NOTIFICATION

In exercise of the powers conferred under Section 13-E of Karnataka Town and Country Planning Act, 1961, the Government of Karnataka proposes to make certain amendments to Zonal Regulations of Master Plan-2021 of the Local Planning Area of Bengaluru-Mysore Infrastructure Corridor Area Planning Authority approved by the State Government vide, Government Order number G.O. No. NaAaE 75 BemRuPra 2003, Dated: 12.02.2004.

Any objections or suggestions from the public on this amendment may be addressed to the Additional Chief Secretary to Government, Urban Development Department, Vikasa Soudha, Bengaluru-560001, within thirty days of this publication. Objections/suggestions received after the stipulated date will not be considered by the State Government.

DRAFT REGULATIONS

1. Title and commencement. - (1) These may be called the Zonal Regulations of the Master Plan-2021 of Bengaluru-Mysore Infrastructure Corridor Area Planning Authority (Amendment) Regulations 2025.

2. They shall come into force from the date of their publication in the official Gazette.

CHAPTER-5
ZONAL REGULATIONS
SECTION-1

AMENDMENT TO GENERAL PROVISIONS

1.03 LAND USE CLASSIFICATIONS, the following shall be inserted under 1.03 land use classification below the classification of different land use zone table:

Note:

i. Roads and Open Spaces are permitted in all use zones.

ii. Where there is uncertainty as regards to the boundary of the zones / LPA map / Circulation map in the approved maps, it shall be referred to the Authority and the decision of the Authority in this regard shall be final.

iii. For any doubt that may arise in interpretation of the provisions of the Zonal Regulations, the Authority shall consult the Director of Town & Country Planning, Government of Karnataka.

AMENDMENT TO SECTION 2- Definitions

Under the head Definitions, after serial No. 2.86, the following definition shall be inserted.

2.87 **Access:** means a clear approach to a plot or a building.

2.88 **Agro- based industry:** Means an industry concerned with the production and processing of agricultural products. It may include oil mills, roller flour mills, seeds processing units, but excludes all agro – chemical units like fertilizer plants, pesticides / insecticides.

2.89 **Amusement Park:** Means a premises having park and ground for public amusement containing entertainment and fun / rides equipment like swings, joy rides, roller coaster, Ferris wheel, Water Park, etc. It includes related facilities like cafeteria, children play area, swimming pool, picnic huts, mini zoo, aquarium.

2.90 **Ancillary Use:** Means any use of the premises subordinate to the principal use and customarily incidental to the principal use.

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

2.92 **Assembly Building:** means any building or part of a building, where 50 persons or more congregate or gather for amusement, recreation, social, religious, patriotic, civil, travel and similar purposes. These shall include theatres, motion picture houses, assembly halls, auditoria,

exhibition halls, museums, skating rings, large gymnasiums, places of worship, dance halls, club rooms, passenger stations and terminals of air and surface, public transportation services, stadia.

2.93 **Auditorium:** means Premises having an enclosed space to seat audience and stage for various performances such as concerts, plays, music.

2.94 **Balcony:** means a horizontal cantilever projection including a handrail or balustrade, to serve as passage or sit out place.

- Definition of serial No**. 2.06 Basement is substituted as**: 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 circumstances should not exceed 2.75 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 maximum of 4.5 m.

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

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

2.97 **Cinema/ Multiplex:** means premises with facilities for projection of movies/ films and stills with a covered space to seat audience. It may consist of one or more theatres. A Multiplex consists of two or more cinema halls sharing common facilities in one or more floors with restaurants, food courts, shops as defined in Karnataka Cinema Regulations Act, 1964. The development of such buildings shall be governed as per the provisions of Karnataka Cinema Regulations Act, 1964.

2.98 **Clinic:** means premises used for treatment of out–patients by doctors.

2.99 **Common Amenity** for the purpose of these regulations shall refer to facilities intended for the shared use of residents or users of the premises. These may include, but are not limited to, a library, clinic, clubhouse (with or without a gym), salon, spa, indoor games area, swimming pool, grocery store, vegetable shop, and other incidental facilities that serve the common needs of the residents.

2.100 **Competent Authority**: Means the Bengaluru Mysore Infrastructure Corridor Area Planning Authority, constituted under the KTCP Act, 1961, to perform such functions as required under these regulations.

2.101 **Community Hall:** means congregational place to be developed by Government or Local Bodies, Trust, Society, without separate kitchen and dining. No upper floor shall be permitted.

2.102 **Convention Centre:** means premises having enclosed space for conducting seminars, conferences and exhibitions without cooking facilities.

2.103 **Cold Storage:** Means premises where perishable commodities are stored in covered space using mechanical and electrical devices to maintain

conducive and controlled conditions. It also includes milk chilling plant.

2.104 **Cultural Building:** means a building built by a Trust, Society, Government or Local body for cultural activities.

2.105 **Development Plan / Group Housing:** means the plan sanctioned under section 17 of the KTCP Act for construction of one or more buildings on a single plot having extent 1 hectare and above**.** The Plot shall not be located on road less than 12 m wide.

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

2.107 **Detached Building:** means a building, the walls and roof of which are independent of any other building in the same plot with open spaces on all sides, except the portion covered by the garage.

2.108 **Drains/ Halla:** means natural valleys intended for flow of storm water /rain water.

2.109 **Drainage:** means the removal of any waste liquid by a system constructed for this purpose.

2.110 **Flatted Factory:** means a premises having group of non-hazardous small industrial units permitted under household industries and light industries, having not more than 50 workers and these units may be located in multi-storeyed industrial buildings.

2.111 **Forest:** Means a land parcel classified as Reserve Forest or Protected Forest or Deemed Forest or Village Forest or Social Forest and declared by the Forest Department.

2.112 **Frontage:** means the width of any plot or site or land parcel abutting the access/public road.

2.113 **Garage:** means a structure designed or used for the parking of vehicles.

2.114 **Gas Godown:** Means the premises where cylinders of cooking gas are stored.

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

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

2.117 **Guidance Value:** means the value of the land/ building fixed by the Department of Stamps & Registration as per the provisions of the Karnataka Stamp Act, 1957, time to time

2.118 **Heavy industry:** means an industry employing more than 500 workers.

2.119 **Heritage Building:** means a building possessing architectural, aesthetic, historic or cultural values, which is declared as Heritage building by the Competent Authority within whose jurisdiction such building is situated.

2.120 **Heritage Precinct:** means an area comprising heritage building or buildings and precincts thereof or related places which is declared as such by the Planning Authority or any other Competent Authority within whose jurisdiction such area is situated.

- Definition of serial **No. 2.86 High Rise Building: is substituted** as means a building of 15 meters or above in height. Any person proposing to construct a high-rise building shall obtain a No Objection Certificate from the Karnataka State Fire and Emergency Services department.

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

2.122 **Hostels:** Means premises where food and lodging are provided for students, trainees and certain groups of workers.

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

2.124 **Layout:** means laying out of original plot into building sites, including formation and paving of roads/streets and footpaths etc., earmarking area for park and open spaces, Civic Amenities, utilities and services, parking space, etc., where ever applicable

2.125 **Layout Plan:** means a plan of the layout drawn to scale, showing individual building sites, residential or non-residential, as the case may be, including formation and paving of roads/streets, park and open spaces, Civic Amenities, utilities and services, parking space, etc.,

2.126 **Registered Urban Planner/Architect/Engineer:** means qualified Urban Planner or Architect or Engineer registered with the Competent Authority.

