CHAPTER 5

ZONAL REGULATIONS

SECTION 1

GENERAL PROVISIONS

1.01 PURPOSE

In order to promote public health, safety and the general moral and social welfare of the community, it is necessary to apply reasonable limitations on the use of land and buildings. These Regulations are formulated and adopted for the local planning area to promote the health, safety and general welfare of the Community by:

- Protecting the established character, the social and economic well-being of both private and public property, and creation of a convenient, attractive and harmonious neighbourhood.
- Promoting, in the public interest, the wise utilization of land and preventing the overcrowding on land and avoiding undue concentration of Population.
- Providing adequate housing choice in a suitable environment within the economic reach of all citizens.
- Preventing or lessening congestion of the public roads.
- Providing for adequate light, air, convenience of access, and safety from fire, flood and other dangers.
- Providing for the preservation of desirable open space, encourage an aesthetically attractive environment, both built and natural sites, recreation areas, scenic vistas and related water sources and other environmentally important lands and to provide for regulations that protect and enhance these considerations.
- Protecting against destruction of or encroachment upon historic areas.
- Encouraging energy efficient development and economic development activities that provide desirable employment.
- Facilitating adequate provisions for transportation, water, sewage disposal, schools, parks and other conveniences;
- Stabilizing and conserving the value of land , homes and other buildings;
- Encouraging the most appropriate use of land throughout the Planning area.
- Providing proper provision for soil erosion and sediment control and

- Achieving compliance with all applicable State and Central government regulations.

1.02 ZONAL REGULATIONS

The local planning area is divided into a number of land use zones such as residential, commercial, industrial, public and semi-public etc. in order to govern the land use these Zonal Regulations are made with consideration being given to:

- The character of each zone and its specific suitability for particular uses;
- Conserving the value of existing buildings; and
- Encouraging the most appropriate use of land in the Planning Area.
- Preserving the environment by prescribing construction limitations in various land use zones.

These Zonal Regulations form part of the ODP.

1.03 LAND USE CLASSIFICATIONS

The BMICP Planning area comprises of BMIC Project Area and its environs. The total area is 701.01 Sq.kms.

The BMICP comprises five self sustainable new Townships viz., Corporate Township, Commercial Township, Industrial Township, Heritage Township & Eco-Tourism Township, one hundred and eleven kilometers of Expressway between Bangalore & Mysore, forty one kilometers of Peripheral road connecting NH 4 and NH 7 on the Southern segment of Bangalore and about nine kilometers of Link road connecting West of Chord Road/Mysore road junction and "O'' point of the Expressway. It also includes interchanges at the junction of main, arterial and major roads.

For the purpose of these regulations the classification of different land use zones are as shown in table below.

	Main Groups	**Sub-Groups**
1.	Vacant	Partly built but unoccupied
2.	Residential	Single family
		Double family
		Multi-family
		Holiday homes, and Boarding houses of permanent nature such as hostels but not including public assistance institutions providing residential accommodation like Dharmashala, etc.
3	Commercial	Retail trade
		Wholesale trade

		Warehouse and Storage
		Offices and Banks excluding Government Offices
		Restaurants, hotels and transient boarding houses excluding public assistance – Institutions providing residential accommodation like Dharmashala, tourist homes, etc.
		Cinemas and other places of public assembly run on a commercial basis
		Professional establishments
4.	Industrial	Service Industry Light Industries Extensive Industry Heavy Industry Noxious Industry
5.	Transport and Communications	Railway yards, Railway Stations and Sidings
		Roads and Road Transport Depots and Parking areas
		Dockyard, Jettys and Piers
		Airports and Air Stations
		Telegraph Offices, Telephones and Telephone Exchanges etc., Broadcasting Stations
6.	Public Utilities	Water supply installations including treatment plants
		Drainage and Sanitary Installations including disposal works
		Electric Power Plant – High Tension and Low Tension
		Transmission lines, Sub-stations, etc. Gas installations and Gas-works
7.	Public and Semi public uses	Government Administrative Centers, Secretariats, District Offices, Law Courts, Jails, Police Stations, Governor's Residences
		Educational, Cultural and Religious Institutions
		Medical and Health Institutions
		Cultural Institutions like Theatres, Opera Houses, etc., of a predominantly non-commercial nature
		Land belonging to Defence
8	Open Spaces	Sport Grounds, Stadium, Play grounds, Parks
		Other Recreational uses, Cemeteries, Crematoria, etc.
9	Agricultural Land	Market Garden, Orchards and Nurseries, Land under Staple crops, Grazing land and Pastures, Forest Land, Marshy land, Barren land, Land under Water.

1.04 PROCEDURE FOR OBTAINING COMMENCEMENT CERTIFICATE FOR DEVELOPMENT

(a) No person can carry out any development without obtaining commencement certificate from the Authority, unless exempted by State, Central Acts/Rules/Orders. Any permission/commencement certificate granted by any other Authority except the BMICAPA within its LPA is deemed invalid as per provisions of Section 76(M) of the KT & CP Act.

(b) Every person who intends to carry out development shall make an application in the prescribed form as per section 15 of KTCP Act and under Rule 35 of Karnataka Planning Authority Rules, 1965. The applications shall be accompanied by :

i. For building permission

a) Key Plan (Location Plan)
b) Site Plan
c) Building Plan
d) Ownership Title
e) Up to date tax paid receipt
f) Khatha Certificate

ii. For Sub – Division/Layout Plan/Development Plan

(a) Key plan showing location of site with reference to public roads and land marks etc.
(b) Site Plan with existing topographical features, survey numbers and dimensions of all segments of the site. The site plan shall bear direction of north point, names of streets and width abutting the site.
(c) Contour Plan at 0.5 metre interval.
(d) Proposed Layout /Development Plan showing the roads, dimension of all plots, parks, open spaces and civic amenities.
(e) The plans showing the surface drains, UGD, water supply and electrical lines etc.
(f) Project report, which includes proposals for sewage treatment, water treatment , Rain water harvesting and solid waste disposal.
(g) Katha, Tippanni, Encumbrance Certificate and Title Deed.
(h) Conversion Certificate from the Revenue Authorities under Section 95 of the Karnataka Land Revenue Act.
(i) Up to date tax paid receipts.

All the plans shall be duly signed by the Owners and the Licensed Planner/Architect/Engineer/Structural Engineers/Surveyor as the case may be and shall indicate their names, addresses and license number allotted by the Authority.

Six sets of plans in blue prints along with the original on tracing film will have to be furnished for approval. The layout plan shall bear the table showing the no. of plots, size, area and land use analysis.

Based on the above documents the plans will be scrutinised by the Authority.

1.05 GRANT OF PERMISSION OR REFUSAL

On receipt of the application for permission under section 15, the Planning Authority shall furnish to the applicant a written acknowledgement of its receipt. After such inquiry as may be necessary, the Planning Authority may, within the prescribed period, sanction such plan either without modifications or subject to such modifications and conditions as it considers appropriate or may refuse to give sanction, if the Planning Authority is of opinion that such division or layout is not in any way consistent with the proposals of the Outline Development Plan. The Authority shall communicate its decision to the person giving the notice in the prescribed form. If the Authority has taken the decision to sanction the plan, the notice of recovery of fees, u/s 18 of Karnataka Town & Country Planning Act read with rule 37A(2) of Planning Authority rules 1965, will be served.

If the Planning Authority does not communicate its decision to the applicant within 3 months from the date of such acknowledgement of the applications, such application shall be deemed to have been granted approval. This is, provided that the land use, change of land use, or the development for which permission sought for, is in conformity with the Outline Development Plan and the zonal regulations approved under sub-section (2) of section 13.

1.06 AUTHORITY

The Authority means Bangalore Mysore Infrastructure Corridor Area Planning Authority constituted under section 4 (A) of KTCP Act, 1961.

1.07 JURISDICTION

The jurisdiction of the Authority is the Bangalore Mysore Infrastructure Corridor Project Area and its environs. It covers the area on either side of proposed Expressways/Peripheral/Link Road alignments in between Bangalore and Mysore cities, as delineated in the plan.

1.08 VIOLATIONS

Any structure erected, constructed, altered, enlarged, converted, moved or used contrary to any provisions of these regulations, and any use of land or structure which is conducted, operated or maintained contrary to any of the provisions of these regulations, shall be, and the same is hereby declared to be unlawful under section 73 of KTCP Act of 1961.

1.09 SEVERABILITY CLAUSE

Should any section or provision of these regulations or maps be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the regulations or maps, or any part thereof, other than the part declared to be unconstitutional or invalid.

1.10 APPLICATION OF REGULATIONS

These regulations upon enactment shall be the sole Zonal regulations. The provisions of these regulations are minimum requirements and shall be in addition to any other requirements of law. Where higher requirements are required by other regulations, the higher standards shall apply unless the particular provision of these regulations expressly provides otherwise.

