckoning FAR.

iv.Access rights needs 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.

3.9) 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 m above the average ground level and overall height of the basement under any circumstances should not exceed 4.5 m 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 4.5m

ii.If a site is measuring less than 200sqm, then car parking shall not be permitted in the basement floor.

iii.If the minimum setback is more than 2.0 m, then the basement may be extended on all sides except the side abutting the road, provided the minimum setback between the basement and property boundary is minimum 2.0 m.

iv.Basement floors up to a maximum of 5 (five) levels may be permitted for car parking.

v.Permissible uses in the Basement for buildings other than 3 star and above category:

•Dark rooms for X ray and storage of light sensitive materials

•Bank Safes/ Strong room included in the FAR

•Air condition handling units/equipment, utilities and services connected with the building.

•Parking

vi.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, shopping arcade, dining area, with or without kitchen facilities, with gas cylinder, administrative office, gym rooms, banquet/conferencing facility, swimming pool, discothèque etc. subject to reckoning of the same for FAR calculations.

vii.Parking area if misused is liable to be municipalised/taken over by the local body/authority without any compensation.

viii. Basement in a residential building shall be allowed without taking into FAR calculations subject to the condition that it will be used only for the purposes of Home Theater or Gym or a combination of both for personal use of the occupant on a site

which does not exceed 500sqm and should be in Residential (Main) area as per Revised Master Plan 2015. In such cases, it should be single dwelling unit only and the entry to the basement shall be from inside the main building itself.

ix. When Basement is used for Car parking, the convenient entry and exit shall be provided. Adequate drainage, ventilation, lighting arrangements shall be made to the satisfaction of the authority.

3.10) Ramps

i) Provision for ramp shall have a minimum width of 3.5 m and a slope of not less than 1 in 10 and 1 in 8 in special cases. The ramp and the driveway in the basement shall be provided after leaving a clear gap of minimum 2.0 m from the common property line. The slope of the ramp shall commence from 1.5 m of the edge of property line.

ii) Ramps for the physically challenged shall be provided in all Public buildings.

3.11) Projections:

i.Projection into open spaces: Every open spaces provided either interior or 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 m wide or 1/3 rd of open space/setback which ever 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.Cantilever Portico of 3.0 m width (maximum) and 4.50 m 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 be not be less than 2.00 m from the plinth level. The portico is allowed only on the side where the setback/open space left exceeds 3.00 m width.

iv.Balcony: Balcony projection should not exceed 1/3 rd of the setback on that side subject to a maximum of 1.10m in the first floor and 1.75 m beyond the second floor. No balcony is allowed in the ground floor**.**

3.12) No Objection Certificates:

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 24.0m and above, NOC from Fire Force in addition to NOC from Pollution Control Board (KSPCB shall mention the need for environment clearance if any in the NOC) shall be furnished.

iii.For Cinema theatres, the setbacks and other provisions shall be as per Karnataka Cinematography Act and Rules.

iv.NOC from Airport Authority of India shall be furnished where ever applicable.

3.13) Security Deposit

i.The applicant shall deposit a refundable non earning security deposit at the rate of **Rs. 100 per sq.m** of floor area within the Corporation area and **Rs. 50 per sq.m**, of the floor area outside Corporation area for the following categories of 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 earlier. If the construction is not as per approved plan, this deposit shall be forfeited and separate action initiated as per the provisions of KTCP Act, 1961.

iii.The security deposit will be refunded with 2 % interest if the building has no deviation.

3.14) Architect/Engineer/planner who prepares the plan or supervises the development works or who does both the jobs shall submit an affidavit duly notarized to the extent that the safety of the building in terms of fire and resistance to earthquake are taken care while preparing the plan. Also, he/she

shall undertake to acknowledge that he/she will intimate the competent authority within 3 days of any violations with regard to sanctioned plan. Copy of the affidavit at appendix II.

3.15)Cul – de - Sac:

i.While developing a land, if for any reason, the road has to be stopped without continuation, and then Cul de Sac with turn around area of 9.0 Radius at the end shall be provided.

3.16) General notes:

i.All permissions accorded by BDA or Government shall be treated as conforming uses irrespective of the classification made in the Revised Master Plan 2015. This is to be allowed on a case by case basis only.

ii.All cases of SEZ approved by Government of India (GOI), till the Revised Master Plan-2015 is finally approved, shall be considered for clearance, irrespective of land use classification (except the drain buffers) subject to payment of fees under section 18 of KTCP Act, 1961. Decision of the Authority in this regard shall be final.

iii.In case of buildings that have been permitted lawfully by CMC's or BMP or BDA and if such structures are in obstruction to the alignment of the proposed roads in RMP 2015, such road alignment shall be re-looked into by the authority and decision may be taken suitably.

iv.When mixed uses are permitted on the plot, the land use of ground floor shall be considered as the main use and the relevant regulations shall be applicable.

v.In case of commercial buildings or shopping centres and residential apartments, provision shall be made for fire safety measures in accordance with requirement as stipulated by the Fire Force authorities before the issue of occupancy certificate.

vi.Mezzanine floor is not permitted in residential buildings.

vii.Elevator (Lift) has to be provided for buildings with more than G+3 floors.

viii.New Additions to existing buildings:In case of buildings which are existing prior to coming into force of these regulations, upper floors may be permitted according to the existing coverage subject to limitation of height , FAR , building line or any road widening proposals in accordance with present regulations.

ix.Areas which fall within 150m radius from the **metro terminals** shall be eligible for a maximum FAR of 4 for all permissible uses, irrespective of the FAR applicable for the respective uses in the respective tables. However, this will be applied 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.

x.TDR may be permitted till the completion of the Metro stations and not after that. However, FAR shall not exceed 4 in any case.

xi.All **bus terminals** shall be eligible for an FAR as applicable to commercial zone. Min area 1 acres.

xii.If the total floor area of a proposed building is more than 500 sq mtrs, then an area measuring minimum of 3mtx5mt abutting to the access road shall be reserved for installation of electrical transformer, while issuing building permission.

xiii.**Rain water harvesting:** Provision of Rain Water Harvesting is mandatory for all plots which are more than 240 sq.m in extent. A 5 % rebate on the property tax is offered for residential property and 2 % for non residential buildings within BMA for the first 5 years, when rain water harvesting is made as an integral part of the building constructed.

xiv.**Solar energy:** Solar lighting and solar water heating is recommended for all new development/constructions. If the solar lighting and solar water heating is adopted, then refundable security deposit on fulfilling the conditions shall be returned along with 2 % interest.

xv.**Tree Planting:** Planting of minimum one tree is mandatory for a site measuring more than 2400 sq ft and minimum of 2 trees for a site measuring more than 4000 sq ft. The concerned authorities shall ensure that the trees are planted before approval of building plan and tax shall be accessed only after confirming the existence of trees in the site in question. The trees shall be planted only in the rear set back area.

CHAPTER 4: REGULATIONS FOR MAIN LAND USE ZONES

4.1 RESIDENTIAL (MAIN)

4.1.1) Description

The areas of the city which have predominantly residential land use pattern is considered for

the Residential (Main) zone. This includes many old areas of the city such as Parts of

Malleswaram, Richmond Town, Vasant Nagar, Jayanagar, Vijayanagar, Visveswarapura,

Rajajinagar, RT Nagar, etc.

4.1.2) Regulations

i) Permissible land uses:

Main Land use : **R & T1**
Ancillary Land use category: **C2, I-2 & U3**
Ancillary use is allowable to 20% of the total built up area or 50 sq.m which ever is higher.

If the Plot size is more than 240 sq.m, having a frontage of 10.0 m or more, and the abutting road is more than 18.0 m width, then ancillary uses can be used as main use.