2.127 **Local Planning Area:** Means the extent of jurisdiction of Bengaluru Mysore Infrastructure Corridor Planning Authority as notified by Government under the provisions of KTCP Act, 1961.

2.128 **Master Plan:** means Master Plan, 2021 prepared for the Local Planning Area of Bengaluru Mysore Infrastructure Corridor Planning Authority and approved by the Government under the provisions of Karnataka Town and Country Planning Act, 1961.

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

2.130 **Multilevel Car Parking (MLCP):** means multilevel structure used for vehicle parking connected to all floors by means of ramps or mechanical elevators, subject to Fire Clearance. MLCP can be an independent structure or part of a building with other land uses.

2.131 **Museum:** Means a premise with facilities for storage and exhibition of objects illustrating antiques, natural history, art.

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

2.133 **Office Buildings:** Means a premise used for the offices of government / local body / public undertaking or a public / private corporation and may include accessory facilities.

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

i. Storage, handing, manufacture or processing or radio – active substances or of highly combustible or explosive materials or products which are liable to burn with extreme rapidity and / or producing poisonous fumes or explosions.

ii. Storage, handing, manufacture or processing or which involves highly corrosive, toxic obnoxious alkalis, acids, or another liquids, gases or chemicals producing flame, fumes, and explosive mixtures or which result in division of matter into fine particles capable of spontaneous ignition.

2.135 **Open Air Theatre:** Means a place where theatre and concert performances are held in open air. It may include a stage and seat open to sky.

2.136 **Owner:** 'Owner' means a person, group of persons, accompany, trust, institute, Registered body, State or central government and its attached subordinate departments, Quasi Government, Public or Private Undertakings or corporations and the like, in whose name the property stands registered in the revenue records.

2.137 **Park:** A premises that is kept open to sky and is used for leisure, recreational activities; it may have a related landscaping, parking facilities, public toilet, fence. It includes synonyms such as lawn, open space, green.

- Definition of serial No. 2.60 **Plinth area** is substituted as **Plinth:** means the portion of a structure between the surface of the surrounding ground and surface of the floor immediately above the ground and **Plinth Level:** means the level of the floor of a building immediately above the surrounding ground.

2.138 **Plot:** means a continuous portion of land held in ownership.

2.139 **Prescribed:** means prescribed by a set of rules or regulations or byelaws as notified by Government.

2.140 **Ramp:** Means passage with gradual slope joining two level surfaces.. Ramps for the differently abled shall be provided wherever required in all public buildings.

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

2.142 **Repair Shop:** is a premise similar to retail shop for carrying out repair of household goods, electronic gadgets, automobiles, cycles.

2.143 **Research Institution:** Means a premise providing facilities for research and development in any specific field. It may include laboratories, library, and allied facilities.

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

- Definition of serial No. 2.76 **Street Line** is substituted as **Road / street Line:** Means the line defining the side limit of a road / street

2.145 **Road Width'** means the right of way/ distance between the boundaries of the property on either side of the road including, carriageway, footways, service road at same level or at different level and storm water drains as laid down in the city survey or Master Plan or the prescribed road lines by any act of law and measured at right angles to the course or intended course of direction of such road.
Note: In case of sites at T junction or at the intersection of multiple roads, the width of the road parallel to the site shall be considered.

2.146 **Row Housing:** means more than one residential building in a row attached to each other with only front and rear

2.147 **Single Plot:** means a plot defined under clause (8) of section 2 of the Act and approved under section 17 of the Act, as a single plot.

2.148 **Service Apartment:** means fully furnished room or suite or rooms with kitchen, which is intended to be used on rental basis.

2.149 **Service Road:** means a road / lane provided adjacent to the plots for access or service purposes as the case may be and shall be parallel to the main road and may or may not be at grade with the main road and shall be partly or fully falling within the proposed RoW of the proposed road.

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

2.151 **Stilt Floor:** means a floor consisting of columns, used only for vehicle parking It may also be open parking area provided at ground level. The height of the stilt floor shall be up to 3m. measured from floor to floor. The height of the stilt floor shall not be considered for computing the total height of the building, provided that the total height of the building does not exceed 15m irrespective of the plot size.

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

2.153 **Villa:** An independent house/dwelling on given plot.

2.154 **Whole sale:** An area where goods and commodities are sold or, delivered to retailers, the premises include storage/ godown, loading and unloading facilities.

2.155 **Zonal Regulations:** means zoning of land use and regulations prepared under the Karnataka Town and Country Planning Act, 1961 prescribing the uses permissible in different land use zones, setbacks around building, ground coverage, floor area ratio, height of building, building lines, parking and so on, for regulated development of the areas within the Local Planning Area.

AMENDMENT TO SECTION-3
USES PERMISSIBLE IN VARIOUS LAND USE ZONES shall be substituted as follows

LAND USE ZONES

3.1 Classification of Land into various zones

1. Residential (R)
2. Commercial (C)
3. Industrial (I)
4. Public and Semi-public (P & SP)
5. Transportation and Communication (T)
6. Public Utilities (PU)
7. Park and Open Space/ Play Ground (P)
8. Agriculture (A)

3.2 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- indicates 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 otherwise specifically mentioned.

The various codes used include:

a) Residential: R
b) Commercial:C-1 to C-5
c) Industrial: I-1 to I-5
d) Transportation: T-1 to T-4
e) Public and Semi Public: P&SP-1 to P&SP -4.

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

3.3 **RESIDENTIAL LAND USE**

Sl. No	**Residential Land Uses**
1	Plotted residential developments
2	Villas, semidetached houses
3	Apartments, Hostels, Dharmshala
4	Multi Dwelling Housing, Service Apartments.
5	Group Housing (Development Plans), Affordable Housing
6	Bus bays, auto stand, bus shelters information kiosk
7	Metro station, parking areas
8	Multi-level car parking as part of residential apartments to cater the needs of residents only

Permissible Mixed Uses –

Sl. no.	**Plot size (in sqm)**	**Road width Minimum (in m)**	**Uses permissible**	**Area Permissible**
1	Upto 240	12.0 m	C-1, T-1& P&SP-1	Up to 20 % of the total built up area or 50 sq.mt whichever is higher
2	241 upto 1000	12.0 to 18.00 m	C-1, C-2, I-1, P&SP-1, P&SP-2 & T-1	
3	1001 upto 2000	18.00 to 24.00 m	C-1, C-2, I-1, I-2,	

			P&SP-1, P&SP-2, P&SP-3& T-1	
4	2001 upto 4000	24.00 to 30.00 m	C-1, C-2, I-1, I-2, P&SP-1, P&SP-2, P&SP-3, T-1&T-2	Up to 10 % of the total built up area or 100 sq.mt whichever is higher
5	4001 and above	Above 30.00 m	C-1, C-2, C-3, I-1, I-2, I-3, P&SP-1, P&SP-2, P&SP-3, T-1 & T-2	

Note- Permissible uses as mentioned in the above table in residential zone may be permitted on Ground floor or any other floor in a residential dwelling only if separate means of access/ staircase and sufficient parking space as required are provided.