1.11 RULES OF CONSTRUCTION

The following rules of Construction apply to the text of these regulations:

1. The particular shall control the general.
2. In case of any difference of meaning or implication between the text of these regulations and any caption, illustration, summary table, the text shall control.
3. The word "shall" or "may not" are always mandatory and not discretionary. The word " may" is permissive.
4. Words used in the present tense shall include the future; and words used in the singular number shall include the plural; and the plural the singular, unless the context clearly indicates the contrary
5. A "Building" or " structure" includes any part thereof
6. The phrase " used for" includes " arranged for", " designed for", "intended for", " maintained for", or " occupied for"
7. The word " person" includes an individual, a corporation, a partnership, an incorporated association, or any other similar entity
8. Unless the context clearly indicates the contrary, where a regulation involves two or more items, conditions, provisions or events connected by the conjunction "and", "or", or " either…or", the conjunction shall be interpreted as follows:
    a. "And" indicates that all the connected items, conditions, provisions or events shall apply
    b. "Or" indicates that the connected items, conditions, provisions or events may apply singly or in any combination.
    c. "Either…or" indicates that the connected items, conditions, provisions or events shall apply singly but not in combination.
9. The word "includes" shall not limit a term to the specified examples, but is intended to extend its meaning to all other instances or circumstances of like kind or character.
10. All terms defined in the various sections of the Karnataka Town and Planning Act, where occurring in these regulations, shall have the meanings specified therein, except where specifically defined in these regulations; however, in case of a conflict, the more restrictive shall apply.
11. The word "State" means the State of Karnataka.
12. All uses are prohibited unless specifically enumerated as a use permitted as a matter of right or as an accessory use in the various and as provided by these regulations.

SECTION 2

DEFINITIONS

2.00 PURPOSE

For the purpose of these zonal regulations, certain terms or words used herein shall be interpreted or defined as follows unless the context clearly indicates to the contrary: The present tense includes the future, the singular includes the plural. The word "used" or "occupied" shall be construed to include the words "intended, arranged or designed to be used or occupied", the word "structure" shall include the word "building", a "building" or "structure" includes any part thereof, the word "person" includes corporation, partnership, and an incorporated association of persons such as a club, as well as an individual.

Where a question arises as to the precise meaning of a word, the Planning Authority shall by resolution determine the meaning of the word, giving due consideration to the expressed purpose and intent of these regulations.

2.01 **Act** means Karnataka Town & Country Planning Act 1961 and any subsequent statutory modifications, additions, alterations to it.

2.02 **Administrative Order** means any order, regulation, or specification issued by the Member-Secretary of Planning Authority acting in accordance with the Zoning Regulations, and under the provisions of the Act.

2.03 **Apartment** means a building or group of buildings containing or meant for multi-family dwellings.

2.04 **Alteration:** means a change from one occupancy to another or a structural change, including construction of, cutting into or removal of any wall, partition, or change in use or closing of any means of ingress or egress, filling and refilling and reclamation by any sort, all such operation not being exempt from the requirement of permission.

2.05 **Amenity** means roads, streets, open spaces, parks, recreational grounds, playgrounds, gardens, water supply, electric supply, street lighting, sewerage, drainage, public works and other utilities, services and conveniences.

2.06 **Basement** means a storey, which is partly or wholly underground and has less than 1.75 Mtrs of its normal storey height above the average level of the ground along all walls of the building. The word “Basement” includes the word “Cellar”. **(Note**: cellar is normally totally underground and carries a different meaning/definition.)

2.07 **Boarding Houses** means a dwelling, part of which is occupied by the owner or tenant of the building as his principal

permanent residence, in which room and/or board is offered or provided, for compensation, to three or more persons.

2.08 **Building** means any permanent structure having a roof and intended for the shelter, housing or enclosure of persons, animals, or materials. Any permanent structure more than 2.5Mtrs high shall be considered as a building, excluding a public utility pole or flagpole.

2.09 **Building Area** means the ground area enclosed by the exterior walls of a building plus the area of all covered porches and other roofed portions.

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

2.11 **Building Line** means the line parallel to a street, which establishes the minimum depth of front yard as measured from the street line.

2.12 **Building Setback** the distance by which any building or structure shall be seperated from the boundary line of the plot.

2.13 **Built up area :** Area covered immediately above the plinth level by the building or external of any upper floor whichever is more excepting basement or cellar used as parking of AC plant room, electric sub-station, watchman's booth, water tanks, pump house, staircase/lift rooms.

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

2.15 **Convenient shopping** means shops, each with a carpet area not exceeding 20 sq.m except where otherwise indicated and comprising those dealing with day to day requirements, as distinguished from wholesale trade or shopping. It includes –

(a) Foodgrain or ration shops, each with carpet area not exceeding 50 sq.m.
(b) Pan shops.
(c) Tobacconists.
(d) Shops for collection and distribution of clothes and other materials for cleaning and dyeing establishments.
(e) Tailor or darner shops.
(f) Groceries, confectioneries, wine and general provision shops, each with a carpet area not exceeding 50 sq.m.
(g) Hair dressing salons and beauty parlours.
(h) Bicycle hire and repair shops.

(i) Vegetable and fruit shops.
(j) Milk and milk product shops.
(k) Medical and dental practitioners dispensaries or clinics, pathological or diagnostic clinics and pharmacies, each with a carpet area not exceeding 50 sq. m.
(l) Florists.
(m) Shops dealing in ladies ornaments such as bangles etc.
(n) Shops selling bakery products.
(o) Newspaper, magazine stalls and circulating libraries.
(p) Wood, coal and fuel shops each with a carpet area not exceeding 30 sq.m.
(q) Books and stationery shops or stores.
(r) Cloth and garment shops.
(s) Plumber's, electricians, radio, television and video equipment repair shops and video libraries.
(t) Restaurants and eating houses each with a carpet area not exceeding 50 sq.m.
(u) Shoes and sports shops each with a carpet area not exceeding 75 sq.m.

2.16 **Carpet area :** The net floor area within an apartment excluding the area of the walls. It also means the net usable floor area within a building excluding that covered by the walls or any other areas specifically exempted from floor-space index computation in these regulations.

2.17 **Cemeteries** means a place used for the permanent internment of dead bodies or the cremated remains there of. It's a burial ground or graveyard and includes accessory caretaker's buildings and above ground tombs operated either by a religious or non-religious association or private enterprise, but not including burial services such as crematoriums or buildings commercially used for internment.

2.18 **Charitable or Philanthropic Institution** means a private, nonprofit organization whose primary function is to provide either health, social, religious or benevolent services. This term does not include any commercial operation, or any organization whose purpose is to operate a trade or business or to promote the economic advancement of its members, such as a professional or trade association or a labor union. In addition, this term does not include any use defined or listed in these regulations, such as a children's home, child day care center or care facility, nursing home, private school, museum or hospital.

2.19 **Child Day Care Center** means a facility, which offers or provides a program of supplementary care to more than twelve related or unrelated children outside their own homes on a regular basis for a part of the twenty-four hours in one or more days in the week.

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

2.21 **Communication Tower** means a structure designed and intended to support antennas. This term includes lattice-type structures, either guyed or self-supporting, and monopoles, which are self-supporting pole-type structures, tapering from base to top and supporting fixtures designed to hold one or more antennas.

2.22 **Conference Center** means a facility used for conferences and seminars, which can also be, located within an Executive Park, and is limited to accommodations for conference attendees. In addition to meeting rooms, the accommodation may include dormitories, guestrooms or similar lodging facilities, cafeterias, dining rooms, and recreational uses and supporting services. A conference room is not designed to be used by the general public for overnight accommodations.

2.23 **Corner Site** means a site at the junction of road and fronting on two or more roads or streets.

2.24 **Covered area** means, area covered by building/buildings immediately above the plinth level, but does not include the area (used for open air) swimming pool, sump, tank, pump-house and electric substation.

2.25 **Crematorium** means a facility for the disposal by incineration of the dead bodies.

2.26 **Development** means the carrying out of construction of buildings, engineering, mining or other operations in or over, or under land or water, or the making of any material change in any building or land, or in the use of any building or land and includes redevelopment and layout and sub-division of any land reclamation to develop shall be construed accordingly.

2.27 **Dwelling or Residence** means a structure intended for human habitation. It does not include a hotel, motel, club, hospital or other accommodations used primarily for transient occupancy.

2.28 **Dwelling, Condominium** means a privately owned multiple and detached single-family dwellings within a condominium project.

2.29 **Dwelling, Multi-family** means a building designed or intended to be occupied as a residence for three or more families living independent of each other.

2.30 **Dwelling, Single-family** means a building designed or intended to be occupied as a residence for one family.

2.31 **Dwelling, Two-family** means a building designed or intended to be occupied as a residence for two families living independently of each other.

2.32 **Executive Office** means a general business office of at least 120 sq. mtrs. from which services are not offered to the general public except incidental to the business operations of the office

occupant as determined and or specified by the Planning Authority. It includes professional office suites of not less than 100 sq. mtrs. A proposed general business office or professional office suite of less than 100 sq. mtrs. may be considered under special circumstances by the Planning Authority.

2.33 **Existing building or use :** A building, structure or its use existing authorizedly before the commencement of these rules.

2.34 **Family** - A family shall be:

- One or more persons living together as a single housekeeping unit, who are all related by blood, marriage or adoption; or
- A group consisting of not more than ******** persons, living together as a single housekeeping unit, who are unrelated by blood, marriage or adoption, or
- A combination of above, provided that such persons shall live together as a single housekeeping unit, and the number of unrelated individuals shall not exceed *******

2.35 **Family Recreation/Amusement Park** means a theme park designed for patronage of the family as a group, with integrated rides, shows, exhibits events and services in a wholesome, clean and secure environment having a land area not less than 8 hectares.

2.36 **Farm** means a plot, tract or parcel of land at least 1.2 hectares in size devoted primarily to farming.