Table 10: FAR and Ground Coverage in Residential (Main)

Sl.No.	Plot size (sq.m)	Ground Coverage. (Max)	FAR	Road width (m)
1.	Up to 360	Up to 75 %	1.75	Up to 12.0
2.	Above 360 up to 1000	Up to 65 %	2.25	Above 12.0 up to 18.0
3	Above 1000 up to 2000	Up to 60 %	2.50	Above 18.0 up to 24.0
4.	Above 2000 up to 4000	Up to 55 %	3.00	Above 24.0 up to 30.0
5.	Above 4000 up to 20000	Up to 50 %	3.25	Above 30.m

ii) Notes:

a) Setbacks shall be in accordance with Table.8 or Table.9 depending on the height of proposed building and the plot size.

b) If the road width is less than 9.0 m, then the maximum height is restricted to 11.5 meters or Stilt +GF+2 floors (whichever is less) irrespective of the FAR permissible

c) Multi dwelling units (Apartments) shall be allowed only on plot sizes of above 360 sq.m in the I and II Ring and on plots above 750 sq.m in the III Ring. In both cases, the road width shall be more than 9.0m.

d) TDR is applicable as per rules.

4.1.3) Parking

As applicable vide Table no: 23

4.2 RESIDENTIAL (MIXED)

4.2.1) Description

Main features of 'Mixed Land Use' areas are those where employment, shopping and residential land uses will be integrated in a compact urban form, at higher development intensities and will be pedestrian-oriented and highly accessible by public transit. Mixed use areas will foster community interaction by providing focus on community facilities.

• The design and development of mixed use activity areas provide opportunities to create and/or maintain a special community identity and a focal point for a variety of city wide, community and neighbourhood functions.

• Mixed activity areas address the demand for employment, shopping and residential areas within the city.

4.2.2) Regulations

i) Permissible land uses:

•Main land use category: **R**

•Ancillary land use category: **C3, I-2**,**T2** and **U4**

•Ancillary land use is permissible up to 30 % of the total built up area

If the Plot size is abutting a road as specified below, the ancillary uses can be used as main use. Space standards as at Table no 7 are applicable.

Table 11: Plot Size and Ancillary uses permissible in Residential (Mixed)

Sl.No.	Plot size (sq.m)	Road Width (Min)	Ancillary Uses permissible as main land use
1	Up to 240	**15.0m**	C2, I-2,U3,T2
2	Above 240 Up to 1000	**18.0m**	C3, I-2,U4,T2

Table.12: FAR and Ground Coverage in Residential (Mixed) zone up to 20000 sq m

Sl.No.	Ground Coverage. (Max)	FAR	Road width (m)
1	Up to 70 %	1.75	Up to 12.0
2	Up to 65 %	2.25	Above 12.0 up to18.0m
3	Up to 60 %	2.50	Above 18.0 up to 24.0m
4	Up to 55 %	3.00	Above 24.0 m up to 30m
5	Up to 50 %	3.25	Above 30m

iii) Notes;

a) Setbacks shall be in accordance with Table 8 or Table 9 depending on the height and the plot size.

b) TDR is applicable as per rules.

4.2.3) Parking

a) Buildings with a floor area not exceeding 100sqm are exempted from providing car parking. However, equivalent parking fee shall be levied as determined by the authority from time to time. This is applicable only for areas coming within I Ring.

b) As applicable vide Table no: 23

4.3 COMMERCIAL (CENTRAL)

4.3.1) Description

The Historic and commercial core of Bangalore as delineated on the map mainly comprising of **Petta** area such as Chickpet, Cubbonpet, Cotton pet, etcand parts of **Shivajinagar** around the Russell Market area.

4.3.2) Regulations

i) Permissible land uses:

Main Land use category: **C4**

Other land uses permissible (as main land use): **R, I-3, T3 & U4**

Table 13: FAR and Ground Coverage in Commercial (Central)

Sl. No.	FAR(Max)	Ground Coverage
1	2.50	75%

ii) Notes:

i.**Setbacks** need not be insisted except on the front side up to a size of 150 sq.m, and for plots ranging between 150sqm to 500sqm, no setbacks on rear and side shall be insisted. In all other cases setbacks shall be in accordance with Table. 8 or Table. 9 depending on the height of the proposed building and the plot size.

4.3.3) Parking:

i.Buildings with a floor area not exceeding 100sqm are exempted from providing car parking. However, equivalent parking fee shall be levied as determined by the authority from time to time. Parking fee shall be credited to a separate head of account and it shall be used for providing parking facilities.

ii.Parking as applicable vide table.23

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4.4 COMMERCIAL (BUSINESS)

4.4.1) Description

This zone comprises of areas in between MG Road, Brigade Road, Residency Road, Madras Bank Road and St Marks Road and also areas between the traffic island of Mayo hall, Magrath Road and Residency Road, Manipal Centre between MG Road and Ulsoor Road. Some pockets in the III Ring have been demarcated as Commercial (Business) zone, with the objective of supporting formation of secondary centres.

4.4.2) Regulations

i) Permissible land uses:

Main land use category: **C3**

Other land uses permissible (as main land use): **R, I-3, T3 & U4**

If the road width is less than 12.0m and plot area is less than 240sq.m then, **C2, I-2, R** and **U4** only are allowed.

Table 14: FAR and Ground Coverage in Commercial (Business) up to 12000 sq.m

Road width (m)	FAR	Coverage
Less than 9	1.50	55 %
Above 9 and up to 12	1.75	50 %
Above 12 and up to 18	2.25	50%
Above 18.0 up to 24.0	2.50	45 %
Above 24.0 m up to 30.0	3.00	40 %
Above 30.0 m	3.25	40 %

iii) Notes

a) TDR is applicable as per rules.

b) Setbacks shall be in accordance with Table-8 or Table-9 depending on the height of the proposed building and the plot size.

4.4.3) Parking:

As applicable vide Table no: 23

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4.5 MUTATION CORRIDORS

4.5.1) Description

The radial corridors and main arteries/ corridors of the city are designated as Mutation Corridor Zones.

4.5.2) Regulations

i) Eligibility for the zone:

Plots facing the corridors shall have a minimum frontage of 12m.

For mutation corridor, the maximum depth for zone consideration in case of sub divided layout is two property depth(if they are amalgamated), subject to the condition that entry and exit are provided from the front road only(abutting the Mutation corridor), so that the residential area on the rear side is

insulated from the effects of commercial activity. In case the applicant cannot come up with the reconstituted/amalgamated plot, then, only one property depth shall be allowed. Decision of the authority in this regard is final.

In case of lands that have no plotted development, a maximum of one property depth (as per the document which existed prior to the approval of Revised Master Plan 2015) may be allowed. Decision of the authority in this regard is final.

For the purpose of claiming benefit under Mutation Corridor, if access is provided for the rear property using another property abutting the Mutation Corridor, then the Mutation Corridor benefits shall not be allowed.

ii) Permissible land uses:

Main Land use category: **C4**

Other land uses permissible (as main land use): **R, I-3, T3 & U4**

Table 15: FAR and Ground Coverage in Mutation Corridors (Commercial)

Sl. No.	Plot size	FAR	Ground Coverage	Road width
1	All plot sizes up to 12000 sq.m	2.75	55%	Up to 30m
2		3.25	50%	Above 30m

iv) Note:

a) Setbacks shall be in accordance with Table.8 or Table.9 depending on the height of the proposed building and the plot size.

4.5.3) Parking:

As applicable vide Table no: 23

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4.6 COMMERCIAL AXES

4.6.1) Description

The major and minor roads which have commercial activities along them are recognized as commercial axes and are included within the zone. As these are part of the residential zone through which they pass and the regulations applicable shall be that of the main zone in which they are located with an exception to the permissible land uses of commercial axes.

4.6.2) Regulations

i) Permissible land use category:

If the plot size is more than 240 sq.m and faces a road width up to 15.0 m, C2, I-2 & T2 uses in addition to uses allowable in the respective zone are permissible

If the plot size is more than 240 sq.m and faces a road width 15.0 m and above, C3, T2 and I-2 uses in addition to uses allowable in the respective zone are permissible.

ii) FAR and Ground Coverage

The FAR and Ground Coverage Regulations for the Commercial Axes will be same as that of the table for the surrounding zone that it passes through e.g. a Commercial Axes passing through a Residential (Main) Zone shall avail FAR and Ground Coverage of a Residential (Main) Zone.

iii) Note;

a) Setbacks shall be in accordance with Table.8 or Table.9 depending on the height of the proposed building and the plot size.

b) TDR is applicable as per rules.

4.6.3) Parking

As applicable vide Table no: 23

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4.7 INDUSTRIAL [I (General)]

4.7.1) Description

This zone supports the establishment of all types of industries.