Uses not permitted

C-4, C-5, I-4, I-5, P&SP-4, T-3 and T-4

3.4 COMMERCIAL LAND USE

II. Commercial Land Use Zone- C : **Permissible land uses-All uses in C5**

1. **Commercial Land Use – C1**

Sl.No	Commercial Land Uses permissible
1	Petty shops, Newspaper, stationery and milk booth, vulcanizing shops
2	Tutorial centres not exceeding 50 sqm
3	STD/ FAX/internet centre/ ATM centres
4	Hair dressing and beauty parlours
5	Offices/ clinics belonging to “Professional services" category and self-owned not exceeding 50 sqm
6	Tailoring, dry cleaners
7	Bakery and sweetmeat shop
8	Pathological labs.
9	Recreational Clubs as per prescribed Space Standards

2. **Commercial Land Use – C2**

Sl.No	Commercial Land Uses permissible
1	Eateries such as darshinis, tea stalls, and takeaways
2	Gyms, orphanages, old age homes clinics
3	Retail shops & hardware shops

4	Banks, ATMS, insurance and consulting and business offices
5	Mutton and poultry stalls, cold storages
6	Job typing/ computer training institutes, cybercafé, internet browsing.
7	Uses for small repair centers-electronic, mechanical, automobile, etc.
8	Photo Studio
9	Nursing homes and poly clinics/ dispensaries /labs subject to minimum 300sq.m plot size and NOC from pollution control board after adequate parking facility is provided.
10	Fuel stations and pumps, LPG storage as per prescribed Space Standards
11	Kalyana mantaps as per prescribed Space Standards
12	All the uses of C1 are permitted

3. Commercial Land Use – C3

Sl. No	**Commercial Land Uses permissible**
1	Commercial and corporate offices
2	Retail Shopping complexes
3	Restaurants and Hotels
4	Convention centres and banquet halls
6	Financial/Institutional Buildings
7	Cinema and multiplexes
8	Places of assembly, exhibitions centres
9	Entertainment and amusement centres.
10	Hospitals and specialty hospitals
11	Automobile repair and garage centres, spares and stores
12	All uses of C1 & C2 are permitted

3. **Commercial Land Use – C4**

Sl.No	**Commercial Land Uses permissible**
1	Sale of second-hand junk goods, junk yards
2	Warehouses and storage areas for goods

3	Whole sale and trading
4	All uses of C1, C2 & C3 are permitted

4. **Commercial Land Use – C5**

Sl.No	Commercial Land Uses permissible
1	Wholesale and warehouses -business
2	Agro Mandis
3	Heavy goods markets
4	All uses of C1, C2, C3 & C4 are permitted

Other uses permitted

R, I-1, I-2, I-3, T-1, T-2, T-3, P&SP-1, P&SP-2 and P&SP-3

Note: All uses permitted are subjected to space standards and road width.

Uses not permitted

I-4, I-5, T-4, P&SP-4

3.5 INDUSTRIAL LAND USE

Industrial Land Use Zone- I: **Permissible land uses-All uses in I-5**

1. **Industrial Land Use – I-1(House hold industries)**

Tiny and household industries
1)Food products
Preparation of bakery products & confectionaries,
Candies, sweets, ice & ice creams, Biscuit making, huller and flour mills,
Aerated water and food beverages.
Supari and masala grinding,
Coffee powder, packing, milk and dairy products,
Juice crushers and processing, etc
2)Textile products

	Embroidery works, handloom and power looms	
	Hosiery, netted garments, crepe, cotton and silk printing, tailoring apparels.	
	Bedding material, textile bags, mosquito nets, others;	
	3)Wood products and carpentry	
	Manufacture of wooden furniture, fixtures, toys, mirrors & photo frames	
	Bamboo and cane furniture works, Repair and sale of wood junk, etc.	
	4)Paper products and printing	
	Manufacturing of cartons for packing,	
	Printing, publishing, book binding, engraving, etching	
	Making of stationery-postcards, mathematical items, block making, etc.	
	5)Other works such as	
	Ornamental jewellery, gold and silver thread,	
	Repair of kitchen related equipment's, Porcelain wares	
	Medicines, wax polishing, & washing soaps, candles and wax products	
	Chalk, crayons, and artists color, Musical instruments	
	Laundries, bleaching, dyeing, Photo processing laboratories	
	Cement moulded products, Plaster of Paris	
	Repacking/mixing of liquids, powder, pastes, not involving hazardous materials, etc.	
	6)Tobacco and Agarbathis	
	Rolling of Beedis, Agarbathis and packing etc.	
	7)Leather products	
	Manufacture and repair of finished leather goods	
	Upholstery, suitcases, etc.	
	8)Rubber and plastic products	
	Re-treading, recapping and vulcanizing, toy making	
	Rubber/polymer stamp, brush making, conduit pipes fabrication	
	Bucket sand house hold plastic products	

Manufacturing of rubber balloons, hand gloves, other products
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 prescribed space standards. Note: The power required for air conditioners, lifts & computers, shall be excluded while calculating the above kilowatt.

2. Industrial Land Use – I-2 (Service industries)

Sl. No	Industrial Land Uses permissible
1	R & D labs, Test centers, IT, BT, BPO activities
2	All uses included in the I-1 category

3. Industrial Land Use – I-3(Light Industries)

Sl. No	Industrial Land Uses permissible
1	All uses in I-1 and I-2 included
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, Oduor, Effluent, General nuisance	

4. Industrial Land Use – I-4 (Medium Industries)

Sl. No	Industrial Land Uses permissible
1	All uses of I-1, I-2 & I-3 included
2	Warehousing, loading and unloading platforms to be provided
Uses permitted subject to condition that the zone permits the extent of the area and installed power and performance characteristics such as Noise, Vibration, Dust, Odour, Effluent, General nuisance are to be considered.	

5. Industrial Land Use – I-5(Heavy Industries)

Sl. No	Industrial Land Uses permissible
1	All uses of I-1, I-2, I-3 & I-4 are included
2	Hazardous industries and heavy manufacturing industries

Uses permitted subject to condition that the zone permits the extent of the area and installed power and performance characteristics such Noise, Vibration, Dust, Odour, Effluent, General nuisance are to be considered

Other Uses Permitted

R (as an ancillary use like housing for industrial workers not exceeding 10% of the total land area), C-1, C-2, T-1, T-2, T-3 and T-4

Uses Not Permitted

R, C-3, C-4, C-5, P&SP-1, P&SP-2, P&SP-3, P&SP-4.