2.37 **Farming** means the use of a farm for the production of crops there from including the raising of livestock or poultry. The term includes the use of land for agricultural purposes, including dairying, pasturage, agriculture, apiaries, horticulture, floriculture, orchards, agricultural nurseries, viticulture and animal and poultry husbandry, and the necessary accessory uses for packing, processing, treating or storing the produce; provided, however, that the operation of any such accessory uses shall be secondary to that of normal agricultural activities; and provided further, that the above uses shall not include the acceptance or disposal of land clearing debris or rubble which originates off-site or the commercial feeding of garbage or offal to swine or other animals. The breeding, raising, training and general care of livestock for uses other than for food, such as sport or show purposes, as pets, or for family recreation, shall be considered a normal farming function, but kennels are excluded from this definition.

2.38 **Floor means** the lowest surface above G.L on which one walks into a building or any subsequent storey of a building. It does not include or refer to basement or cellar or a mezzaine area. The floor at ground level with a direct access to a street or open space shall be called the ground floor: the floor above it shall be

termed as floor 1, with the next higher floor being termed as floor 2 and so on upwards.

2.39 **Floor area** means covered area of a building at any floor level.

2.40 **Total Floor Area** means the sum of the horizontal area of all floors of a building and its accessory buildings on the same lot, measured from the exterior faces of the walls. Such area shall not include basements designed and used solely for parking, vehicular driveways, atria, storage or mechanical equipment and unenclosed porches or attics not used either for human occupancy or for commercial and industrial purposes. Floor area includes mezzanine floors also.

2.41 **Floor space index means** the quotient of the ratio of the combined gross floor area of all floors excepting areas specifically exempted under these regulations to the total area of the plot, viz.:

$$\text{Floor Space Index (FSI)} = \frac{\text{Total covered area on all floors}}{\text{Total area of the plot}}$$

2.42 **Green Buffer Zone** means a 15 mtrs, Buffer Zone around the BMIC Project area

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

2.44 **Home Occupation** means the accessory use of a residential property for business purposes which are clearly incidental and secondary to the residential use and have certain limited uses such as dressmaking, millinery, laundering, sewing, telephone answering services, and the sale of crafts and antiques which may, in the opinion of the Planning Authority be properly carried on for compensation entirely within a dwelling by the occupant thereof. Home occupations shall not include those activities, which are customarily conducted as a principal use within a principal structure.

Home occupation shall include areas that:

- Are clearly incidental and subordinate to the use of the dwelling for residential purposes
- Do not change the residential character of the dwelling in any visible manner
- Do not create objectionable noise, odor, vibrations, or unsightly conditions
- Do not create interference with radio and television reception in the vicinity
- Do not create health or safety hazards
- Do not generate pedestrian or automobile traffic other than that normally generated by a residence
- Do not give rise to outside storage
- Are not carried on or located within the garage portion of the main building or within a detached accessory building

- Equipment used in such occupation shall be customarily incidental to residential occupancy
- No finished consumer goods shall be displayed outside the dwelling unit for sale in connection with a Home Occupation within the dwelling unit
- No classes or meetings shall be held for the purpose of giving lessons or instructions for more than two students or pupils at a time.
- Home Occupation permits are non-transferable

2.45 **High-rise building:** a building of a height of 18 meters or more, above the average surrounding ground level.

2.46 **Hotel, Inn** means a building or portion there of, designed or altered and used exclusively for temporary occupancy by transients guests, which may include sleeping accommodations for guests, providing lodging with or without meals, the serving of food, alcoholic beverage, and other incidental services in which there are certain public rooms. The word "hotel" includes the word "inn".

2.47 **Land use** means major use to which a plot of land is being used on any specified date.

2.48 **Livestock** means Domestic animals including but not limited to horses, cows, goats and sheep.

2.49 **Lot** means a plot or parcel of land occupied or capable of being occupied by a building and the accessory buildings or uses customarily incidental to it, including such open spaces as are required by these regulations. In the case of multiple dwellings, row dwellings, institutional or commercial buildings, a group of buildings under the same ownership may be considered as occupying the lot.

2.50 **Mixed Land Use Park** means a pre-planned integrated development designed to provide the residents with all their life style needs – housing, work, shopping, dining, medical, entertainment, recreation and social.

2.51 **Mezzanine Floor** means an intermediate floor between (ground floor and first floor only) two floor levels above ground level.

2.52 **Motel** means a building or buildings designed and used for all weather occupancy, primarily for overnight accommodations for motor tourists and transient guests on a daily, weekly or similar short-term basis.

2.53 **Non-Conforming Use** means a use of land, building, or premises which is not a use permitted by the provisions of these regulations for the zone in which such land, building or premises is situated, and which is legally in existence at the time of passage of these Regulations.

2.54 **Non-Conforming Building** means a building which does not conform to all the applicable provisions of these Regulations, and which is legally in existence at the time of approval of these Regulations.

2.55 **Non-Conforming Site** means a site which does not meet the requirements of the applicable provisions of these Regulations for the zone in which it is presently located but which was legally in existence as a site of record in the present land use map.

2.56 **Occupancy or use group :** The principal occupancy for which a building or part of a building is used or intended to be used; for purposes of classification of a building according to occupancy, an occupancy shall be deemed to include subsidiary occupancies which are contingent upon it.

Buildings with mixed occupancies are those buildings in which more than one occupancy is present in different portions of the buildings. The occupancy classification shall have the meaning given from serial no. a to serial no. l unless otherwise spelt out in the Development Plan.

(a) ***Residential Buildings*** : These shall include any building in which sleeping accommodation is provided for normal residential purposes with or without cooking or dining or both facilities. It included one or two or multi-family dwellings, lodging or rooming houses, hostels, dormitories, apartment houses and flats, residential hotels and private garages.

(b) ***Education Buildings*** : These shall include any building used for school, college or day-care purposes for more than 8 hours per week involving assembly for instruction, education or recreation incidental to education.

(c) ***Institutional Buildings*** : These shall include any building or part thereof which is used for purposes such as medical or other treatment or care of persons informity, care of infants, convalescents or aged persons and for penal or correctional detention in which the liberty of the inmates is restricted. Institutional buildings ordinarily provide sleeping accommodation for the occupants. They include hospitals, sanitoria, custodial institutions and penal institutions like jails, prisons, mental hospitals, reformatories etc.

(d) ***Assembly Buildings*** : These shall include any building or part of a building where groups of people congregate or gather for amusement, recreation, social religious, patriotic, civil, travel and similar purposes; for example theatres, motion picture houses, drive-in-theatres, assembly halls, city halls, town halls, auditoria, exhibition halls, museums, mangal karyalaya, skating rinks, gymnasiums, restaurants, eating houses, boarding houses, places of worship, dance halls, club rooms, gymkhana, passenger stations and terminals of air, surface and other public transportation services, recreation piers and stadia etc.

(e) ***Business Buildings*** : These shall include any building or part of a building , which is used for transaction of business for the keeping of accounts and records for similar purposes; offices, banks, professional establishments, court houses, record and reference libraries shall be classified in this group in so far as principal function of these is transaction of public business and the keeping of books and records.

(f) ***Office Buildings*** (Premises) : The premises whose sole or principal use is to be used as an office or for office purpose; " office purpose" includes the purpose of administration, clerical work, handling money, telephone and telegraph operating and operating computers and "clerical work" includes writing, book-keeping, sorting papers, typing, filing, duplicating, punching cards or tapes, machine calculating drawing of matter for publication and the editorial preparation of matter for publication.

(g) ***Mercantile Buildings*** : These shall include any building or part of a building, which is used as shops, stores, market, for display and sale of merchandise either wholesale or retail. Office, storage and service facilities incidental to the sale of merchandise and located in the same building shall be included under this group.

(h) ***Whole Sale Establishments*** : These shall include establishments wholly or partly engaged in whole sale trade, manufacturer's whole sale outlets including related storage facilities, warehouses and establishments engaged in truck transport including truck transport booking agencies.

(i) ***Industrial Buildings*** : These shall include any building or part of a building or structure, in which products or materials of all kinds and properties are fabricated, assembled or processed like assembly plants, laboratories, power plants, smoke houses, refineries, gas plants, mills, dairies, factories etc.

(j) ***Storage Buildings*** : These shall include any building or part of a building used primarily for the storage or sheltering of goods, wares or merchandise, like ware houses, cold storages, freight depots, transit sheds, store houses, public garages, hangars, truck terminals, grain elevators, barns and stables.

(k) ***Hazardous Buildings*** : These shall include any building or part of a building which is used for the storage, handling, manufacture or processing of highly combustible or explosive materials or products which may produce poisonous fumes or explosions during storage, handling, manufacturing or processing which involve highly corrosive, toxic or noxious alkalies, acids or other liquids or chemicals producing flame, fumes and explosion, mixtures

of dust or which result in the division of matter into fine particles subject to spontaneous ignition.

(l) ***Public Building*** : Except where otherwise defined means a building owned and used by Government or Semi-Government Authority, Public Registered Trust or such other public agency, for public purposes such as public worship, education, health and public offices of Government or Semi-Government Authorities.

2.57 **Open Space, Usable** means a space on a lot or parcel that is:

- Unoccupied by principal or accessory buildings above the finished grade
- Unobstructed and open to the sky;
- Not devoted to service driveways, service areas, off-street parking at finished grade or loading areas;
- Devoted to landscaping, active or passive recreation and other like uses;
- Made available in the same proportion to all occupants of the building or buildings on the lot or parcel.