4.7.2) Regulations

i) Permissible land uses;

Main land use category: **I-5**

Ancillary land use category: **R, C4, U2 & T3**

Ancillary use allowable up to **10 %** of the total land area.

If the road width is more than **15** mtrs, **T3** may be allowed as main land use.

Table.16: FAR and Ground Coverage in Industrial (General)

Sl.no	Size of the Plot (sq.m)	Ground cover	FAR	Setbacks	
				Front	Rear and sides
1.	Up to 500	75%	1.50	4.50	4.50
2.	Above 500 up to 1000	60%	1.25	4.50	4.50
3.	Above 1000 up to 3000	50 %	1.00	6.00	6.00
4	Above 3000	45 %	1.00	10.0	8.00

iii) Notes:

a)After leaving minimum setbacks as per the above table if the remaining portion of the plot cannot be used for erecting a meaningful building, the Authority may insist for set backs as in table.8 or table.9

b)All lands/sites allotted by government agencies like KIADB, KSIIDC etc, for industrial use shall not be permitted to be utilised for any other use, without the NOC from such departments/ agencies as case may be.

c)TDR is applicable as per rules.

4.7.3) Parking

As applicable vide Table no: 23

4.8 INDUSTRIAL (Hi -Tech: [I (H)]

4.8.1) Description

This is a priority area for establishment of activities associated with new technologies: IT, IT Enabled Services, BT, electronics, telecom and other emerging areas and as well as services sector organised in industry format (Back offices, etc). This zone also enables work- home –play relationship.

4.8.2) Regulations

i) Permissible land uses:

Main land use category: **I-3**

Ancillary Land use: **R, C3, T2 & U4**

Ancillary use allowable up to 40 % of the total built up area

Wherever the road width is less than 12m, then on such lands residential developments may be permitted as main use.

Table.17 FAR and Ground Coverage in Industrial (Hi-Tech zone):

Sl. No	Size of the plot (sq.m)	Ground cover	Permissible FAR	Road width (m)
1	Up to 1000	55%	2.00	Up to 12.0
2	Above 1000 up to 2000	50%	2.25	Above 12.0 up to 18.0
3	Above 2000 up to 4000	50%	2.50	Above 18.0 up to 24.0

4	Above 4000 up to 6000 sq.m	45 %	3.00	Above 24.0 up to 30.0
5	Above 6000 up to 12000 sq.m	45 %	3.25	Above 30.0

Note:

a)Setbacks shall be in accordance with Table.8 or Table.9 depending on the height of the proposed building and the plot size.

b)TDR is applicable as per rules.

4.8.3) Parking

As applicable vide Table no: 23

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4.9 PUBLIC AND SEMI PUBLIC (P&SP)

4.9.1) Description

This zone includes Government owned complexes and civic amenities and large infrastructure facilities of health, education, sports, cultural and social institutions.

4.9.2) Regulations

i) Permissible land use

Main land use category**: U4**

This shall include Government administrative centres, district offices, law courts, jails, police stations, institutional offices, 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.

Ancillary land use category: **R, C2 & T2**

Ancillary uses to the main use shall not exceed 20% of sital area.

Table 18: FAR and Ground Coverage in Public and Semi public

Sl.no	Size of the plot (sq.m)	Ground cover	FAR	Setbacks
1	Up to 500	60%	1.50	Refer Table.8 or Table.9
2	Up to 1000	55%	1.75	
3	Above 1000 up to 2000	50%	2.00	
4	Above 2000	45%	2.25	

Note:

i)In case, any private property is included within the boundary of Public and Semi public use and if the owner can establish that the ownership of land vests with him/her, the land use adjoining the land shall be assigned to the land in question.(to be decided by the Authority only).

ii)TDR is applicable as per rules.

4.9.3) Parking:

As applicable vide Table no: 23

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4.10 TRAFFIC AND TRANSPORTATION (T&T)

4.10.1) Description

Transportation zones are reserved for Transport and Transport related activities such as railway yards, railway station, bus stands, bus shelters, Road and transport depots, parking areas, airport, special warehousing, cargo terminals and transfer of cargo between different types of transport (rail, road, air).

4.10.2) Regulations

i) Permissible land uses

Main land use category**: T4 (for MLCP, refer note below)**

Ancillary land uses: **R, U2, C2, I-3**

Ancillary land uses permissible subject to a condition that the built up area shall not exceed 300 sq.m or 5% whichever is higher.

If the road width abutting the land is less than 12m then I-2, U2 or C2 may be allowed as main land use or as independent land use.

Table 19: FAR and Ground Coverage in Traffic and Transportation

Sl.no	Size of the plot (sq.m)	Ground cover	FAR	Setbacks
1	Up to 500	60%	1.00	Refer Table.8 or Table.9
2	Up to 1000	55%	1.25	
3	Above 1000 up to 2000	50%	1.50	
4	Above 2000	45%	1.50	

Note:

i.When **Multi Level Car Parking (MLCP)** 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 where ever applicable.

ii. TDR is applicable as per rules.

4.10.3) Parking as per vide table. 23

4.11 PUBLIC UTILITIES (PU)

4.11.1) Description

Public utilities includeenergy, water, telecommunication, sub stations, gas and gas lines, transformers, and microwave towers and solid waste management facilities such as land fill sites.

4.11.2) Notes:

1.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.

2. The regulations for the above will be decided by the Authority.

3.In case of new developments, these shall remain as non buildable areas and remain as reservations and marked for the purpose intended. They may be considered for calculation of open spaces within the schemes while approving building/development and layout plans.

4.For electrical networks, KPTCL standards are followed.

4.12 PARK AND OPEN SPACE (P)

4.12.1) Description

The natural and man made features meant for environmental conservation and preservation, including water bodies, forests and drains; parks, playgrounds, burial grounds and crematoria.

4.12.2) Regulations

i) Permissible land uses:

i.Uses permissible include: Sports grounds, stadium, playgrounds, parks, swimming pools, cemeteries, garden land and crematoria.

ii.Uses permissible under special circumstances by the authority: Open air theatres, indoor recreational uses, dwelling for watch and ward, sports clubs, libraries, milk booths, HOPCOMS, the area of such use shall not exceed 5% of the total area and shall not be more than G+ 1 floor in any case.

iii.Setbacks for the above will be decided by the Authority taking into account the surrounding development and traffic scenario in that area.

ii) Valley/ drain

Within the demarcated buffer for the valley the following uses are allowed:

i.Sewerage Treatment Plants and Water treatment plants

ii.Roads, pathways, formation of drains, culverts, bridges, etc which will not obstruct the water course, run offs, channels.

iii.In case of water bodies a 30.0 m buffer of 'no development zone' is to be maintained around the lake (as per revenue records) with exception of activities associated with lake and this buffer may be taken into account for reservation of park while sanctioning plans.

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 subdivision regulations subject to fulfilling section 17 of KTCP Act, 1961 and sec 32 of BDA Act, 1976.

v.Any land falling within the valley for which permission has been accorded either by the Authority or Government, and then such permission shall be valid irrespective of the land use classification in the RMP 2015. Fresh permissions for developments shall not be accorded in valley zone.

NOTE:

Drains: The drains have been categorized into 3 types namely primary, secondary and tertiary. These drains will have a buffer of 50, 25 and 15m (measured from the centre of the drain) respectively on either side. These classifications have been used for the drains newly identified while finalizing the RMP 2015. In case the buffer has not been marked due to cartographical error 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. Permissions in sensitive areas earmarked on the land use plan shall be considered only by the planning Authority.

4.13 AGRICULTURAL LAND ZONE (AG)

4.13.1) Description

The area outside the conurbation limits.

4.13.2) Regulations

i) Permissible land use

Agro processing units using locally produced agriculture produce as raw materials.

Urban amenities such as burial grounds, education and health institutions, sports grounds, stadium, playgrounds, parks and garden land.

Public utilities such as solid waste land fills, water treatment plants, power plants, fuel stations and other highway amenities such as weigh bridges, check posts, toll gates, having access to major roads.

Agriculture, Horticulture, Dairy, Milk Chilling centres, Farm houses and accessory not exceeding 250 sq.m of plinth area within the plot area limitation of 1.2 Ha limited to G+ 1 floor.

Clubs, cultural buildings, exhibition centres, storage and sale of farm products.