3.5 PUBLIC AND SEMI - PUBLICLAND USE ZONE– P&SP

PUBLIC AND SEMI - PUBLICLAND USE ZONE– P&SP: **Permissible land uses-All uses in P&SP-4**

1. **Public& Semi-Public Land Use – P&SP-1**

Sl. No	Public & Semi-Public Land Uses permissible
1	Sub offices of utilities up to 50sq.m
2	Police stations, post offices
3	Primary schools subject to space standards
5	Parks, Playgrounds and Maidans
6	Telecommunication/microwave under special case
7	Nursery creches
8	Spastic Rehabilitation centers, Orphanages, Govt dispensaries
9	Public distribution system shops
10	Fire stations
11	Bill collection centers
12	Traffic and Transport related facilities
13	Places of worship, Dharmshala, hostels
14	Dhobi Ghat
15	Broadcasting and Transmission stations
16	Public library

2. **Public& Semi-Public Land Use – P&SP-2**

Sl. No	Public & Semi-Public Land Uses permissible
1	All uses of P&SP-1are permissible.
2	Burial grounds, crematorium under special circumstances.
3	Nursery school subject to a plot size of min 300sq.m

3. **Public& Semi-Public Land Use – P&SP-3**

Sl. No	Public & Semi-Public Land Uses permissible
1	All uses of P&SP-1 and P&SP-2 are permissible.
2	Higher primary schools, Integrated Residential Schools.
3	Health centers and Hospital.
4	Research institutions subject to the size
5	Government buildings, auditoriums, cultural complexes,
6	Educational Institutions, Colleges

4. **Public& Semi-Public Land Use – P&SP-4**

Sl. No	Public & Semi-Public Land Uses permissible
1	All uses of P&SP-1, P&SP-2, and P&SP-3 are permissible
2	Meteorological observatories
3	Airport and ancillary uses

Uses permitted

C-1, C-2, T-1 &T-2

Uses not permitted

R, C-3, C-4, C-5, I-1, I-2, I-3, I-4, I-5, T-3 & T-4

3.6 TRANSPORTATION AND COMMUNICATION LAND USE ZONE- T

TRANSPORTATION AND COMMUNICATION LAND USE ZONE- T: **Permissible land uses-All uses in T-4**

1. **Transportation and Communication Use T-1**

Sl. No	Transportation and Communication Land Uses permissible
1	Bus bays, Auto stand, Bus shelters, information kiosk
2	Metro stations, parking areas
3	Multi-level car parking
4	Filling stations, service stations

2. Transportation and Communication Use T-2

Sl. No	Transportation and Communication Land Uses permissible
1	Transport offices
2	Workshops and garages
3	All uses of T-1 are permitted

3. Transportation and Communication Use T-3

Sl. No	Transportation and Communication Land Uses permissible
1	Automobile spares and services, Godowns,
2	Loading and unloading platforms (with/without Cold storage facility), weigh bridges.
3	Bus terminals, Road transport uses
4	All uses of T-1 &T-2 are permitted

4. Transportation and Communication Use T-4

Sl. No	Transportation and Communication Land Uses permissible
1	Ware houses, Storage depots
2	Truck terminals
3	Railway station, Yards, Depots, Airport
4	Special warehousing, cargo terminals.
5	All ancillary (complimentary) uses for above categories (decision of the authority shall be final)

6	All uses of T-1, T-2 &T-3 are permitted

Uses permitted

As ancillary use only: P&SP-1 and P&SP-2, C-1, C-2 and C-3, I-1, I-2 and I-3 not exceeding 45% of the permissible FAR of the project when taken up by the central, state Government agencies and public under takings; and not exceeding 20% of the total built up area in other cases.

Uses not permitted

R, P&SP-3, P&SP-4, C-4, C-5, I-4 and I-5

3.7 PARKS, OPEN SPACES AND PLAY GROUND ZONE - P

1. **Permissible land uses:**
   i. Uses permissible include: Sports grounds, stadium, playgrounds, parks, swimming pools, cemeteries, garden land and crematoria.
   ii. Ancillary 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.

2. **Uses not permitted**

All other uses not mentioned in above uses (permitted and uses permitted by Competent Authority), Any building or structure which is not required for open air recreation.

3.8 PUBLIC UTILITIES ZONE - PU

1. **Uses permitted**

Water supply and Sanitary installations including treatment plants and disposal work, Storage reservoirs, drying beds, Dumping yards, Power plants, Transformers, High- and low-tension transmission lines, Sub-stations, Gas installations and Gas works, Fire stations, Microwave towers, public toilets and such other public utilities. radio transmitter and wireless stations, telecommunication centre, telephone exchange, Canteens, Offices, ATM, Indoor recreational use, dwellings required for essential staff for maintenance and functioning of public utility uses in their own premises as an ancillary to the respective institutions not exceeding 10% of the total area.

2. **Uses not permitted**

All other uses not mentioned in above uses (permitted and uses permitted by Competent Authority),

3.9 AGRICULTURE ZONE - A

1. Uses permitted

Sl. No	Agriculture Land Uses permissible
1	Agro processing units using locally produced agriculture produce as raw materials.
2	Urban amenities such as burial grounds, education and health institutions, sports grounds, stadium, playgrounds, parks and garden land.
3	Public utilities such as solid waste landfills, water treatment plants, power plants, fuel stations and other highway amenities such as weigh bridges, check posts, tollgates, having access to major roads.
4	Agriculture, Horticulture, Dairy, Milk Chilling centers, Farmhouses and accessory not exceeding 250 sqm of plinth area within the plot area limitation of 1.2 Ha limited to G+ 1 floor.
5	Clubs, cultural buildings, exhibition centers, storage and sale of farm products.
6	Service and repairs of farm machinery.
7	Piggeries and poultry farms, livestock rearing.
8	Brick kilns.
9	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.
10	Temporary activities such as stone quarries, crushers, and borrow pits may be permitted for a specific duration, subject to approval from the competent authority and compliance with environmental and pollution control norms.
11	Renewable energy projects such as solar power plants and windmills shall be permitted, provided that such installations do not permanently alter the

		agricultural character of the land and necessary clearances are obtained from the competent authorities
	12	LPG Gas Godowns and similar low-hazard storage facilities may be permitted, subject to clearance from the Petroleum and Explosives Safety Organization (PESO) and approval from the competent authority, ensuring adequate safety distances, access, and environmental safeguards

2. Uses not permitted

All other uses not mentioned in above uses (permitted and uses permitted by Competent Authority)

AMENDMENT TO SECTION-4

Under 4.01 Regulations: for buildings, table 5.1, 5.2 and 5.3 shall be substituted as follows:

TABLE – 5.1

Setbacks for buildings with total height up to 12.0m & Plot area of up to 4000 sq.m.

For land uses/buildings (Residential, Commercial, Traffic & Transportation, Public & Semi-public and Public Utility Buildings)

(i) Plot area of up to 4000 sq.m.

Sl no.	Site Area (in Sq.m)	Setbacks			
		Front (in m)	Rear (in m)	Left (in m)	Right (in m)
1	Up to 60	0.75	-	0.6 on any one side	
2	Above 60 up to 150	0.90	0.70	0.7 on any one side	
3	Above 150 up to 250	1.0	0.80	0.80	0.80
4	Above 250 up to 4000	12% of the depth of site	8% of the depth of site	8% of the width of site	8% of the width of site

(ii) Plot area of above 4000 sq.m: Minimum setback of 5.0m on all sides shall be insisted.