2.58 **Planning Authority** means Bangalore–Mysore Infrastructure Corridor Area Planning Authority (BMICAPA)

2.59 **Parking Space** means a space available for the purpose of temporary, daily or overnight off street parking of one motor vehicle conforming to the typical parking lot standards as prescribed in the zoning regulations.

2.60 **Plinth area :** The maximum built up covered area measured externally at the floor level or the basement or of any storey, whichever is higher.

2.61 **Premises** means all land comprising a lot, and including all buildings and uses located on the lot.

2.62 **Principal use of Building** means the main use of the land or building(s) as distinguished from an incidental and subordinate accessory use of land or building(s).

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

2.64 **Restaurant, fast-food** means any establishment whose principal business is the sale of prepared or rapidly prepared foods, confections or beverages to the customer in a ready-to-consume state, and whose method of operation is such that customers normally order the product at a central location separate from the tables or counters used for consumption. Cafeteria service establishments in which a customer serves himself while passing along a food-service line are also considered fast food restaurants.

2.65 **Restaurant, Standard** - Any establishment whose principal business is the sale of foods, confections or beverages to the customer in a ready-to-consume state, and whose method of operation is such that an employee normally takes the seated customer's order and serves the seated customer's food or beverages at tables and/or counters located inside or outside the building. A standard restaurant may have a take-out service, but not a drive-in facility, which is clearly incidental to the principal method of operation.

2.66 **Retail Sales Store** means an establishment where goods are sold at retail including an establishment where articles are made or repaired and sold at retail on the premises.

2.67 **Regulation** means the zonal regulations, governing land use made under this Act.

2.68 **Site means** a parcel or piece of land enclosed by definite boundaries.

2.69 **Site Coverage** means the ground area enclosed by the walls of a building together with the areas of all covered porches and other roofed buildings.

2.70 **Site Width** means a the distance between the side lines of a lot measured along the street line except where the street line is an arc or the side lines converge toward the street line, in which case the distance may be measured along the minimum front yard setback line.

2.71 **Site line** means any property line bounding a site.

2.72 **Shopping Center, Neighbourhood** means a complex of shopping facilities, catering shops to the shopping needs of the residents of the neighbourhood.

2.73 **Sign** means any device for visual communication, which is used for the purpose of bringing the subject thereof to the attention of the public. Furthermore, the word "sign" shall include any billboard, model, banner, flag, pennant, insignia, device or representation used as, or which is in the nature of an announcement, direction, advertisement or attraction.

2.74 **Storey** : The portion of a building included between the surface of any floor and the surface of the floor next above it, or if there is no floor above it, then the space between any floor and the ceiling next above it.

2.75 **Street** means any way, which is existing in a town or state highway, or any way shown on the approved development plan or on any map duly recorded and approved prior to the adoption of these regulations "Street" shall be deemed to include the entire width of the right-of-way.

2.76 **Street Line** means the dividing line between the street and the lot. In any case where the width of the street and the location of the street lines have not been established, the street line shall be assumed to be a distance of 8.6 mtr. from the center line of the traveled path. Where the width of the street has been

determined, they shall be assumed to be equidistant from the centerline of the traveled path.

2.77 **Setback, Front** means a vacant space extending across the full width of the site between the street line and the nearest point of the front wall of a principal building.

2.78 **Setback, Rear** means a vacant space extending across the full width of the lot between the rear lot line and the nearest point of the rear wall of a principal building.

2.79 **Setback, Side** means a vacant space extending from the front yard to the rear yard between the side lot line and the nearest point of the sidewall of a principal building.

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

2.81 **Tenement :** An independent dwelling with a kitchen.

2.82 **Township** means a self-sustainable area for living with not less than 50,000 population including floating population and having not less than 1,500 Acres of land, to act as a counter-magnet to the main city.

2.83 **Truck Terminal** means the terminal that shall consist of the facilities of Truck parking bays, loading/unloading bays, Administrative offices, motor garage, workshops, retail and repair shops, night shelter, boarding/lodging, bank restaurant, shopping, warehouse, cold-storage, petrol/diesel filling and service station, circulation areas, public conveniences and other essential facilities.

2.84 **Vacant-Space** means unoccupied space open to the sky on the same site as the building without any structures.

2.85 **Variance** means the grant of relief to a zoning regulation in a specific case concerning the area or other dimensional requirements.

2.86 **Zoning Maps** means the maps incorporated to interpret the provisions of land use in zonal regulations.

SECTION 3

USES PERMISSIBLE IN VARIOUS LAND USE ZONES

3.01 RESIDENTIAL LAND USE

3.01.1 PERMITTED USE

i. Primary Residential Use Zone :

Residence-plotted, (detached, semi-detached and row housing) group housing, Apartments, hostels and boarding houses, night shelters, community hall, police post, guest houses, medical clinics, dispensaries, educational buildings; (nursery, primary, high school,) research institutes/ auditoriums, religious premises, library, gymnasium, park/tot-lots, plant nursery, technical training centre, yoga centres/health clinics, exhibition and art gallery, banks, police stations, taxi stand/three wheeler stands, bus stops, electrical distribution depot, water pumping station, post offices, public utilities and buildings except service and storage yards, computer training classes, professional offices not exceeding 20 sq.mtrs of floor area in a residential building, municipal, state and central Government offices, parks and playgrounds and house occupation industries, Computer training institutes.

3.01.2 PERMITTED USE UNDER SPECIAL CIRCUMSTANCES

Petrol pumps, golf course, neighbourhood shops (other than the BMICP townships), Nursing homes & hospitals except those meant for mental treatment. Service industries up to maximum power of 5 HP such as hullers, flour mills, coffee grinding machine.

3.01.2 PROHIBITED USES

Heavy, large and extensive industry; noxious, obnoxious and hazardous industries, warehousing, storage godowns of perishables, hazardous and inflammable goods, turnkey yards, workshops for buses etc., slaughter – housing, wholesale mandis, hospitals treating contagious diseases, sewage treatment plant/disposal work, water treatment plant, solid waste dumping yards, outdoor games stadium, indoor games stadium, shooting range,

zoological garden, botanical garden, bird sanctuary, picnic hut, international conference centre, courts, sports training centre, reformatory, forensic science laboratory.

3.02 COMMERCIAL LAND USE

3.02.1 PERMITTED USE

Shops, shopping complex, office complex, residential buildings/layout including apartments, banks, clubs, theme park, stock exchange/financial institution, bakeries and confectioneries, cinema hall/theatre, kalyana mantapas, banquet halls, guest houses, restaurants, hotels, weekly market, petrol pumps, godowns and warehousing, general business, wholesale, hostel/boarding housing, banks, auditorium, colleges, hospitals, nursing homes/medical clinics, research/training institute, service centres/garages/workshops, library, parks/open spaces, museum, police stations/posts, taxi stand/three wheeler stands, parking site, post offices, Government/institutional offices, telephone exchange/centres, warehousing and covered storage, research institutions, professional computer rooms and centres and industries listed in Schedule I (Page 84).

3.02.2 PERMITTED USE UNDER SPECIAL CIRCUMSTANCES

Non-polluting, non-obnoxious light industries, warehousing/ storage godowns of perishable, inflammable goods, wood, timber yards, bus and truck depots, gas installation and gas works, polytechnics and higher technical institutes, water treatment plant, railway yards/stations, sports/stadium and public utility installation, hotel, Fire station units, Truck terminals, Bus terminals.

3.02.3 PROHIBITED USE

Extensive, heavy, noxious, obnoxious, hazardous and extractive industrial units, hospitals/research laboratories treating contagious diseases, poultry farms/dairy farms, slaughter-houses, sewage treatment/ disposal sites, agricultural uses, (storage of perishable and inflammable commodities) quarrying of gravel, sand, clay and stone, zoological garden, botanical garden, bird sanctuary, picnic hut, international conference centre, courts, sports training centre, reformatory, forensic science laboratory and all other activities which causes nuisance and are noxious and obnoxious in nature.

Note : All commercial activities shall provide adequate toilets and sewage disposal including solid waste disposal in their plans to the satisfaction of the Authority.

3.03 PUBLIC & SEMI-PUBLIC UTILITY

3.03.1 PERMITTED USE

Government offices, Central, State, local and Semi-Government, public undertaking offices, universities and specialised educational institute, colleges, schools, nurseries, kindergarten, research and development centers, social and welfare centers, libraries, hospitals, (health/primary centers), dispensaries, clinics, health centers, social and cultural centers, cultural and religious buildings, museums/art galleries, exhibition centers, auditoriums, police station/police posts, police lines, jails, fire stations/fire posts, public utilities and buildings, solid waste dumping ground/sites, post offices, use for defence purposes, educational and research institutions, religious institutions, bus and railway passenger terminals, public utility buildings, local municipal facilities, uses incidental to Government offices and for their use, monuments, radio transmitter and wireless stations, telecommunication centers, telephone exchange, cremation grounds and crematorium, hospitals, nursing homes and dispensaries, police headquarters, fire stations and fire posts.

3.03.2 PERMITTED USE UNDER SPECIAL CIRCUMSTANCES

Quarters for staff employees, open air theatre, playgrounds, recreational club, guest house, bank, post and telegraph office, hostels, water supply installations, sewage disposal works, service stations, railway stations/yards, polytechnics, community hall, bus/track terminals, warehouses/storage godowns, helipads, commercial uses/centres.

3.03.3 PROHIBITED USE

Heavy, extensive and other obnoxious, hazardous industries, slaughter- houses, junkyards, wholesale mandis, dairy and poultry farms, farmhouses, workshops for servicing and repairs, processing and sale of farm products and uses not specifically permitted herein.