Service and repairs of farm machinery.

Piggeries and poultry farms, livestock rearing.

Brick Kilns.

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.

ii) Coverage:

20 % of the sital area of the land may be used for educational and health purposes and a building height of G+1 floor only shall be permitted.

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.

For uses other than education, health and Golf courses, 5% of sital area of the land may be permitted subject to a building height of G+1 floor only.

Set backs as per Table 8.

iii) Regulations for Rural Development

Within a radius of 250m from the gramathana (as defined in the note below) developments required for the natural growth of the village may be permitted with the following regulations:

1)FAR : 1.0

2)Maximum no of floors: G+1

3)Setbacks and coverage for the respective uses: As per Table no 8

iv) Note:

a)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.

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4.14 UNCLASSIFIED USE (UC)

(i) Many of the areas on the planning district maps are under *unclassified use* and these include Defence and notified lands. If any discrepancies are observed regarding the boundaries, land use and extent, the authority may take appropriate decisions. Any disputes shall be referred to the Government and the decision of the Government shall be final.

(ii) In case, any private property is included within the boundary of unclassified and if the owner can establishes that the ownership of land vests with him/her, the land use adjoining the land shall be assigned to the land in question (to be decided by the Authority Only)

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CHAPTER 5: PLANNING PERIMETERS AND SCHEMES:

5.1) Planning Perimeters: These areas that are proposed to be taken up as detailed schemes are shown as planning perimeters and schemes. The planning perimeters include the Area improvement scheme, transport and utilities perimeters, which are delineated on the map and serve as informational tool. Detailed studies and action planning for the same will need to be taken up in due course of the Revised Master Plan period.

(i) Area improvement schemes:

These are identified areas which require detailed planning and design schemes that can be implemented by the Govt, Private sector, ULBs. The specifics and the program content of the scheme needs to be approved by the Local planning Authority.

Slums, poorly serviced infrastructure areas and any other area that have significant impact at the Planning district level are to be taken up within the area improvement perimeters and detailed out for implementation.

(ii). Transport and utilities scheme:

Areas identified for need of detailed project planning and implementation by the relevant authority includes utilities, road underpasses, flyovers, etc. Necessary studies are to be carried out in order to implement the proposals. This shall be in consultation with the Authority.

(iii). Heritage conservation areas:

The areas worthy of conservation are marked on the map. With detailed plans and studies, the action plan for conserving them shall be taken up.

5.2) Co-ordinated Planning Schemes:

The Co-ordinated planning schemes are the zones where the BDA intends to take up development under its own schemes through the regulations prescribed for commercial zone.

5.3) Redevelopment Scheme:

Following regulations shall apply for all redevelopment schemes taken up by Karnataka Slum Clearance Board/BDA/BBMP/KHB within the local planning area of Bangalore:

•Redevelopment schemes (including slums) may be allowed in the following Land uses:

Residential (Main), Residential (Mixed), Commercial (Central), Commercial (Business), Industrial (General) & Industrial (Hi-tech).

• Maximum plot coverage is allowable up to 60%.

•Maximum FAR is allowable up to 3.

•In case of Layout/Group housing, minimum of 10 % of area for Park and 5% of area for C.A shall be reserved and maintained by the respective authorities.

Note: Set backs shall be applicable as per Table 8 or 9 as the case may be.

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CHAPTER 6: SUBDIVISION REGULATIONS

6.1) RESIDENTIAL

a. Road widths:
The minimum width of road shall not be less than 9.0 m and the road widths shall not be less than the plot widths facing the respective road.

Every Fourth road in a layout shall have a minimum of 12.0 m width.

b. Area for Residential development:
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.

c) Parks / Open spaces and Playgrounds: Parks / Open spaces and Playgrounds shall not be less than **15 %** of the total land area. This shall be relinquished to the Authority (free of cost and free of encumbrance) and if required, the authority may handover the area for maintenance to the resident's welfare association. If the land is not maintained up to the satisfaction of the authority, it shall be resumed back by the authority.

d) Civic amenities and Roads:
i) After making provision for Parks and roads in the layout, the balance portion of land shall be earmarked for civic amenity site only. Such CA site shall be relinquished to BDA free of cost and free of encumbrance.

ii) If the area that remains after making provision for road and park is less in extent, then the authority shall have the discretion to earmark such land for park.

iii)When ever the total area proposed for formation of layout exceeds 10 acres, then adequate extent of land may be earmarked for provision/installation of utilities like transformer, sewage treatment plant, overhead water tank, bus bay/shelter etc. This area may be taken in to calculation under either CA or Park as the case may be. Decision of the Authority in this regard shall be final.

iv) CA sites owned by Bangalore Development Authority (BDA) could be used for any purpose irrespective of the land use classification in the Revised Master Plan-2015.

But, such use shall be based on the need of the locality and the Authority has to take a conscious decision in this regard. This clause is operative till amendments to relevant Acts & Rules are made.

e) Exemptions:
On request from the land owner, reservations for Parks and Civic Amenities as per subdivision regulations may be dispensed with by collecting the guideline value of equivalent converted land, in case the land is less than 4,000 sq.m. The value to be collected from the land owner in lieu of open space and civic amenity shall be in addition to other fees/charges as prescribed by the Govt. from time to time.

The authority shall deposit the amount so collected under separate head of accounts and shall be utilized only for the acquisition and development of areas reserved for parks and open spaces in the Revised Master Plan.

In case of residential layouts proposed for development by individuals wherein the extent of land is more than 10.0 ha, commercial uses up to 3 % of total land may be permitted within the permissible percentage of 55 % in one or two blocks only.

When the residential layouts / development plans are proposed / taken up by either Bangalore Development Authority (BDA) or Karnataka Housing Board (KHB) or Karnataka Slum Clearance Board (KSCB), then commercial uses may be allowed up to an extent of 5% of the permissible land to facilitate for neighbourhood facilities.

6.2) General conditions applicable for sub division, amalgamation and Bifurcation of plot:

i.Subdivision
The Authority reserves the right to modify the layout submitted by the applicant / owner and may impose any condition either from planning point of view or in the interest of public.

60 % of the sites shall be released upon issue of work order based on the draft plan.

The sites to be released are to be clearly indicated on the plan along with the phase wise development. The release of sites is subject to relinquishment of civic amenity sites / parks & open spaces and roads to the authority free of cost by way of a registered relinquishment deed. 40 % of the sites shall be released only after the layout is fully developed in terms of utilities and infrastructure. The entire process shall be as per the government order issued in this regard.

The approval of Layout Plan is subject to the condition that the proposal satisfies all the requirements stipulated under section 17 of K.T.C.P Act, 1961 and section 32 of BDA Act, 1976.

ii.Amalgamation
In the case of amalgamation, the proposed sites shall have the same land use.

Ownership of the amalgamated plot could be in single or multiple names/family members/ company. But, amalgamation shall not be considered if the plots are under lease agreement.

Development controls for the amalgamated plot shall be with reference to new dimensions.

iii.Bifurcation;

In the case of all bifurcations, 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.

A Plot/ Site which is a part of the sub division plan/layout/scheme duly approved by the authority maybe further bifurcated with prior permission of Authority and the sub divided plot shall not be less than the prescribed size.

Bifurcated plot shall not be less than 50 sq mt. Bifurcated plot shall have a minimum of 3.0 m access.

The bifurcated plot shall have a minimum of 6.0 m frontage.

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6.3REGULATIONS FOR NON RESIDENTIAL LAYOUT PLAN:

Sanction of layout plans for non residential purpose shall be subject to the following conditions:

i.10 % of Total area shall be earmarked for Park and Civic amenities (ratio to be decided by authority).

ii.Minimum width of road shall not be less than 12.0 m.

iii.5 % of the total area shall be reserved for parking purpose.

iv.Parks, CA and roads shall be handed over to Authority as per section 32 of BDA Act, 1976.

CHAPTER 7: REGULATIONS FOR RESIDENTIAL DEVELOPMENT PLANS AND NON RESIDENTIAL DEVELOPMENT PLANS.

7.1 Regulations for Residential Development Plan:

1.**10 %** of the land shall be reserved for Park & Open space. The open space (park) shall be relinquished to the authority free of cost and the same may be allowed to be maintained by the local residents association (registered), if the Authority so desires.