TABLE – 5.2

All round setbacks for buildings with total height above 12.0m

For land uses/buildings (Residential, Commercial, Traffic & Transportation, Public & Semi-public and Public Utility Buildings)

Sl. No.	Height of the building (in m)	Setbacks		
		Front (in m)	Rear (in m)	Sides (in m)
1.	(i) Above 12 up to 15 wherever stilt floor is constructed, (a) for all type of buildings in plot size above 250 sqm upto 4000 sq.m.	Minimum 1.5 or as specified in table 5.1 whichever is higher	Minimum 1.0 or as specified in table 5.1 whichever is higher	Minimum 1.0 or as specified in table 5.1 whichever is higher
	(b) for all type of buildings in plot size above 4000 sq.m.	5.0		
	(ii) Above 12 up to 15 wherever stilt floor is not constructed	5.0		
	Above 15 and up to 18	6.0		
	Above 18 and up to 21	7.0		
	Above 21 and up to 24	8.0		
	Above 24 and up to 27	9.0		
	Above 27 and up to 30	10.0		
	Above 30 and up to 35	11.0		

	Above 35 and up to 40	12.0
	Above 40 and up to 45	13.0
	Above 45 and up to 50	14.0
	Above 50	15.0

Note: -

1) For plots up to 250sq.m in area, the maximum permissible building height shall be 12.0 m excluding the stilt floor.
2) If the road width is less than 10.0m, then the maximum height is restricted to 15.0m (including stilt floor) irrespective of the FAR permissible.
3) The dwelling units and habitable rooms shall comply with the lighting and ventilation requirements specified in the building bye-laws and areas where not specified in the Building Bye-laws, clause 20 of the Part 3-Development Control Rules and General Building Requirements of National Building Code, 2016 shall be complied with.
4) Open staircase can be allowed in setback area in plot size up to 750 sqm.
5) For buildings with a height of 15.0 meters and above, up to a maximum height of 21.0 meters (including stilt), the provisions of the National Building Code pertaining to Fire and Life Safety shall be strictly adhered to.
6) The setback area shall not be paved or covered by any hard surface which prevents percolation of rainwater, as far as possible.

TABLE–5.3

F.A.R. For Residential, Commercial, Public & Semi-Public, Traffic & Transportation and Public Utility Buildings: Maximum Floor Area Ratio & Road Widths for Different uses

Road width in m	Residential	Commercial, Public & Semi-public, Traffic & Transportation, Public utility
Up to 9	1.50	1.75
Over 9 up to12	1.75	2.00
Over 12 to 18	2.00	2.25
Over 18 to 24	2.25	2.50
Above 24	2.50	2.50

Above Table-5.6, Group housing regulations shall be inserted as follows:

Regulations for Residential Development Plan and Non-Residential development plan

5.6.1 **REGULATIONS FOR GROUP HOUSING / RESIDENTIAL DEVELOPMENT PLAN**

The following norms shall be adopted while approving building plans for group housing;

a) The approach road to a group housing project must have a minimum width of 12.00m;

b) The minimum area shall be 1.00 ha or more.

c) A development plan showing the general arrangement of residential building blocks, and dimensions of the plots earmarked for each building block, access roads to abutting lands, parks, open spaces and civic amenity areas, shall be obtained prior to according approval to the building plan;

d) Setbacks should be provided with reference to the depth and width of total plot area as per Table 5.2.

e) The floor area ratio (FAR) shall be with reference to the width of the existing public road abutting the property and the FAR shall be calculated for the net area of the plot as prescribed in Table-5.6 after deducting the area reserved for civic amenities and park area.

f) The distance between any two buildings shall not be less than 1/3rd of the height of the taller building.

g) A minimum of 10% for parks and open spaces and 5% for Civic Amenity shall be reserved.

h) Upto 5% of total plot area shall be provided for common amenity and the owner or developer shall develop such common amenity which finally shall be handed over to the local residents' association/Apartment Owners Association/ Residents Welfare Association.

i) Approval of development plan showing the general arrangement of residential building blocks, and dimensions of plot earmarked for each building blocks, means of access roads and civic amenity areas, should precede the approval to building plan.

j) Parking requirement shall be as per 4.02 In addition, 10% of the total parking shall be reserved for visitors parking separately.

k) Internal driveways and park area shall be developed by the owner / developer himself for the specified purpose only.

l) 5% of total plot area may or shall be utilized for Commercial purpose.

m) Park area reserved in the development plan shall be handed over free of cost to the local body by a relinquishment deed and the same may be allowed to be maintained by the local resident's association (Regd.), if the authority so desires.

n) A minimum 5% of total plot area shall be reserved for C.A and the owner/developer shall develop the civic amenities which finally shall be handed over to the local resident's association for maintenance.

o) The roads as shown in the Master Plan shall be incorporated and shall be handed over to the local authority free of cost through a registered relinquishment deed.

p) The FAR shall be as per Table-5.6 below and the setbacks shall be as per Table 5.2.

Table-5.6 shall be substituted as below

Maximum FAR and road width for residential and non-residential development plan

Road width in m	FAR for residential development plan	FAR for non-residential development plan
12.0	1.75	2.00
Above 12 and up to18	2.00	2.25
Above 18 and up to 24	2.25	2.50
Above 24	2.50	2.50

5.6.**2 REGULATIONS FOR NON-RESIDENTIAL DEVELOPMENT PLAN:**

a) The minimum area shall be 1.00 ha or more.

b) 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.

c) Parking area requirements shall be as applicable as per 4.02. An additional 5% of the plot area shall be reserved for surface parking.

d) FAR is calculated based on entire site area including the area reserved for Park and open spaces.

f) The roads as shown in the Master Plan shall be incorporated and shall be handed over to the Authority free of cost through a registered relinquishment deed.

g) The FAR shall be as per Table-5.6 above and the setbacks shall be as per Table 5.2.

Amendment of TABLE – 5.7 INDUSTRIES as follows

Table-A Regulations for Flatted Factories shall be amended as follows

1. Minimum plot area	1,000 sq m
3. FAR	1.50 up to 12.0m road width and 1.75 above12.0m road width.
4. Minimum setbacks	a. Front 8.00m b. Rear 4.50m. c. Sides 4.50m.

.

Under the Table-5.7 Industries, Table –B shall be substituted as follows:

Table – B (i) **Floor Area Ratio and Open space for Industrial buildings for height below 21m.**

Sl. No	Extent of the Plot in sqm	Setback in meter				Permissible FAR	Road Width (m)
		Front	Rear	Left	Right		
1	Up to 255	2.0	1.0	1.0	1.0	1.50	Upto 9.0
2	255 to 510	2.5	1.5	1.0	1.0	1.50	9.0
3	510 to 1020	3.0	2.0	4.5	1.5	1.75	9.0
4	1020 to 2025	6.0	3.0	3.0	3.0	2.00	12.0
5	2025 to 4050	7.0	5.0	5.0	5.0	2.25	12.0
6	4050 to 8100	8.0	6.0	6.0	6.0	2.50	15.0
7	8100 to 12200	8.0	6.0	6.0	6.0	2.75	18.0
8	Above 12200	8.0	6.0	6.0	6.0	3.00	24.0

Note: whenever the plot of the minimum size prescribed is not facing the required width of road, permission shall be granted to the maximum extent of built-up area allowable to that particular road width.

Table – B (ii) Floor Area Ratio and Open space for Industrial buildings for height above 21m.

Sl. No.	Height of the building in meters	Exterior setback to be left on all sides (front, rear and sides) in meters	FAR
1	Above 21.0 up to 24.0	7.0	2.5
2	Above 24.0 up to 27.0	8.0	2.75
3	Above 27.0 up to 30.0	9.0	3.0

	4	Above 30.0 up to 35.0	10.0	3.25
	5	Above 35.0 up to 40.0	11.0	3.5
	6	Above 40.0 up to 45.0	12.0	3.75
	7	Above 45.0 up to 50.0	13.0	4.0
	8	Above 50.0	16.0	4.5

Amendment of 4.01.1

Section 4.01.1 shall be called as "Regulation applicable to all the zones"

In 4.01.2 Floors (Basement/Cellar, Floor) shall be substituted as follows.