3.03.4 PARKS AND PLAYGROUNDS/OPEN SPACES

3.03.4 (a) PERMITTED USE

Regional parks, district parks, playgrounds, children traffic parks, botanical/zoological garden, bird sanctuary, clubs, stadiums (indoor), outdoor stadiums, picnic huts, holiday resorts, shooting range, sports

training centers, Golf courses, specialised parks/maidans for multi-use, swimming pool, special recreation areas, public utilities and facilities such as police post, fire post, post and telegraph office, health centre for players and staff, burial ground, crematorium, cemeteries.

3.03.4 (b) PERMITTED USE UNDER SPECIAL CIRCUMSTANCES

Building and structures ancillary to use permitted in parks and playgrounds such as stand for vehicles on hire, taxis and scooters, commercial use of transit nature like circus and other shows, restaurants and caravan parks, sports stadium, open air theatres, Indoor recreational uses, dwellings for watch and ward, social clubs, canteens, libraries, Government dispensaries, milk booths, hopcoms, fire station units, public use and ancillary to park and open spaces.

Note : The areas of ancillary use shall not exceed 5% of the plot area.

3.03.4 (c) PROHIBITED USE

Any building or structure, which is not required for recreation, dwelling units except for essential staff and watch and ward.

3.04 TRAFFIC AND TRANSPORTATION

3.04(a) PERMITTED USE

Road/ Rail transport terminals (bus terminals and depots), goods terminals, parking areas, circulation aids, helipad – buildings and infrastructure, truck terminal including independent repair and repair shop and facilities such as night shelter, motor repair garage, Auto workshop, boarding house, banks, restaurants, booking offices, transmission centre, wireless station, radio and television station, observatory and weather office.

3.04(b) PERMITTED USE UNDER SPECIAL CIRCUMSTANCES

Any other use/activity incidental to transport and communication, residential dwelling units for essential staff and watch and ward.

3.04(c) PROHIBITED USE

Use/activity not specifically permitted herein or activity contributing to excessive pressure on traffic and transportation.

3.05 INDUSTRIAL LAND USE

3.05.1 LIGHT INDUSTRIAL ZONE

3.05.1(a) PERMITTED USE

Industries conforming to performance standards as given in illustrative list as in Schedule-II which would not cause excessive injuries, pollution or obnoxious fumes, odour, dust effluents or other objectionable conditions employing not more than 50 workers, with or without power, aggregate installed power not exceeding 25 HP, covered storage for industry. Public Utilities like; Sewage and garbage disposal plants and related buildings, parking, loading and unloading requirements to be provided for all uses. Bus and truck terminals, petrol filling stations, taxi and scooter stands. Canteen and recreation facilities, Kalyana Mantapa, Residential buildings for essential staff and for watch and ward, Offices, Shops, Clubs, Job printing, Banks, Restaurants, Dispensary and Automobile Service Stations. Cinema houses (if all conditions of Karnataka Cinematography Act and Rules are fulfilled except land use), Fire Station units. All buildings covered under permitted uses should have adequate toilets and parking spaces.

3.05.2 MEDIUM INDUSTRIAL ZONE

3.05.2(a) PERMITTED USE

All industries that are permitted in light industrial zone employing not more than 500 workers with aggregate installed power not exceeding 100 HP. Industries conforming to performance standards as given in illustrative list in Schedule-III , Warehousing and Storage, public utility buildings, parking, loading and unloading requirements to be provided in all cases, managers and watch and ward quarters only (not exceeding 300 sq.mts. area) or 5% of the total area whichever is lower.

All buildings covered under permitted uses should have adequate toilets and parking spaces.

3.05.3 HEAVY INDUSTRIAL ZONE

3.05.3(a) PERMITTED USE

All industries, all uses are permitted in the light and medium industry zone and employing more than 500 workers. The industry shall be classified as heavy, if the labour force and power exceed the quantum prescribed for medium industry. Watch and ward, managers quarters only not exceeding (600 sq.mts. or 5%) of the total area whichever is

lower. All buildings covered under permitted uses should have adequate toilets and parking spaces.

3.05.3(b) PERMITTED USE UNDER SPECIAL CIRCUMSTANCES (In all types of Industries)

Industries excepting noxious, obnoxious and hazardous industries, storage of perishable and inflammable goods, sports/stadium/ playgrounds, sewage disposal works, electric power plants, service stations, cemeteries, Government/Semi-Government/ Private business offices, banks and financial institutions, helipads, hospitals/medical centers, religious buildings, taxi stands, gas installations and gas works, animal racing or riding stables, workshops/garages, dairy and farming, quarrying of gravel, sand, clay or stone, LPG re-filling plants, commercial office, social buildings. All buildings covered under permitted uses should have adequate toilets and parking spaces.

3.05.3(c) PROHIBITED USE (In all types of Industries)

Residential dwellings other than those essential for operational and watch and ward staff, schools and colleges, hotels, motels and caravan parks, recreational spots or centers, other non-industrial related activities, religious buildings, irrigated and sewage farms, major oil depot and educational institutions except Training centers. (Social buildings.) Industries listed in schedule IV.

SCHEDULE IV

The following industries or manufacturing units are prohibited from being constructed within the limits of the Bangalore – Mysore Infrastructure Corridor Area Planning Authority's jurisdictions.

- Ferrous Metallurgical Industries
- Integrated Iron and Steel
- Ferrous– alloys
- Special Steels.
- Non – ferrous Metallurgical Industries
- Primary Metallurgical Industries, namely, Zinc, Lead, copper, manganese and aluminum
- Foundries (ferrous and non-ferrous) castings and forgings including clearing or smoothening/roughening by sand and shot blasting.
- Coal (including coke} industries.

- Coal, lignite, Coke etc.,
- Fuel Gases (including coal, gas, Producer Gas, Water gas) industries.
- Pulp and paper (including paper products) industries
- Fertiliser Industries.
- Nitrogenous
- Phosphatic
- Cement Manufacturing Industries
- Portland Cement (including slag cement, puzzolona cement and their products)
- Petroleum Industries
- Oil refining
- Lubricating oils and greases
- Petro-Chemical Industries
- Manufacture of basic drugs and Narcotics
- Natural Rubber and Rubber Industries
- Leather Tanning Industries excluding leather finishing and garment industries
- Chemical Industries:
    - Coke Oven By-Products and Coal-tar Distillation Products
    - Industrial gases (nitrogen, oxygen, acetylene, argon, carbon dioxide, hydrogen, sulphur-dioxide, nitrous oxide, halogenated hydrocarbon, ozone, etc.)
    - Industrial Carbon
    - Alkalies and acids
    - Chromates and dichromates
    - Lead and its compounds
    - Electrochemical (metallic sodium, potassium, magnesium, chlorates, perchlorates and peroxides)

- ♦ Electrothermicals Products (artificial, abrasive, calcium carbide)
- ♦ Nitrogenous compounds (cyanides, cyanamides and other nitrogenous compounds)
- ♦ Phosphorous and its components
- ♦ Halogens and Halogenated compounds (Chlorine, fluorine, Bromine and Iodine)
- ♦ Explosives (including industrial explosives, detonators & fuses)

- Insecticide, fungicides, Herbicides and other pesticides industries.
- Synthetic Resin.
- Man-made fiber (Cellulosic and non-cellolosic) industry
- Glass.
- Manufacture, handling and use of benzene and substances containing Benzene.
- Manufacturing processes and operations involving carbon disulphide
- Dyes and Dyestuff including their intermediates
- Highly flammable liquids and gases
- Engineering industries, having Electro-plating metal finishing, casting forging wire drawing, and operations using hazardous chemicals in any of their process.
- Food and Agricultural product Industries.
  - ♦ Fermentation industry (Distillery, Breweries, Yeast)
  - ♦ Extraction of oil and fats from vegetables, animals and silkworms, etc. as source involving solvent extraction, hydrogenation deoderation, delolourisation, etc.
  - ♦ Meat, poultry, fish, bonemeal, etc. processing

- Ores/Minerals processing industries including benefication and Pelletization.
- Plants put-up for recovery of products from hazardous waste.
- Lime kilns.

3.06 AGRICULTURAL LAND USE

3.06.1 PERMITTED USE

Residential Dwelling for the people engaged in the farm (rural settlement), farmhouses and accessory buildings and uses not exceeding 200 sq.mtr. only of built up area if the land area is at least 1.2 hectares, agriculture, horticulture and forestry, poultry and dairy farm, cottage industries, storage, pasturage, apiaries, floriculture, orchards, agricultural nurseries, viticulture and animal and poultry husbandry, and the necessary accessory uses for packing, processing, treating or storing the produce; petrol and other filling stations and public utility and facility building.

3.06.2 PERMITTED USE UNDER SPECIAL CIRCUMSTANCES

Farm houses of 200 sq.mtrs maximum in a minimum plot sizes of 3 acres (1.2 hectares), brick, sewage disposal works, electric power plant, quarrying of gravel, sand, clay or stone, service industries, schools and library, temple, churches, mosques and other religious buildings, milk chilling stations and pasteurization plants, Fire Station units, Home for the aged, Home for the handicapped and Home for the destitute women.

3.06.4 PROHIBITED USE

Residential use except those ancillary uses permitted in agricultural use zone, heavy, extensive, noxious, obnoxious and hazardous industries, any activity, which is creating nuisance and is obnoxious in nature.