2.A minimum **5 %** of total plot area shall be provided for Civic amenities and the owner or developer shall develop such 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.

3.FAR is calculated on the total land area after deducting Civic amenity site.

4.Parking area requirements shall be as applicable vide Table no: 23

5.Roads as shown in the Revised Master Plan 2015 shall be incorporated within Plan and shall be handed over to the authority free of cost.

Table 20: FAR & Ground coverage for Residential development plan on a site area over 20,000sqm.

Road width (m)	Coverage	FAR
Less than 12.0	60%	2.00
Above 12 and up to 18	55%	2.25
Above 18 and up to 24	55%	2.50
Above 24 m and up to 30	50%	3.00
Above 30.0 m	50 %	3.25

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7.2) Regulations for Non Residential Development Plan and Flatted Factories

The non residential development plan and flatted industries are approved on the following conditions:

a.10% of the total area shall be reserved for Parks and Open Spaces, which shall be maintained by the owner to the satisfaction of the Authority.

b.Parking area requirements shall be as applicable vide Table no: 23. An additional 5% of the plot area shall be reserved for surface parking.

c.FAR is calculated based on entire sital area excluding the area reserved for Park and Open Spaces.

d.Roads as shown in the Revised Master Plan 2015 shall be incorporated within Plan and shall be handed over to the Authority free of cost.

e.The FAR and coverage shall be as per Table no 21, below.

Table.21 FAR & Ground coverage for Non – Residential development Plan and flatted industries on a sital area over 12,000sqm.

Road width (m)	Coverage	FAR
Less than 9	60%	1.50
Above 9 and up to 12	55%	1.75
Above 12 and up to 15	55%	2.00
Above 15.0 to 18.0	50%	2.25
Above 18 and up to 24	50%	2.50
Above 24 and up to 30.0	45%	3.00
Above 30.0 m	45 %	3.25

7.3)**Regulation for Integrated Township**

'Integrated Township' concept is gaining more importance in the recent times.

To give impetus to economic growth and to retain the vibrancy and dynamism of the urban form for a city like Bangalore, the concept of 'Integrated Township' with minimum 40 Ha of land having access from minimum 18 m road width is a good approach for the future of Bangalore.

Permissible in Residential / Commercial / Hi Tech / Industrial zones

a)Minimum area required - 40 Ha (100 acres).

b)Permissible Land Use
i. Residential
ii. High Tech
iii. Industrial
iv. Commercial

c)Permissible usage (% of allowable usage)

i. Residential - 40% ii. Non-Residential
□High-Tech (IT, BT related activities) - 55% □Commercial (to support the township) - 05%

d)Minimum Road width required - 18 Mtrs

e)Other Regulations for approval of integrated town ship
i.10% of the total area shall be reserved for parks & open space. It shall be handed over to the authority free of cost & shall be maintained by the developer to the satisfaction of the authority.

ii.5% of the site area shall be reserved for public & semi-public use / CA sites & shall be handed over to the authority; the same shall be allotted by the authority for development for specified C.A. either to the developer or others on lease basis.

iii.The FAR is calculated on entire area excluding area reserved for CA.

iv.Road shown in by Revised Master Plan 2015 shall be incorporated with in the plan and shall be handed over to the authority free of cost.

v.The FAR & coverage shall be as below;

Table 22: FAR and Ground coverage for Integrated Township.

Road Width	Coverage	FAR Allowable
Above 18m < 24m	55%	2.5
Above 24m < 30m	50%	3.00
Above 30m	45%	3.25

	CHAPTER 8.0: PARKING REQUIREMENTS 23: Parking requirements for various uses	AND NORMS :
Sl. No	Type of use	One car parking of 2.5m x 5.5m each shall be provided for every
1	Theaters and Auditoriums except Educational Institutions.	25 seats of accommodation subject to minimum of 20
2	Retail Business (shops, Shopping complexes, Malls, etc)	50sqm of floor area
3	Multiplex integrated with shopping	40sqm of floor area plus requirement of parking according to Cinematographic act
4	Wholesale and Warehouse buildings	150sqm plus 1 lorry parking space measuring 3.5 m x 7.5 m. 1 additional for every 500sqm or part thereof
5	Restaurant establishment servicing food and drinks and such other establishment	75sqm of Floor area
6	Lodging establishments, hotels and Tourist homes	80 sq.m of Floor area.
7	For star hotels	For every 2 rooms. Additional 10% of the total requirement shall be reserved as parking for visitors.
8	Office buildings (Govt/Semi-Govt.& Pvt)	50sqm of Floor area
9	Hostels	Professional college hostels: 1 for every 5 rooms and others: 1 for every 10 rooms.
10	Industrial Buildings	100sqm of floor area plus 1 lorry space measuring 3.5 m x 7.5 m for every 1000 sq.mt or part thereof
11	Nursing homes	50sqm of Floor area
12	Hospitals	100sqm of Floor area
13	Multi- dwellings Units	**A.** Dwelling unit measuring more than 50 sq.m up to 150 sq.m of floor area. Additional 1 car park for part thereof, when it is more than 50% of the prescribed limit. B. Additional car parking for each two Dwelling units, if the DU is less than 50 sq.mt **C**. 10 % of additional parking shall be kept for visitors car parking.
15	Kalyana mantaps, Convention centers	50sqm of Floor area.
16	Recreational clubs	50sqm of Floor area.
17	Educational buildings	150sqm of Floor area
18	Other Public and Semi-Public Buildings	100sqm of Floor area

		Note: Additional parking for part area shall of the prescribed limits/standards. *- 48 -*	be provided when the part area exceeds 50%

8.1) NOTES:

(a) Parking provision through building on stilts:

i) Parking provided on the ground floor with the building on stilts, parking area shall be exempt from the calculation of FAR.

ii) All sides of the stilt parking shall be open.

iii) When stilt parking is provided the height shall not exceed 2.4mtrs and the height shall be considered for calculating the total height of the building

iv) Any place used for parking is not included in the calculation of FAR.

v) 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 exempt from reckoning the FAR.

(b) Parking provision on multi level or on any number of floors:

i) 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.

ii) Car Parking shall not be provided in the setback areas. If provided, a minimum of 3.0 m shall be left free from the building in case of G+3 buildings and a minimum of 6.0 m in case of buildings which are G+4 or more.

iii) When **Multi Level Car Parking (MLCP)** is proposed on a plot as 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 where ever applicable.

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CHAPTER 9: FIRE PROTECTION REQUIREMENTS AND SAFETY MEASURES AGAINST EARTH QUAKE.

9.1General – 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 Protection Chapter and National Building Code shall apply.

For multi-storeyed, high rise and special buildings, additional provisions relating to fire protection contained in Annexure C of NBC shall also apply. The approach to the building and open spaces on all sides up to 6mtrs width and their layout shall conform to the requirements of the Chief Officer. They shall be capable of taking the weight of a fire engine weighing up to 18 tonnes. These open spaces shall be free of any obstruction and shall be motorable.

9.2Exits.- 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 exits shall conform to the following:

i. **Types**. – Exits should be horizontal or vertical. A horizontal exit may be a door-way, a corridor, a passage-way to an internal stairway or to an adjoining building, a ramp, a verandah, or a terrace which has access to the street or to the roof of a building. A vertical exit may be a staircase or a ramp, but not a lift.

ii. **General requirement** – Exits from all the parts of the building, except those not accessible for general public use, shall-

a.provide continuous egress to the exterior of the building or to an exterior open space leading to the street;
b.be so arranged that, except in a residential building, they can be reached without having to cross another occupied unit;
c.be free of obstruction;
d.be adequately illuminated;
e.be clearly visible, with the routes reaching them clearly marked and signs posted to guide any person to the floor concerned;
f.be fitted, if necessary, with fire fighting equipment suitably located but not as to obstruct the passage, clearly marked and with its location clearly

indicated on both sides of the exit way;
g.be fitted with a fire alarm device, if it is either a multi-storeyed, high use or a special building so as to ensure its prompt evacuation; h.remain unaffected by any alteration of any part of the building so far as their number, width, capacity and protection thereof is concerned; i.be so located that the travel distance on the floor does not exceed the following limits:

1.Residential,	educational,	institutional	and	hazardous

occupancies: 22.5mtrs.