1. 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 circumstances should not exceed 2.75 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 maximum of 4.5 m.
2. If the minimum setback is more than 2.0 m, minimum area to be left around the basement in case of building site of area: -
    a) The minimum setback for the basement in plots of area up to up to 4000sqm shall be either the minimum setback required for the building or 2.0m whichever is less.
    b) more than 4,000 sq. m and up to 20,000 sqm shall be 3.00m;
    c) more than 20,000 sq. m up to 40,000 sqm shall be 4.00m; and
    d) Above 40,000 sqm. shall be 5.00 m.
3. Basement floors up to maximum of 3 (Three) levels may be permitted for car parking.
4. For parking spaces in second basement and upper storeys of parking floors, at least two ramps of minimum 3.5 m width or one ramp of minimum 5.5 m width and maximum slope of 1:8 shall be provided.
5. The basement floor shall be provided with an exclusive staircase access compulsorily.
6. Permissible uses in the Basement for buildings other than 3 star and above category:
    a. Dark rooms for X-ray and storage of light sensitive materials.
    b. Bank Safes/Strong room included in the FAR.
    c. Air condition handling units/ equipment, utilities and services connected with the building.
    d. Parking.

7. 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, discotheque, subject to reckoning of the same for FAR calculations.
8. 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.
9. Parking spaces provided in basement for four-wheeler motor vehicles (LMV) shall not be less than 2.5 m X 5.5 m and the minimum width of drive way shall be 3.5 m subject to the provisions regarding the width of driveway with entry to parking bays as given below:

Width of driveway	Width of parking bay
4.0m	2.75m
3.5m	3.0m

.

4.01.3 Floor Area Ratio (FAR): shall be substituted as follows

i) The ratio of the Floor area to the plot area is FAR.

ii) When the site does not face the road of required width noted against each, then the FAR applicable to the corresponding width of the roads shall apply.

iii) Following can be exempted from FAR calculation:
   a) Parking areas including driveways and ramps
   b) Staircase / staircase room;
   c) lift shaft, lift wells, and lift machine rooms, ramps;
   d) Area reserved for service such as electrical substation or panel room, generator, pump room, Ac plant room, solid waste management, fire control room, security or CCTV room.;
   e) Refuge areas provided I high-rise building as per fire norms.
   f) A separate public toilet block provided in the non-residential complex or plot;
   g) Building management or society room with a maximum size of 40 square meter;
   h) Architectural features which are not usable for living or other purpose;
   i) Chimneys;

j) Ventilation ducts and Garbage shafts;
k) Ducts;
l) Swimming pools and toilets attached to swimming pools constructed in open yard or in any floor for common use by the residents/users;
m) Escalators;
n) Watchman's cubicle not exceeding four square meter area; and
o) Sewage treatment plant as specified by the Karnataka State Pollution Control Board and pump rooms.

4.01.4 Means of Access shall be substituted as follows

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 3.5m. If the width of access road is less than 3.5m, then max floor area permitted in such cases shall not exceed 150 sqm and 50 sqm 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 need to be obtained before applying for any sanction/permission for development. Documents to support the rights obtained needs to be submitted along with the plan.

4.01.5 Width of Road shall be substituted as follows

a) Road width means distance between the boundaries of a road including footways and drains.

b) If the road width varies along the length of road, then the minimum width of the road along 200 m stretch on either side, from the center of the plot shall be considered.

c) In case of roads having service roads in addition to the main roads, the width of road shall be aggregate width of service roads and main roads for determining FAR and number of floors.

d) When a portion of land is at different/split levels, then the width of the road to be considered for determining F.A.R., shall be the aggregate width of the roads which are at different levels.

Under section 4.01.1, after "width of road "4.01.5(A) Plots facing the roads proposed for widening" shall be inserted

In case of a plot facing the road proposed for widening, the required land as indicated in the master plan for road widening shall be handed over to the local Authority free of cost by a "Relinquishment deed" by the owner of the land before sanction is accorded to his plan;

a) The FAR shall be allowed as applicable to the total area of the site without deducting the area to be taken over for road widening, provided at least 60% of the site area is available for use as a building site after the proposed road widening; and set back shall be determined for the remaining portion of the plot.

4.01.6 Ramp shall be substituted as follows

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

ii. Ramos for physically challenged shall be provided in all public buildings.

iii. In case of plot area 100 sqm the ramp may be allowed up to the common property line.

iv. In case basement is permitted as under 4.02.2:

(a) Without providing ramps for entry and exit of vehicles, mechanized and hydraulic equipment for accension and descension of vehicles shall be provided at owner's risk for vehicular parking in the parking floor/basement floor.

(b) The platform that carries vehicles for accension and descension for parking in such basement floor shall be minimum size 3.0mx5.5m.

(c) The number of ramps required for access to and from parking floors or basements shall be provided as specified below

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

Under section 4.01.1, after "height limitation", replacing Parking Space "4.01.8 Balcony, Chejja and Cantilever" shall be inserted

a) **Cantilever Portico:** A cantilever portico of 3.0 m width (maximum) and 4.5 m length (maximum) maybe permitted in the ground floor within the side set back. No access is permitted to the top of the portico for using it as a sit out. Height of the portico shall be open to sky. The portico when allowed shall have a clear open space of one meter from the boundary of the property.

b) **Balcony:** The projection of the balcony shall be measured perpendicular to the building up to the outermost edge of the balcony. Cantilever projection of the balcony shall be permitted not exceeding 1/3 of the setback subject to a maximum of 1.1 m in the first floor and 1.75 m in and above the second floor. No balcony is allowed within the minimum setback area at the ground floor level. The length of the balcony shall be limited to 1/3 of the length of each side of the building.

c) **Chejja:** The projection at the lintel level above windows for protection against weather. It shall be given maximum 1/3rd of the width of the setback or 0.5 m.

Amendment to 4.01.09 SETBACKS:

After Serial No.22, the following shall be inserted:-

23. Higher FAR should be permitted only within 150m radius of any transit hub or major interchanges (Railway station, metro or BRT station).
24. Commercial, office use shall be permitted and even encouraged in all transport hubs and interchanges like Traffic and Transit Management Centres (TTMC), Inter Modal Transit Hub(IMTH).
25. The parking requirements shall be 50% of the parking shown against the uses in case of commercial/ service industry are proposed to be developed in the transit stations/ terminals / interchanges i.e. Traffic and Transit Management Centres(TTMCs), Inter Modal Transit Centre(IMTC).

4.02 PARKING shall be as substituted follows:

Sl. No.	Category	Minimum one car parking space of2.50m x5.50m for every
1.	Single dwelling unit	A dwelling unit measuring more than 50 sq.m up to 150 sq.m of the floor area. An additional one car park for part thereof, when it is more than 50% of the prescribed limit.
2	Multi dwelling residential	a. 2 tenements each having area less than 50 sqm. b. 1 tenement exceeding area of 50 sqm up to 150 sqm. An additional pne car parking for part thereof, when it is more than 50% of the prescribed limit.
3	Lodging establishments, tourist homes and hotels	4 guest rooms
4	Educational	200floor area
5	a. Hospital b. Nursing homes	a. 100sq.m floor area b. 75 sq.m floor area
6	Assembly/Auditorium	100sq.m floor area
7	Government or Semi-public buildings	100sq.m floor area
8	Retail business	100 sq.m floor area
9	Industrial	200sq.m floor area plus 1 lorry space measuring 3.5m x 7.5m for every 2000sq.m or part thereof.
10	Storage	100 sq.m floor area
11	Kalyana Mantapa	75 sq.m floor area
12	Private Offices	75 sq.m floor area
13	Restaurant/ Pubs /Bars /Coffee Parlours	75 sq.m of floor area
14	Students Hostels	15 rooms
15	Working Persons Hostel	5 rooms
16	Star Hotels	For every 2 Rooms plus 1 car parking for every 75 sq.m. of remaining built-up area for visitors and part thereof (FAR area to be considered

Additional parking or part there of shall be provided when the part area exceeds 50% of the prescribed limits/ standards

Note:

(a) When stilt parking is provided, the height of the stilt floor shall be up to 3m. measured from floor to ceiling. The height of the stilt floor shall

not be considered for computing the total height of the building, provided that the total height of the building does not exceed 15m.