GENERAL NOTE :

All buildings/developments shall have adequate toilet and parking facilities.

SECTION 4

SITE AND BUILDING REQUIREMENTS

4.01 REGULATIONS FOR BUILDINGS

TABLE – 5.1

MINIMUM SET BACK REQUIRED ON ALL THE SIDES OF A BUILDING UPTO 10.0 MTRS. IN HEIGHT.

Depth of site in mtrs.	Residential		Commercial		Traffic & Transportation, Public and Semi-Public	
	Front	Rear	Front	Rear	Front	Rear
Upto 7.50 m	1.00	-	1.00	-	1.50	-
Over 7.5 upto 10.0	1.00	1.00	1.50	-	1.50	1.5
Over 10.00 upto 13.0	1.50	1.5	1.50	1.00	3.00	1.5
Over 13.00 upto 18.0	3.0	1.50	3.00	1.50	3.00	1.75
Over 18 upto 24	4.0	2.00	3.5	2.00	4.50	2.00
Over 24.0 upto 30.0	4.00	3.00	4.0	3.00	5.00	2.50
Over 30	5.00	3.00	5.00	3.00	6.00	3.50

Width of site in mtrs.	Residential		Commercial		Traffic & Transportation, Public and Semi-Public	
	Left	Right	Left	Right	Left	Right
Upto 7.50 m	-	1.00	-	-	-	1.50
Over 7.5 upto 10.0	1.00	1.00	-	1.00	1.00	1.50
Over 10.00 upto 13.0	1.5	1.5	1.00	1.5	1.75	1.5
Over 13.00 upto 18.0	1.50	3.0	1.50	3.00	2.00	3.0
Over 18 upto 24	2.00	3.5	2.00	3.50	2.50	3.0
Over 24.0 upto 30.0	3.00	4.0	3.00	4.50	3.00	4.5
Over 30	3.00	5.00	3.00	5.00	3.50	5.0

TABLE – 5.2

EXTERIOR VACANT SPACES FOR THE BUILDINGS – ABOVE 10 MTRS. IN HEIGHT

Sl. No.	Height of Building in mtrs.	Exterior open Spaces/set-backs to be left on all sides. (Front, Rear and Sides) Min. in mtrs.
1.	Above 10 upto 15	5
2.	Above 15 upto 20	7
3.	Above 20 upto 25	9
4.	Above 25 upto 30	10
5.	Above 30 upto 35	11
6.	Above 35 upto 40	12
7.	Above 40 upto 45	13
8.	Above 45 upto 50	14
9.	Above 50	15

Note: 1.The Vacant spaces to be left shall conform to the height necessary to consume the permissible FAR.

TABLE – 5.3

COVERAGE AND F.A.R. FOR RESIDENTIAL, COMMERCIAL, PUBLIC & SEMI-PUBLIC, TRAFFIC AND TRANSPORTATION AND PUBLIC UTILITY BUILDINGS

Sl. No.	Plot Area In Sq. mtrs.	Residential		Commercial		P & PS, T & T & PU		Road width in mtrs.
		Plot Coverage Max in %	F.A.R	Plot Coverage Max in %	F.A.R	Plot Coverage Max in %	F.A.R	
1	Upto 240	65	1.00	65	1.25	60	1.25	Upto 9
2	Over 240 upto 500	60	1.25	60	1.50	55	1.50	Over 9
3	Over 500 upto 750	60	1.50	60	1.75	50	1.50	Over 12
4	Over 750 upto 1000	60	1.50	60	1.75	50	1.8	Over 15
5.	Over 1000 upto 2000	60	2.00	55	2.00	45	1.8	Over 18
6	Over 2000 upto 3000	55	2.25	55	2.25	40	2.00	Over 18
7	Over 3000 upto 4000	50	2.50	50	2.50	40	2.00	Over 24
8	Over 4000	50	2.75	50	2.75	40	2.00	Over 24

TABLE –5.4

SEMI-DETACHED HOUSES [BACK TO BACK OR SIDE TO SIDE]

1.	Minimum combined area of the neighboring plot	:	150 sq. mtrs.
2.	Building Coverage	:	As applicable to individual plots
3.	Floor area ratio	:	As applicable to individual plots
4.	Maximum number of floor	:	As applicable to individual plots
5.	Minimum road width	:	As applicable to individual plots
6.	Front set-back for back to back plots	:	Shall be equal to the sum of front and rear setbacks of individual plots.
7.	Side set-backs for plots joined at the sides	:	On a plot on which a semi-detached building is proposed the left and right side setback are the same as required to the total width of the combined plot treating it as an individual site.

TABLE – 5.5

ROW HOUSING [MAXIMUM 12 UNITS, MINIMUM 3 UNITS]

1.	Minimum combined area of the plot		:	210 sq. mtrs.
2.	Max. area of each plot		:	108 sq. mtrs.
3.	Building coverage		:	As applicable to individual plots
4.	Floor area ratio		:	As applicable to individual plots
5.	Number of floors		:	As applicable to individual plots
6.	Minimum road width		:	As applicable to individual plots
7.	Setbacks min.	Front	:	2.00 m
		Rear	:	1.50 m
		Side	:	2.00 m only for end units

TABLE – 5.6

GROUP HOUSING

Minimum size of the plot 2000 sq. mtrs

Plot sizes	2000 – 4000 sq.mtrs.	4000 – 8000 sq. mtrs.	Above 8000 sq. mtrs.
Maximum ground coverage	50%	50%	50%
Max. FAR	2.25	2.50	2.75
Minimum set back Around	5 mtrs. Around	8 mtrs. In front. 6 metres on other sides.	9 mtrs. in front. 8 mtrs. on other sides.
Minimum width of road in front.	15 mtrs.	18 mtrs.	18 mtrs.

TABLE – 5.7

INDUSTRIES

Table - A Flatted Factories

Maximum Plot size	1000 sq. mtrs
Maximum Ground Coverage	30
Maximum FAR	1.5
Maximum Height	20 mtrs
Minimum Road Width	15 mtrs
Setbacks	Front 8 mtrs. Alround 4.5 mtrs.

Table – B Industry

Plot area in sq.mtrs.	Industry	Maximum set back in mtrs.				
		Plot coverage	Front	Rear & Sides	FAR	Road width in mtrs.
Upto 240	Service	60%	1.00	-	1.25	Over 6.0
Over 240 upto 1000	Service Light	50%	4.50	4.50	1.0	Over 9.0
Over 1000 upto 2000	Service Light	50%	6.00	6.00	1.0	Over 12.0
Over 2000 upto 3000	Service Light Medium	40%	10.00	10.00	0.75	Over 12.0
Over 3000 upto 4000	Service Light Medium	40%	12.00	12.00	0.50	Over 12.0
Over 4000	Service Light Medium Heavy	35%	15.00	15.00	0.50	Over 12.0

*Note :*After leaving minimum set – backs as per the above table if the remaining portion of the plot cannot be used for erecting the building, the Authority may insist for set – backs as applicable for residential buildings.

OTHER CONTROLS:

- Maximum floors allowed shall be basement, ground floor and first floor; basement should be below ground floor and to the maximum extent of ground coverage shall be counted in FAR. In case the basement is not constructed, the permissible FAR can be achieved on the second floor.
- In case of roof trusses, height of buildings should be adjusted/relaxed.
- All Buildings covered under Permitted Uses should have adequate toilets and parking spaces.

TABLE – 5.8

REGULATIONS FOR DEVELOPMENT IN AGRICULTURE ZONE

Sl. No.	Size of Farm	Maximum Floor Area	Maximum Height
1	Above 1.0 ha and upto 2.0 ha	100 sq. m (including mezzanine floor)	Single storeyed maximum height 5m
2	2.0 ha and above	150 sq. m (including floor)	Double storeyed maximum height 7m

OTHER CONTROLS:

- Setback in dwelling house should be 15 m away from any boundary line of the property.
- Where the property abuts an urban road, the dwelling house building should be setback from the centerline of the road by 60m. Where the property abuts a village road, the building setback from the centerline of the road should be by 30m.
- No development shall be allowed within 75 mtrs. from the centerline of the Expressway.

BUFFER ZONE:

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

4.01.1 FLOOR AREA, COVERED AREA, HEIGHT, F.A.R. ETC.,

The maximum number of floors, percentage of plots coverage, FAR, height of the building for different plot size with existing road width as limiting factor are given in the following tables for various types of buildings like; Residential, Commercial, Public and Semi-Public, Industrial, etc.,

4.01.2 Floors

Basement/Cellar floor:

i. If the plinth of the building is constructed leaving more set-backs than the minimum prescribed, basement floor may extent beyond the plinth of the building, but no part of the set-backs shall be used for basement.

ii. One basement may be provided only for parking if the area of the premises is 1000 sq.mtrs and above with a minimum road width of 12 mtrs.
iii. One additional basement (two} for all buildings exceeding five floors may be permitted for parking and machines used for services and utilities of the building.
iv. The maximum of three basements in case of three Stars and above Hotels be permitted for parking and machines used for service and utilities of buildings.

Mezzanine Floor:

The area of mezzanine floor shall not exceed 1/3 of covered area of ground floor.