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2.Assembly, business, mercantile, industrial and storage building: 30mtrs.

Note: The travel distance to an exit from the dead end of a corridor shall not exceed half the distance specified above.

When more than one exit is required on a floor, the exits shall be as remote from each other as possible:

Provided that for all multi-Storeyed high rise and special buildings, a minimum of two enclosed type staircases shall be provided, at least one of them opens directly to the exterior to an interior open space or to any open place of safety.

(iii) **Number and width of exits** – The width of an exit, stairway / corridor and exit door to be provided at each floor in occupancies of various types shall be as shown in columns 3 & 5 of Table 23. Their number shall be calculated by applying to every 100 sq. m. of the plinth or covered area of the occupancy, the relevant multiplier in columns 4 & 6 of Table 23, Fractions being rounded off upward to the nearest whole number.

9.3Safety Measures against Earthquake

Buildings with ground plus four floors and above or buildings with a height of 15 mtrs. and above shall be designed and constructed adopting the norms prescribed in the National Building Code and in the "Criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards, making the buildings resistant to earthquake. The supervision certificate and the completion certificate of every such building shall contain a certificate recorded by the Registered Engineer / Architect that the norms of the National Building Code and I.S. 1893-2002 have been followed in the design and construction of buildings for making the buildings resistant to earthquake.

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TABLE – 24:WIDTH AND NUMBER OF EXITS FOR VARIOUS OCCUPANCIES

		Stairway / Corridor			
Sl. No.	Type of Occupancy	Minimum width in meters	Multiplier	Door minimum width in meters	Exit Multiplier
(1)	**(2)**	**(3)**	**(4)**	**(5)**	**(6)**
1.	Residential Dwellings Row housing (2 storeys) Hotels	1.2 0.75 1.5	0.145 0.213 0.107		0.053
2.	Educational-up to 24 mtrs high. Over 24 mtrs. high	1.5 2.0	0.333 0.250		0.667
3.	Institutional i.e. Hospitals Up to 10 beds. Over 10 beds	1.5 2.0	0.089 0.067		0.044
4.	Assembly – fixed seats or loose seats and dance floor. No seating facilities and dining rooms	2.0 2.0	0.694 0.278	1.0	0.926 0.370
5.	Mercantile- street floor and basement Upper sales floors	1.5 1.5	0.222 0.111		0.222 0.111

6.	Business and Industrial	1.5	0.067		0.067
7.	Storage	1.5	0.022		0.22
8.	Hazardous	1.5	0.133		0.125

Note: No deductions shall be made in the gross area of the corridors, closets or other sub-divisions; all space serving the particular assembly occupancy shall be reckoned

C H A P T E R – 10: TRANSFER OF DEVELOPME NT RIGHTS (TDR)

When an area with in the local planning area is required for public purpose (i.e. road, widening of road, parks, etc.) the owner of any site or land which comprises of such area surrenders it free of cost and hands over possession of the same to the planning authority / Local Authority free of cost and encumbrance. The Planning Authority / Local Authority permits development rights in the form of additional floor area which shall be equal to one and half times the area surrendered. The development rights so permitted may be utilised either at the remaining portion of the area after surrender or any where in the LPA, either by himself or by transfer to any other person.

10.1. Terms and Conditions for Grant & Utilisation of TDR:

1.The Planning Authority / Local Body shall publish an annual programme for road widening or construction of new road or for any other public purpose specified in Section 14(B) of the Act, for granting Transferable Development Rights.

2.The land shall be surrendered through a relinquishment deed for which a Development Rights Certificate (hereinafter called "D.R.C.") is to be issued. The land so surrendered shall vest with the Authority / Local Body free from all encumbrances.

3.D.R.C. shall be issued only after the required land is surrendered to the Planning Authority / Local Body free of cost and free of encumbrances. In respect of land surrendered for purpose other than road widening, the land has to be fenced to the satisfaction of the Authority / Local Body.

4.DRC shall be issued under the seal of the Planning Authority / Local Body and under the signature of the Commissioner, Bangalore Development Authority / Commissioner of Local Body within the LPA of Bangalore.

5.The D.R.C. shall be valid for a period of five years. However, the same may be revalidated for a further period of five years subject to payment of revalidation fee.

6.The D.R.C. shall contain details of the floor area credit in square meter of built up area and the area to which the owner of the surrendered land is entitled shall be stated in figures and words. The description of the land from where development rights are generated and the land use zone of the same shall also be stated in the D.R.C.

7.The eligible additional floor area may be utilised in the remaining portion of the land after surrender, irrespective of the road width.

8.The DRC shall not be valid for use on receivable plot/plots abutting a road of less than 9 meters within the LPA of Bangalore subject to condition No.12.

9. In case of Bangalore LPA, if the additional floor area is transferred to another plot, FAR of the receiving plot shall be allowed to be exceeded by not more than 0.60 times of the existing FAR, provided the receiving plot abuts a road width of 12 m and above, If the receiving plot abuts a road width of 9 meters to 12 meters, then a maximum of 0.40 times the existing FAR shall only be allowed, subject to limitations prescribed in these terms and conditions.

10. The Authority may consider relaxing set backs and coverage to a maximum extent of fifty percent, when the permissible Floor Area Ratio cannot be achieved, in case of D.R.C. arising out of land surrendered free of cost for road widening. This relaxation is also permissible in the receiving plot or in the same plot left over after surrender. When plot generating the TDR utlises the DRC as the receiving plot, then the incremental parking need not be insisted. No relaxation can be given for area required for parking in receiving plot. While exercising the above power, the Authority shall finalise the building line for the entire road taken up for widening keeping in view the developments existing, feasibility and smooth flow of traffic and notify the same. No construction shall be allowed in violation of such notified building line.

11.A DRC can be purchased for utilisation in respect of a building already existing, subject to all the limitations prescribed in these terms and conditions.

12.Development rights certificate may be utilized in all the areas irrespective of A, B and C (Ring I, II & III) zones, in the following manner.

E.g.:
Area of site surrendered 100 sq. mtrs. DRC issued for the above 100 sq. mtrs. 150 sq. mtrs.

Table No. 25

DRC Generation Zone	Utilisation Zone		
	A zone (Ring I)	B zone (Ring II)	C zone (Ring III)
A Zone (Ring I)	150 x 1.00	150 x 1.50	150 x 2.00
B Zone (Ring II)	150 x 0.666	150 x 1.00	150 x 1.333
C Zone (Ring III)	150 x 0.50	150 x 0.666	150 x 1.00

13.The D.R.C. obtained on account of surrendering a particular land / plot shall be utilised on transfer to any other plot only for the purpose for which such receiving plot is designated in the development plan.

14.Whenever the remaining portion of the plot or land after surrender to the Planning Authority / Local Body is too small to construct any meaningful building, if so, the owner may desires to surrender the entire property to the Planning Authority / Local Body in lieu of the D.R.C.

15.The Authority may charge a fee of Rupees one hundred for grant / transfer / utilization / revalidation etc., of DRC.

16.A D.R.C. shall not be valid for use on receivable plot in the area notified as such by Government.

17.The utilisation of Development Rights shall be in multiples of ten sq. meters only except the last remainder.

18.The Authority may reject or cancel the grant of D.R.C. in the following circumstances namely:-
a.Where any dues are payable by the owner of the property to the State Government or Planning Authority / Local body prior to the date of handing over physical possession of the property to the Authority. Also, Planning Authority / Local Body may grant and withhold issue of D.R.C. until all the dues of the State Government or the Planning Authority / Local Body are paid by the owner.

b.Where D.R.C. is obtained by fraudulent means.

c.Where there is a dispute on the title of the land, till the dispute is settled by a Competent Court.

19.The utilisation of D.R.C. in favour of Non-Resident of India and Foreign nationals will be subject to rules and regulations " under Foreign Exchange Management Act, 1999 (FEMA) and / or the rules and regulations" made by the Reserve Bank of India / Government of India in this behalf.

20.The Authority may decline to allow utilisation of D.R.C. in the following situations:-

a.Under direction from a competent court.

b.Where the Authority has reason to believe that the transfer for utilisation of D.R.C. has been obtained by fraudulent means.

c.Where the utilisation application does not comply with the terms and conditions.

d.Where the utilisation application is not duly signed by the transferor and transferee.

e.Where the utilisation application is not duly accompanied by original D.R.C.