(b) Parking space shall be with reference to total floor area after deducting space covered by lift room, stair case, open balcony and ducts open to sky in addition to the area deducted for the purpose of calculating the F.A.R.

(c) Parking provided on the ground floor with the building on stilts, parking area shall be exempt from the calculation of FAR. Any place used for parking is not included in the calculation of FAR.

(d) 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.

(e) Up to 100sq.m in the case of shops, parking spaces need not be insisted.

(f) Off-street parking space shall be provided with adequate vehicular access to a Street and the area of drive aisles subject to a minimum of 3.50 m and such other provision required for adequate maneuvering of vehicles shall be exclusive of the parking spaces stipulated in these Zonal Regulations.

(g) The parking spaces shall be provided in:

(a) First basement for plots upto1000sq.m and second basement shall be Permissible for plots more than 1000 sq m.
(b) Stilt floor or in upper floors (at any level.)
(c) Car parking can be provided in the setback areas provided; a minimum of 3.0mis left free from the building.

(h) The other aspects for providing parking spaces are:

i. Common and continuous cellar parking floors between adjoining blocks would be allowed depending upon structural safety aspects.

ii. The parking spaces should be efficiently designed and clearly marked and provided with adequate access, aisle, drives and ramps required for maneuvering of vehicles.

iii. Stilt floor/Cellar parking floor shall be used only for parking and not for any habitation purpose. Misuse of the area specified for parking of vehicles for any other use shall be summarily demolished / removed by the Enforcement Authority.

iv. For parking spaces in second basement and upper storey's of parking floors, at least two ramps of minimum 3.5 m width or one ramp of minimum 5.4 m width and maximum slope of 1:8 shall be provided.

v. Basement / cellar shall be permitted to extend in the setback area except the front setback after leaving a minimum of 2.0 m from the property line.

vi. A maximum of three basements in the case of 3-Star Hotels and above can be permitted for parking and services

(i) 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. 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 wherever applicable.

4.03 SUB-DIVISION REGULATIONS (in areas other than BMICP townships) shall be substituted as follows:

Under 4.03 sub-division regulations the following points [(1), (4) & (6)] shall be amended as follows:

1. **Size of Plots:** No building plot resulting from the sub-division shall be smaller in size than 54sqm. in any zone. However, the Authority may relax this provision in case of sites formed for EWS and plots sub-divided due to family partitions.

4. Sanction of layout plan for residential purpose shall be subject to the following conditions:

i) The area earmarked for residential sites shall be a maximum of 55% of the total extent.

ii) The remaining 45% of the total area shall be earmarked for roads, parks and playgrounds and civic amenities.

iii) Out of 45% of the area so reserved, area for parks and Playgrounds shall not be less than 10 % of the total area, and the area for civic amenities shall not be less than 5%.

iv) If by incorporating major roads proposed in the Master Plan, the area under roads exceeds 45%, in such case the reservation under parks and civic amenities may be relaxed.

v) If area under parks and open spaces exceeds 15% then the reservation under civic amenities may be relaxed.

vi) A maximum of 3% of the total area from out of the permissible residential area maybe earmarked for commercial uses. The road width abutting such commercial use sites shall not be less than 12.0m

vii) Every layout/ sub division of land shall be provided with sewage disposal unit or connected to a sewage treatment plant.

viii) The area reserved for parks and open spaces and roads shall be handed over to the concerned local body free of cost through a registered relinquishment deed and civic amenities are to be handed over to the Planning Authority free of cost through a registered relinquishment before taking up development of the layout.

ix) The land in question shall be converted for non-agricultural purpose.

x) The land shall have access from public road and the use of land shall be in accordance with the zonal regulations of master plan.

xi) Whenever 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. This area may be taken into calculation under either CA or Park as the case may be. Decision of the Authority in this regard shall be final.

Table-1. Standards for Reservation of Parks and Play ground shall be as below;

Sl.No.	Layout Extent Acre-Gunta	Parks		Maximum No. of Play Ground
		Maximum No. Of Parks	Minimum area of each Park (Sq. M)	
1	Up to 10-00	1	-	-
2	Above 10-00 up to 20-00	1	-	1
3	Above 20-00 up to 40-00	2	2000	1
4	Above 40-00 up to 60-00	3	3000	1
7	Above 60-00	4	4000	1

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

1. Parks and open spaces shall be located based on the natural topography of land such as low-lying areas, area adjacent to lakes/ tanks, natural stream, rocky outcrops, quarry sites, filled land, wells and physical features like HT lines, electric substations, water treatment plants, sewage treatment plants, tree lines.
2. In case of proposal for approval of layout adjacent to the earlier approved layout, Park/ Open space/ Playground shall be earmarked adjacent to the existing park/Open space/ Play ground in the already approved layout.
3. In case of residential layouts of extent ten acres and above 1/3rd area shall be reserved exclusively for open play ground in the area to be reserved for Park/ Open space/ Playground land use. Playground shall abut to minimum 12 m wide road.
4. The number of Parks & Playground and its area to be reserved shall be as specified in the Table-1. Small area of open spaces reserved in excess of the required number of Park/ Play ground as specified in Table-1 shall not be counted for the mandatorily required Park/ Open space/ Playground land use.

5. In case of layouts where Buffer/No development zone is to be reserved for lakes/tanks, natural valley/streams/nalas, H.T. lines, railway line and forest, the number of parks and the area of parks as specified in Table-1 shall be after reserving the area for such buffer. The balance of Park area shall be ideally located in adjacent to the required buffer area.
6. Provided that in case of existence of nala or foot track or cart track or water body or high-tension line or any buffer zone, the requirement of contiguous single parcel for park may be allowed to be suitable split, but in not more than two parcels.
7. Provided further that in case of water body or high-tension line or foot track or cart track divides the plot into more than two plots and the foot track or cart track have not been re aligned to the edge of the plot in accordance with law, then the park may be split into more than two parcels.
8. Park/ Open space/ Playground shall be protected by Chain link fencing/Grill & Basement wall type boundary protection. The park area shall be provided with walking path, sitting benches and other related facilities.
9. In any inevitable circumstances the width of Park shall be a minimum of 6m.
10. Whenever layout area is 10 Acres and above, required area as per the norms for Installation of utilities like Transformer, STP, OHT, composting site, shall be reserved in the area considered for Park/ Open space/Playground land use. Area for these utilities shall not exceed the limits prescribed in the Zoning Regulations.
11. Natural streams, Nalas, shall be maintained by stone pitching.
12. The storm water drains within the layout shall lead to the low-lying park area and rain water harvesting shall be done mandatorily.
13. Native trees and fruit bearing trees shall be planted and maintained by the developer/owner for an initial period of 3 years.
14. Name board depicting the PUBLIC PARK shall be displayed on the predominant view side of the park.