4.01.3 Floor Area Ratio (FAR):

Floor Area Ratio (F.A.R) is the quotient obtained by dividing the total covered area of all floors by the plot area. Floor area includes the mezzanine floor also.

i) The floor excludes the area used for car parking, staircase room, lift room, ramp, escalators, ducts, water tanks, main sanitary duct, open balcony and machine rooms.
ii) When site do not face the roads of required width noted against each, then the F.A.R applicable to the corresponding width of roads shall apply.
iii) When a site faces wider road than the one prescribed against it, the FAR shall be restricted only to the limit prescribed for the area of the particular site.
iv) When coverage is less than the maximum prescribed, more No. of floors and height may be permitted to utilize the full F.A.R.
v) The Set-backs and coverage are irrespective of road width.

4.01.4 Means of Access:

The means of exclusive access, which would be other than public roads and streets, shall not be of more than 30 meters length from the existing public roads and streets. The minimum width of such access shall be 3.5 mtrs. FAR and height of buildings coming up on such plots shall be regulated according to the width of public street or road. If the means of access exceeds 30.0 mtrs. in length, FAR shall be regulated with reference to the width of such access road. Construction of building on plots with common access/lanes from the public road/street shall be regulated according to width of such common access roads/lanes.

Lift will have to be provided for buildings with more than ground plus three floors. In case of basements, where car parking is provided, ground plus three floors and above shall have a lift

In case of Commercial Buildings or shopping centers and residential apartments, provision should be made for fire safety measures in accordance with the requirement as stipulated by Fire Force Authorities, before issue of occupancy certificate

4.01.5 Width of Road:

Road width means distance between the boundaries of a road including footways and drains measured at right angles at the center of the plot. In case of road having service roads in addition to the main roads, the width of the road shall be the aggregate width of service roads and main roads for determining FAR and number of floors.

4.01.6 Ramp:

Ramp should be provided with a minimum width of 3.5 meters and a slope of not more than 1 in 10. Ramp shall be provided after leaving a clear gap of minimum 2.0 mtrs. from the neighboring properties.

4.01.7 Height Limitation:

i) The height of the building shall be covered by the limitation of FAR, the frontage of the plots as stipulated in the respective tables.
ii) If a building abuts onto two or more streets of different widths, then the height of the building shall be regulated according to the width of the wider road.

4.01.8 Parking Space:

Adequate space for Car parking shall be provided in the premises as per standards given in the table.

When basement floor is proposed for car parking, convenient entry and exist shall be provided. Adequate drainage, ventilation and lighting arrangements shall be made to the satisfaction of BMICAPA.

4.01.9 SETBACKS:

a) The front and rear setbacks shall be with reference to depth the site.
b) The left and right setbacks shall be with reference to width of the site.

1 Where the building lines are fixed in such cases the front setback or the building line, which is higher of the two, shall be considered as the setback to the building in the front
2 In case of corner sites 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 to provide better visibility.
3 In case of building facing more than two roads, the plot should be considered as corner plot taking two wider roads into consideration.
4 In case of sites facing roads both in front and rear, both the sides facing roads should be treated as front and other two sides not facing roads should be treated as right and the set – backs be applied accordingly.
5 In case where the plinth of the building is not parallel to the property line, the set back shall not be less than the specified setbacks at any given point on any side.
6 In case of building, which are existing prior to coming into force of these regulations, upper floor may be permitted according to the existing setbacks only, but limiting the F.A.R and No. of floors according to the present regulations, subject to production of foundation certificate by a registered engineer.
7 In case of irregular plots the set-backs are to be calculated according to the depth or width at the points where the depths or widths are varying. Average setbacks shall not be considered in such cases.
8 The left and right setbacks may be interchanged by the authority in exceptional cases due to existing structures like; open well and also considering the topography of the land. However, the authority shall resort this to only as an exception.
9 Setbacks should be provided in the owners' plot, public, open spaces should not be considered as setbacks.
10 For garage no side or rear setbacks are to be insisted. One upper floor not exceeding 3m. in height shall be permitted provided no openings are provided towards neighboring buildings and at least one opening for light and ventilation is provided towards the owners property.

11 Where lumber-room is proposed in a portion of garage, the length of garage shall not exceed 1/3 of the length of the site but not more than 6 mtrs. in any case. In such cases the depth of the lumber-room shall not exceeds 1.25 meters and entrance to such lumber-room shall be from the rear setback only.

12 Garage shall be permitted in the rear right hand corner of the plot. In cases of building constructed or sanctioned prior to the enforcement of these regulations, where space is not available on the right side, it may be permitted on the left side provided minimum set-back exists in the adjoining property of the left side.

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

14 The maximum width of the garage shall not exceed 4 mtrs.

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

16 For cinema theatres the setbacks and other provision shall be as per the Karnataka Cinematography Act and Rules.

17 In case of two or more buildings proposed on a single site, the setbacks shall be applied as if they are on single common site.

18 In case of ‘ High – Rise buildings` i.e., building with ground floor plus four floors and above, the minimum set-back all-round the building shall be read with Table – II and Group Housing regulations.

19 For high rise building, N.O.C.s from BWSSB /KUWSSB, Fire Force and Telecommunication Department, shall be furnished.

20 For group housing with Ground + 3 floors or below, N.O.C.s from B.W.S.S.B / K.U.W.S.S.B / K.P.T.C.L shall be furnished.

21 In case of designated Township areas of BMICP, where the Company itself is providing dedicated water supply, STP, TTP, power supply, telecommunication system, the Authority need not seek the ‘NOC’ from the Government Organizations excepting fire force department for according approvals to High rise buildings and Group Housing.

22 Development such as group housing, apartments, commercial complexes, office complexes, should be provided/connected to Sewage treatment plant

4.02 PARKING AND LOADING FACILITIES

Type of use	**One car parking of 3 x 6 mtrs. each shall be provided for every**
Theatres and auditoriums including Cinema theatres except educational institutions.	25 seats of accommodation subject to a minimum of 20.
Retail business.	25 sq. mtrs. of floor area.
Wholesale and warehouse buildings.	150 sq. mtrs. plus 1 lorry parking space measuring. 4 mtrs x 8 mtrs. for every 500 sq. mtrs. or part thereof.
Restaurant, Establishments serving food and drinks and such other Establishments.	10 sq. mtrs. of floor area.
Lodging establishments and tourist homes.	4 rooms.
Office buildings (Govt./semi-Govt. & Pvt.)	25 sq. mtrs. of office floor space.
Hostels.	10 rooms.
Industrial Buildings.	100 sq. mtrs. of floor area plus 1 lorry space measuring 4 mtrs. x 8 mtrs. for every 1000 sq. mtrs. or part thereof.
a) Nursing homes b) Hospitals	4 beds. 10 beds.
Kalyana Mandiras.	20 sq. mtrs. of auditorium floor area.
Recreation Clubs.	50 sq. mtrs. of floor area.
Educational buildings.	200 sq. mtrs. of floor area.
Other public and semi-public buildings	50 sq. mtrs. of floor area.
Residential	i) Detached, Semi-detached and row houses : Plot area upto 100 sq.m. – No private or community parking space. Plot area : 101-200 sq.m –Only community parking space. Plot area : 201-300 sq.m – One car parking space. Plot area : 301-500 sq.m – Two car parking space. Plot area : 501-1000sq.m –Minimum 1/4th of open area for parking. Plot area : 1001 sq.m + - Minimum 1/6th of space area for parking.
Flats	One space for every two flats of 50-90 sq.m or more of floor area. One space for every flat of 100 sq.m or more of floor area.

4.02.1 MINIMUM PARKING REQUIREMENTS

Notes:

- Each off street car parking space provided for motor vehicles shall not be less than 18 sq.mtrs. For motor cycle and scooter, the parking space provided shall not be less than 2.5 sq. mtrs. and 1.5 sq. mtrs. respectively, and it shall be not more than 25% of the car parking space leaving clear space round the building for the movement of vehicles.
- Off street car parking space shall be provided with adequate vehicular access to a street and areas of drives of not less than 2.5 mtrs. vide, aisles and such other provisions required for adequate monitoring of vehicles excluding the parking space stipulated in these regulations.
- Car parking shall not be provided in the setback areas. If provided a minimum of 3.0 mtrs. shall be left free from the building.

4.02.2 OTHER USES

Reasonable and appropriate off-street parking requirements of structure and land uses, which do not fall within the categories, listed above or parking requirements which are different from the requirements listed above may be determined in each case by the Planning Authority, which shall consider comments from other agencies and all factors entering into the parking needs of each such use. An applicant for a use not included in the categories listed above, or for a use for which the applicant proposes a parking standard different from the requirement listed above, shall submit a parking needs study as part of the site development application.

4.03 SUB-DIVISION REGULATIONS

(in areas other than in the BMICP townships)

The sub-division regulation is confined to standard of size of the plots, Street widths and community facilities. In sanctioning the Sub-division of a plot/land under Section 17 of Karnataka Town and Country Planning Act, 1961 the following standards shall be followed for division of plots:

1. Size of Plots: No building plot resulting from the sub-division shall be smaller in size than 100 Sq.mtrs. 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.
2. A Private Street, lanes, etc., in residential areas shall conform to the minimum widths noted below:

i) Loop Street, cul-de-sac & Road for Ews - Maximum, Length 300 mtrs. - 10 Mtrs.

Residential Street upto Length of 500 mtrs. - 10 Mtrs.

Residential Street above 500 mtrs. upto 1000Mtrs - 12 Mtrs.

Residential Streets above 1000 Mtrs. - 15 Mtrs.

ii) Minor roads - 10 to 15 Mtrs.
iii) Collector roads - 15 to 20Mtrs.
iv) Major roads - 20 to 30 Mtrs.
v) Arterial roads - 30 to 40 Mtrs.
vi) Expressway - 60 – 90 Mtrs.