21.In full utilization of D.R.C., the D.R.C. shall not be returned to the D.R.C. holders but shall be retained with the Planning Authority / Local Body concerned after canceling the same.

22.In case of death of holders of D.R.C., the D.R.C. will be transferred only on production of "Will / Survivors Certificate / Inheritance Certificate / Heir ship Certificate"/ succession certificate of letter of Administration and / or probate of a will wherever applicable. On production of aforesaid documents names of the legal heirs shall be included in the D.R.C.

23.Where the D.R.C. holder is a minor, no permission for transfer for utilisation shall be considered unless the application is made by the guardian appointed by the Court.

24.If a holder of D.R.C. intends to transfer it to any other person, he will submit the D.R.C. to the Planning Authority / Local Body with an application for endorsement of the new holders name, i.e., the transferee, on the said certificate. Without such endorsement by the Planning Authority / Local Body, the transfer shall not be valid and the Certificate will be available for use only by the earlier original holder.

25.D.R.C. shall be in prescribed form transferable only after due authentication by the Planning Authority / Local Body.

26.The Planning Authority (BDA when the TDR is generated by a plot / land located in BDA jurisdiction and BBMP when the TDR is generated by a plot or land located in BBMP jurisdiction) shall maintain a register in the format annexed to this Notification relating to grant and utilisation of Development Rights. Planning Authority / Local Body which issues the DRC shall only maintain the account of utilization till it is exhausted.

27.If in, or in connection with, the exercise of its powers and discharge its functions by the Planning Authority / Local Body, any difficulty arises relating to the interpretation of these regulations, it shall be referred to the Government, whose decision will be final.

APPENDIX 1

Table 26: Building lines specified for various roads

Sl. No	Name of the Road	Building Line Required
1.	Sampige Road	3.0 m from the edge of the road
2.	Margosa road	3.0 m from the edge of the road
3.	17th Cross, Malleswaram	3.0 m from the edge of the road
4.	Platform Road	3.0 m from the edge of the road
5.	Palace Cross Road	3.0 m from the edge of the road
6.	K.B.G. Road	3.0 m from the edge of the road
7.	80 ft road, Rajajinagar	3.0 m from the edge of road
8.	West of chord Road	3.0 m from the edge of road
9.	Magadi road	12.0 m beyond Housing Board Quarters Road
10.	Tumkur road	5.0 m up to C.M.T.I, Quarter road
11.	Tumkur road	12.0 m beyond C.M.T.I Quarter road
12.	Triveni Road, Yashwanthpur	12.0 m beyond C.M.T.I Quarter road
13.	Tannery road	5.0 m beyond Devarajeevanahalli cross
14.	Old Madras road	5.0m up to level crossing Devarajeevana- halli cross (new Aero engine Factory)
15.	Old Madras road	12.0 m beyond New Aero engine Factory
16.	Kengal Hanumanthaiah road	3.0 m from the edge of road
17.	Jayachamarajendra road	3.0 m from the edge of road
18.	H.Siddaiah road	3.0 m from the edge of road
19.	Raja ram Mohan roy road	3.0 m from the edge of road
20.	Varthur	3.0 m from the edge of the road between Trinity church to Airport

21.	Varthur road	12.0 m from the edge of the road, from beyond the Airport.
22.	Chinmaya Mission Hospital	3.0 m from Adarsha theatre to police station road
23.	Indiranagar 100 ft. road	3.0 m from the edge of road
24.	Mahatma Gandhi Road	5.0 m up to Dickenson road
25.	Mahatma Gandhi Road	5.0 m Dickenson road to trinity church
26.	Central Street	3.0 m from the edge of road
27.	St.John's road	5.0 m from the edge of the road
28.	St.John's road	5.0 m from the edge of the road
29.	Assaye road	3.0 m from the edge of the road
30.	Brigade road	3.0 m from the edge of the road
31.	St marks road	3.0 m from the edge of the road
32.	Residency road	5.0 m from the edge of the road
33.	Cambridge road	3.0 m from the edge of the road
34.	Nandidurga road	3.0 m from the edge of the road
35.	District office road	5.0 m from the edge of the road
36.	Chickpet road	2.0 m from the edge of road
37.	Akkipet road	2.0 m from the edge of road
38.	Nagarthpet road	2.0 m from the edge of road

39.	East tank bund road(Subashnagar)	3.0 m from the edge of the road
40.	Goods shed road	3.0 m from the edge of the road
41.	Balepet road	2.0 m from the edge of road
42.	Subedar Chathram road	3.0 m from the edge of the road
43.	5th main road(Gandhinagar)	3.0 m from the edge of the road
44.	Narasimharaja road	3.0 m from the edge of the road
45.	Silver jubilee park road	3.0 m from the edge of the road
46.	Pampamahakavi road	3.0 m from the edge of the road

47.	Kanakapura road	5.0 m from the edge of the road up to ring road
48.	Kanakapura road	12.0 m from the edge of the road beyond outer ring road.
49.	Hosur road	12.0 m from the edge of the road beyond ring road.
50.	Roads all round Jayanagar shopping complex	3.0 m from the edge of the road
51.	South End road	5.0 m from the edge of the road
52.	East End road	5.0 m from the edge of the road
53.	Pattallamma street	3.0 m from the edge of the road
54.	Krumbigal road	3.0 m from the edge of the road
55.	Ashoka pillar road(100ft road)	6.0 m from the edge of the road
56.	Alur Venkatarao road	3.0 m from the edge of the road
57.	K.R. road	3.0 m from the edge of the road
58.	Gandhi Bazar main road	3.0 m from the edge of the road
59.	Nagasandra road	3.0 m from the edge of the road
60.	B.P.Wadia road	3.0 m from the edge of the road
61.	Vasavi temple road	3.0 m from the edge of the road
62.	Diagonal road V.V. Puram	3.0 m from the edge of the road
63.	Hennur road	3.0 m up to Salem railway line level crossing
64.	Hennur road	8.0 m beyond Salem railway line level crossing
65.	Munireddypalya main rd	2.0 m from the edge of road
66.	Poorna Venkatarao road	2.0 m from the edge of road
67.	Police road & Belimutt road	2 .0 m from the edge of road
68.	Kilari road	2.0 m from the edge of road
69.	Seppings road	2.0 m from the edge of road
70.	New market road	2.0 m from the edge of road
71.	Jewelers road	2.0 m from the edge of road
72.	Dharma raja koil street	2.0 m from the edge of road
73.	Jumma masjid road, OPH Road	2.0 m from the edge of road
74.	Narayanapillay street	2.0 m from the edge of road
75.	Ibrahim saheb street	2.0 m from the edge of road

76.	Thoppa mudaliar road	2.0 m from the edge of road
77.	Linden street	2.0 m from the edge of road
78.	Austin town centre street	2.0 m from the edge of road
79.	KHN Badur Abdul Rehman road	2.0 m from the edge of road

80.	Sheshadri puram 1st main road	3.0 m from the edge of the road
81.	50 ft road Hanumanthnagar	3.0 m from the edge of the road
82.	44th cross Hanumanthnagar	2.0 m from the edge of road
83.	Thavarekere main road (Hosur rd junction to circle of old village	2.0 m from the edge of road
84.	Gavipuram Guttahalli main road	2.0 m from the edge of road
85.	Nethaji road	2.0 m from the edge of road
86.	Malleshwaram 8th main (from 6th cross junction to 15thcross jn)	3.0 m from the edge of the road
87.	Dattatreya temple road	2.0 m from the edge of road
88.	West of chord road from Navarang circle to LIC colony	3.0 m from the edge of the road
89.	Rajajinagar Bashyam circle to ESI Hospital	3.0 m from the edge of the road
90.	Madhavarao Mudaliar road	3.0 m from the edge of the road
91.	Davis road	2.0 m from the edge of road
92.	Robertson road	2.0 m from the edge of road.

Town Planner Member	**Commissioner**	**Chairman**

BDA	**BDA**	**BDA**

APPENDIX - II

AFFIDAVIT

I hereby certify that the erection, re-erection, material alternation in the building bearing property survey No. . . . . ., plot no. . . . . .