Table-2. Standards for Reservation of Civic Amenity site shall be as below:

Sl.No.	Layout Extent Acre-Gunta	Civic Amenity		
		Maximum No. Of CA sites	Min. area of each CA sites	Min. width of abutting road
1	Up to 5-00	1	-	9 m
2	Above 5-00 up to 10-00	1	-	12m
3	Above 10-00 up to 20-00	2	1000 sq.m	12m
4	Above 20-00 up to 40-00	3	1000 sq.m	15m
5	Above 40-00	4	2000 sq.m	18m & above

B. Guidelines for earmarking Civic Amenity sites:

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

6. APPROVAL OF SINGLE PLOT FOR RESIDENTIAL PURPOSE

Any extent of land can be approved as single plot subject to the following conditions:

i. The land in question shall be converted for residential purpose.

ii. The land shall have access from the public road and the use of land shall be in accordance with the Zonal Regulations of the Master Plan.

iii. In case owner of any land who has obtained approval for single plot desires to sub- divide his plot at a later stage, he shall obtain approval by the Authority treating it as sub-division of land and the norms applies accordingly as prescribed in the Zoning Regulations.

iv. If any roads proposed in master plan shall be incorporated in the plan and shall be handed over to the authority free of cost as per section 17 of the KTCP Act.

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

Under 4.03.1 (III) GENERAL NOTE shall be substituted as follows:

1. **BMICP Road Buffer zone:** A band of 15m width immediately abutting either side of the ROW of the BMICP roads is declared as "Buffer Zone". No development is permitted in this zone except for road formation.

2. Conversions:

i. Conversions prior to the Final approval of Master Plan 2021 are to be honoured irrespective of the land use proposed in the Master Plan except in cases of road alignment, natural drains and water bodies.

ii. All permissions accorded by the Authority or Government (Change of Land use, Layout approval, building permission) prior to coming into force of these Zonal Regulations shall be treated as confirming uses irrespective of the classification made in the Master Plan 2021. This is to be allowed on a case-by-case basis only.

3. Application of land use:

a. Different uses permitted in a given zone may be allowed in different floors of the building. In such cases, the regulations applicable to the use of the ground floor of the building shall apply to the entire building.

b. The proposed alignments of STRR, IRR, RR, TRR, Expressway, shall be as per notification alignment details and in case of any variations in the Master Plan alignment the notification/ alignment details shall prevail over Master Plan proposals / alignment.

c. Any discrepancies with respect of revenue survey numbers, actual alignment of HT lines, existing roads, nala alignment and water bodies in the MP shall be resolved by field and documentary verification by the Authority and also in comparison with the ground reality/cadastral details.

d. In case of change in the alignment of roads, H T line or nala indicated in the MP, the adjacent land use shall be considered by the authority for such variation area.

e. If the alignment of the existing road is shifted in the MP, the existing road as on ground reality/ cadastral map may be considered for the proposed road widening. The higher land use abutting the shifted road shall be considered accordingly.

f. Any variation related to approved layouts incorporated in the Master Plan shall be resolved by the Planning Authority based on the approval on case-by-case basis.

4. Protection Buffers for Electrical transmission lines/ Railway lines/ Water bodies

(a) Right- of -Way along electrical transmission lines: Buffer as Right-of-way along electrical transmission lines of various Voltages shall be incorporated in the Single Plot Layout/Layout /Sub-division plan as specified in the Table-Buffer or as notified by the Competent

Authority from time to time.

Table-5.11

Sl. No.	Capacity of High-Tension line	Park as Buffer on either side from the center of Tower in meter
1	400 KV	26.00
2	220 KV	17.50
3	132 KV	13.50
4	110 KV	11.00
5	66 KV	9.00
6	33KV	7.50
7	11 KV	3.50

(b) Abutting Railway lines: A minimum of 30m wide strip from the boundary of the railway property on either side, in case of both existing and proposed railway lines. However, subject to the clearance or production of the No objection Certificate (NOC) from the competent officer of the Railway Department, the margin specified above may be relaxed to such extent as mentioned in the NOC. Construction of Roads in the buffer strip shall be permitted.

(c) Water bodies:

(i) In case of plot adjoining tanks, a minimum buffer shall be left as specified in section 12 of the Karnataka Tank Conservation and Development Authority (Amendment) Act, 2025 and is as follows:

Sl.No.	Classification	Buffer on either side from the edge of drain/nala (in m)
1.	Up to 0.05	0
2.	Above 0.05 to 0.10	1.00
3.	Above 0.10 to 1.00	3.00
4.	Above 1.00 to 10.00	6.00
5.	Above 1.00 to 10.00	12.00
6.	Above 1.00 to 10.00	24.00
7.	Above 1.00	30.00

(ii) A minimum buffer, for drain/nala shall be as below

Sl.No.	Classification	Buffer on either side from the edge of drain/nala (in m)
1.	Primary	15.0
2.	Secondary	10.0
3.	Tertiary	5.0

Whereas,

(a) **Primary drain**: shall mean natural drain/nala as per revenue records meant for carrying storm water, leading from lake to another lake or leading from lake to a river.

(b) **Secondary drain:** shall mean natural drain/nala as per revenue records meant for carrying storm water, leading to a lake or to a primary drain.

(c) **Tertiary drain:** shall mean natural drain/nala as per revenue records meant for carrying storm water, leading to secondary drain.

NOTE: Drain/nalas leading to tertiary drains shall be maintained as per the revenue records and buffer shall not be insisted for such drains/nalas.

(iii) In case of industries, Health care establishments and infrastructure projects, the distance from the water bodies shall be incompliance with the Government Notification No: FEE 106 EPC 2021(i) Dated: 10.12.2021; and

(iv) In case the buffer has not been marked due to cartographical error for any of the above types of drains/nala, 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.

(v) Under any circumstances area earmarked for drains (nala) cannot be converted to any other uses.

(vi) If the area adjoining drain/nala becomes a part of the layout/ development plan, then that part of the valley zone could be taken into account for reservation of parks and opens paces both in layout/ development plan under subdivision regulations.

(vii) Provided that the additional area beyond the nala buffer, adjoining the primary nala earmarked as parks, playground and open spaces shall be the designated land use as per the approved Master Plan.

(viii) Within the demarcated buffer, the following uses are allowed:

(a) Sewage Treatment Plants and Water treatment plants.

(b) Roads, pathways, formation of drains, culverts, bridges, water supply lines, electric lines etc., which will not obstruct the water course, run offs, channels.

NOTE: In addition, any other notifications or directions and applicable buffers which may be issued by the Competent Authority from time to time for such eco-sensitive areas and water bodies including valleys/streams shall become applicable.

5. **Wherever the plot falls in the prohibited or restricted area or zone in the vicinity of the Airport or Defence establishments or notified Archaeological Survey of India monument or State archaeology monument or Coastal regulation zones and in such other areas notified or as intimated by the Competent Authority, No Objection Certificate shall be obtained from the respective Airport Authority of India, Archaeological Survey of India /Department of Archaeology, Museums and Heritage, Coastal Regulatory Authority or such other competent authority as the case may be.**