3. Private Streets in sub-division of non-residential areas.

i) Commercial – Retail - 15 Mtrs. width(minimum)
Others - 20Mtrs. width(minimum)

ii) Industrial - 20 Mtrs. width

4. Area for open spaces and civic amenities:

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

i) A maximum of 55% of the total area shall be earmarked for residential which includes other uses complementary for community such as commercial uses, minor shopping centers etc.: - The other use shall not exceed 5% of the total area.

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) The proposed use of land should be indicated in the layout Plan.

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

vi) In case, the extent of land is less than 0.5 hectares the reservation of area for parks and open spaces is left to the discretion of the Authority either to collect the market value of 10% of the land required to be left as per zonal regulations or to insist upon the required percentage of land to be left depending upon the land use of the adjacent areas and practicability of the case. The decision of the Authority is final.

vii) No layout sanctioned by the BMICAPA shall be low in standards to become detrimental to the BMIC townships.

5. Sanction of a layout plan for non-residential purpose shall be subject to the following conditions:

   i) 10% of the total area shall be earmarked for park and open spaces and vehicle parking.
   ii) The minimum width of road shall not be less than 12 mtrs.
   iii) 5% of the total area shall be reserved as civic amenities, utilities and services.

NOTE: It should also satisfy all the requirements stipulated under Section 17 of Karnataka Town & Country Planning Act.

6. If the plot in official records at the time of adoption of these regulations is smaller than the minimum size specified for the zone in which it is located and compliance with requirements of these regulations is not feasible, the Bangalore-Mysore Infrastructure Corridor Area Planning Authority may permit the plot to be used as a plot/site.

The other uses mean shopping, shopping centers, services Industries.

4.03.1 APPROVAL TO SELF SUSTAINABLE TOWNSHIPS OF BMICP

I. ZONAL REGULATIONS FOR TOWNSHIPS

The minimum size of the Township shall be 400 hectares.

1. A minimum of 10% of the total area shall be reserved for Park, Open Spaces and Playgrounds.
2. A minimum of 3% of total area shall be reserved for Public and Semi-Public purposes and civic amenity purposes.
3. Minimum 20% of the total area may be reserved for economic base use (Commercial/Industrial/Institutional Purposes) of the Township.
4. The remaining area may be predominantly under residential use.

II. SANCTIONING OF RESIDENTIAL LAYOUT/SUB-DIVISION PLAN IN TOWNSHIPS

1. Maximum of 65% of total area shall be under residential use.
2. Minimum of 5% of total area shall be reserved for Parks, Open Spaces and Civic Amenities. This is in addition to 10% of total Township area reserved for Parks and Open Spaces and 3% of total township area reserved for Public and Semi Public purposes in Zoning Map.
3. Minimum width of cul-de-sac road shall be 30', provided the length of cul-de-sac road does not exceed 300'.
4. Minimum width of other roads shall be 10 mtrs.
5. The Sital area in the area zoned for residential purposes in the BMICP Townships shall not exceed 55%.

III. SANCTION OF NON-RESIDENTIAL/SUB DIVISION/LAYOUT PLAN IN THE TOWNSHIPS

1. Minimum of 5% of total area shall be reserved for Parks and Open Spaces and Civic Amenities. This is in addition to 10% of total Township Area reserved for Parks and Open Spaces and 3% of total township area reserved for Public and Semi Public purposes in Zoning Map.
2. Minimum of 5% of total area shall be reserved for off street Parking purposes.
3. Minimum width of all roads shall be 50' (15.3m).

The areas reserved for fire station, police station, post office and municipal offices shall be handed over to the concerned Government instrumentality by the Bangalore – Mysore Infrastructure Project Implementing Agency (BMICPIA) by executing a relinquish deed for the development and maintenance of the said facility. The BMICPIA shall be offered the right to provide facilities on Civic Amenity sites to the Townships on terms mutually agreed upon by the concerned Government Instrumentality and BMICPIA. In case the BMICPIA itself provides utilities and services such as water supply, electricity, telecommunications, UGD, water treatment and tertiary treatment plant of its own, the concerned Government Instrumentality shall permit the BMICPIA to maintain manage and collect the tariffs.

The BMICPIA may be permitted to manage solid waste disposal, maintenance of the roads, parks and open spaces to the satisfaction of the concerned Local Authority. The BMICPIA shall have the right to cause establishment of billboards in the Project Areas.

GENERAL NOTE :

All buildings/developments shall be provided with adequate parking and toilet facilities.

SCHEDULE – 1

Illustrative list of service industries that are permissible under Special Circumstance/ Retail Business Zone.

Sl. No.	Description
1.	Bread and Bakeries
2.	Confectionery, Candles and Sweets.
3.	Biscuit Making.
4.	Ice, Ice – Cream.
5.	Cold Storage (Small scale).
6.	Aerated water and fruit beverages.
7.	Huller and Flour Mills.
8.	Printing, Book Binding Embossing etc.
9.	Laundry, Dry Cleaning and Dyeing facilities.
10.	Photography, printing (including sign board printing).
11.	Tailoring.
12.	Hand Looms.
13.	Velvet embroidery shops.
14.	Art weavers and silk sarees, printing and binding works.
15.	Jewellery, gold ornaments and silver wares.
16.	Mirror and Photo frames.
17.	Optical lense grinding, watch, pen repairs.
18.	Radio and T.V repair shops.
19.	Electric lamp fittings.
20.	Audio/Video libraries.
21.	STD/ISD counters.
22.	Electric service industries, computer and software.

SCHEDULE – II

Illustrative list of industries that are permitted in light industrial zone.

Sl. No. Description

1. Bread and Bakeries
2. Confectionery, Candies and Sweets.
3. Ice, Ice – Cream
4. Cold Storage (small scale)
5. Aerated water and fruit beverages
6. Flour mills and huller machines upto 25 HP.
7. Tailoring and garment making.
8. Hand – looms and power looms.
9. Hats, Caps, turban, including embroidery.
10. Hosiery including knitted garments.
11. Gold and silver thread.
12. Shoe lace making.
13. Toy making (earthern, paper, wooden, plastic metal and tin)
14. Cotton and silk printing.
15. Cotton and silk cordages, twine thread and thread ball making.
16. Velvet embroidered shoe.
17. Webbing (narrow fabrics, embroidery lace manufacturing)
18. Ivory carving.
19. Art wares and silk screen printing and batik works.
20. Jewellery gold ornaments and silver wares.
21. Wood and stone carving.
22. Electroplating, mica plating and engraving.
23. Photography, printing (including sign boards and painting).
24. Mirrors and photo frames.
25. Umbrella assembly.
26. Bamboo and cane products.
27. Sports goods.
28. Card board box and paper products including paper.
29. Stationery items including educational and school drawing instruments.
30. Furniture making (wooden and steel).
31. Musical instruments.
32. Printing, book binding, embossing, photograph etc.
33. Optical lense grinding, watch and pen repairs.
34. Rubber stamps.
35. Steel wire products.
36. Sheet metal works.
37. Metal polishing.
38. Laboratory porcelain wares.
39. Radio assembly and parts (small scale)
40. Electric lamp fitting, shades fixture etc.

41. Automobiles, scooters and cycle service and repair workshop.
42. Laundry and dry cleaners.
43. General/jobbing machine.
44. Iron products (only when related to other industries using electricity).
45. Biscuit making.
46. Brushes (household, sanitary and toilet.)
47. Shoe making and repairing.
48. Leather goods.
49. Black smithy.
50. Household utensil, repair, welding, soldering, packing and polishing.
51. Vulcanizing and tyre retrading.
52. Fruit canning and preservation.
53. Cement products.
54. Candles and wax products.
55. Chalk, crayon artists colour.
56. Tobacco products (cigarettes and beedies.)
57. Cosmetics and hair oils.
58. Cutlery.
59. Cycle parts and accessories.
60. Door and Window fittings.
61. Drugs and medicines.
62. Lantern, torches and flash lights.
63. Aluminum wires, cake and pastry moulds.
64. Padlocks and pressed locks.
65. Rope making.
66. Mathematical instruments.
67. Household kitchen appliances.
68. Builders hardwares.
69. Tin products.
70. Optical frames.
71. Button clips.
72. Wax polishing.
73. Upholstery springs and other springs.
74. Precision instruments of all kinds.
75. Safety pins.
76. Screws, bolts, nuts, pulleys, chains, gears.
77. Conduit pipes fabrication (not exceeding 2” diameter)
78. Buckets and metal containers, plastic jugs and fixtures, metal embossing.
79. Oil stoves and pressure lamps.
80. Paper mill (small scale) hand made.
81. Washing soaps.
82. Hand tools.

Conditions to be fulfilled: -

1. Only small scale industries are allowed employing not more than 100 workers with or without power aggregate installed power not exceeding 25 HP.
2. The industry to be permitted is subject to its performance characteristics viz., (a) Noise (b) Vibration (c) Dust (d) Odour (e) Effluent (f) General Nuisance.

SCHEDULE – III

Illustrative list of industries permitted in the medium industrial zone.

1. Small domestic appliances and gadgets (room heaters) coolers, hot plates, iron lamps etc.
2. Manufacturing of trunks and metal boxes, suit cases, small containers.
3. Scientific, educational and industrial precision instruments.
4. Clocks and watches, photographic equipments.
5. Typewriters.

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