. . . . . .Village . . . ……Hobli . . . . ……. Taluk will be carried out under my supervision and I certify that all the materials (type and grade) and the workmanship of the work and structural safety of the building will be in accordance with the general and detailed specifications submitted along with this certificate and that the work will be carried out according to the sanctioned plan.

I hereby undertake to report to the authority within 3 days of any deviation from the sanctioned plan, or violation of Zoning Regulations, observed during the construction of the aforesaid building.

I also certify that the building has been designed as per the specifications prescribed in the National Building Code 2005 and publication of the Bureau of the Indian Standard 1893-2002 for making the building resistant to earthquake and also as per fire safety norms.

I hereby agree that if any of the above statements are found false, then the concerned Authority is at liberty to cancel my license for practice.

Signature . . . .

Name of the registered Architect / Planner / Engineer /. . . . . (In block letters)

Registration Number of the registered Architect / Planner / Engineer . . . . . .

Address of the registered Architect / Planner / Engineer. . . . . ..

. . . . . .

Dated:. . . . . .

Place:……..

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APPENDIX-III

APPLICATION FOR PERMISSION FOR DEVELOPMENT RIGHTS CERTIFICATE

Date: From
……
(Name of owner of land)
Address
……
……
To
The Commissioner,
…….BDA / BBMP
…….

Sir,
I, Intend to surrender the under mentioned land bearing Survey No. …….. of ……Village of ……Hobli and …….Taluk reserved for the public purpose of …….. as per the R.M.P 2015 for the grant of "Development Rights Certificate".

I / We forward herewith the following –

•Site Plan as per R.M.P 2015.

•Detailed Survey Plan
•Title Deed
•Property card and latest assessment book extract
•Up-to-date tax paid receipt
•The area statement of reservation duly certified by the architect
•Encumbrance certificate
•I / We hereby request that the land affected by the reservation of ……. May be atken over and Development Rights Certificate (D.R.C) in lieu thereof may be issued to me/us.

Signature of the Owner(s) of the land

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APPENDIX-IV
Office of the Commissioner
BDA/BBMP, Bangalore

Register of Utilization of Development Rights Certificate

S1. No.	Folio No.	D.R.C. No	Date and Sanction No.	Name of the Transferer	Built area in sq. mtrs. as per D.R.C.	Transfer / Utilisation of D.R.C. area in sq. mtrs.
1	2	3	4	5	6	7

Balance area of D.R.C. in sq. met.	Name and Address of the Transferees(s)	Details Property where D.R.C. is Proposed to be used (Recoring plot)	Transfe r fee paid	Utilisati on Form No. and Date	Signature of the sanctioning Authority
7	8	9	10	11	12

_____

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APPENDIX-V

UNDERTAKING BY THE APPLICANT To

The Commissioner,
BDA/BBMP,
Bangalore.

Sir,

Subject: ……..

I/We, Smt./Shri…….

Residing at/carrying on business at …… Are the owners/developers of the property bearing Sy.No./C.T.C.

No/K.No……of……..village……..Hobli,……..

Taluk,……Bangalore, do hereby agree and undertake as under.

Whereas, I/We are absolutely owner of the property bearing C.T.C. No./K. No……. of……..village……..Hobli,…….. Taluk,……Bangalore.

And whereas, the owner/developers have requested the Authority to grant of Development Rights Certificate.

And whereas, the Commissioner, Bangalore Development Authority/ Bruhat Bangalore Mahanagara Palike, has intended to grant Development Rights Certificate on compliance of various terms and conditions vide letter under No…….., dated ……
I/We, hereby agree and undertake as under:-
(1) I/We have leveled the aforesaid land up to the formation level as stipulated by the authority. I/We hereby agree and undertake to rectify any defects in respect of filling and leveling of the aforesaid land within period of one year from the date of handing over possession of the said land.

2) This undertaking is binding upon me/us by my/our heirs, executors and administrators and assignees.

Dated this …… day of …..200….

Witness: (1)

(2)	Yours faithfully

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APPENDIX-VI

PRO FORMA FOR AFFIDAVIT TO BE GIVEN BY OWNER/S

I/We……. Aged,……. Of Indian inhabitant residing at ……

I/We, am/are the Proprietors/Partner(s) of the firm…….

Having its registered office at …… is/am the owner(s) of the land bearing C.S.No./C.T.S.No./K.No……of……..

village……..Hobli,……..Taluk,…… Bangalore.

State on affirmation as under:

The aforesaid land is partly/fully reserved for the purpose of …….. … as per the sanctioned R.M.P 2015.

I/We have neither taken any monetary compensation or Compensatory F.A.R. not claimed Transfer of Development Right in lie of the said land earlier. I/We, am/are, entitled for T.D.R. and grant of Development Rights Certificate under Section 14-B of the Karnataka Town and Country Planning Act, 1961 and Rules thereunder.

Dated this…… date of…… the year……

Identified by me:	Deponent:

Advocate:
Name:
Address:
Before me: Notary/Magistrate

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APPENDIX-VII

Office of the Commissioner,
BDA/BBMP,
Bangalore.

Date of issue……. Sr. No……

A) DEVELOPMENT RIGHTS CERTIFICATE UTILISATION FORM

We, the undersigned to hereby request to allow to utilize the build-up area measuring (in words…..sq. mts. In figures…. Sq.mts.) out of the total build-up area available in the Development Rights Certificate No……., dated……. Folio…… and permit the said built-up area to be utilized by the persons named below-

PARTICULARS OF D.R.C. HOLDERS

Development Rights Certificate No……..

Folio No……

Name in full	**Signature(s)**
(1)…….. (2)…….. (3)…….. (4)……,……	(1)…….. (2)…….. (3)…….. (4)…….

Attestation:
I hereby attest the signature of the D.R.C. Holder's herein mentioned
Signature…… Name…….

Address Seal……. ……,,…….

Signature of Witness
……

Name and address of Witness
…….

…….

……<<…….

…….Pin ……..

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(A) Details of property where D.R.C. is proposed to be used i.e., Location and Building.

…….

(B) Area to be utilized in sq.mts. (in firg.) ……

(in words)…….

(C) Balance built-up area as per D.R.C. in sq.mts. (in firg.) ……. (in words)……

(D) Balance area in the D.R.C. after utilisation (in firg.) ……..

(in words)……

D=C-B

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Office of the Commissioner,
BDA/BBMP,
Bangalore.

B) PARTICULARS OF PERSON(S) UTILIZING D.R.C.

Name's and address in full Signature(s)

(1)…….. …… (1)……..

(2)…….. …… (2)……..

(3)…….. …… (3)……..

(4)……. (4)…….

Dated this……day of……two thousand ……..place…….

Signature of magistrate/Public Notary with Seal

Date:

For Office Use Checked by …… Signature tallied by…….. Entered in the register of Transfer No……. Approval date and No. …….	Specimen Signature of person's utilizing D.R.C.	Folio No. …… …… …… ……. ……. ……

Development Rights Certificates to be returned
To (Fill in the name and address to which the certificates are required to be returned)
Name and address ……
…….

Fees for utilization paid Rs.

Vide Receipt No. ……..

Date ……
Signature ……

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APPENDIX-VIII

Office of the Commissioner,
BDA/BBMP,
Bangalore.

DEVELOPMENT RIGHTS CERTIFICATE

I, ……Commissioner, BDA/BBMP Certify that the person(s) within named in this certificate is / are the registered holder(s) of the Development Rights Certificate issued subject to the provision of Section 14-B of the Karnataka Town and Country planing Act, 1961 and Rules thereunder:

(1)Location and details of the land surrendered.

(a)Area of the land in sq. mts.

(b)Land handed over the Authority / Govt.

Vide Possession Receipt No. and Date
(1) Zone of land surrendered.

(2)Reservation of land surrendered.

(3)The area where D.R.C. can be utilised.	D.R.C. will be allowed to be used as provided under

regulations.

Folio No: certificate No. TDR/W/SW.ARD ……

Name of the
DRC Holder(s) (1)
(2)
(3)
F.A.R. Credit of built-up area in sq.mts. (in figures) ……
(in words ……)

Given under common seal ……. Day of …… Year …….

Commissioner,
BDA/BBMP,
Bangalore.