



# ಕರ್ನಾಟಕ ರಾಜ್ಯಪತ್ರ

ಅಧಿಕೃತವಾಗಿ ಪ್ರಕಟಿಸಲಾದುದು  
ವಿಶೇಷ ರಾಜ್ಯ ಪತ್ರ

ಭಾಗ-IVA	ಬೆಂಗಳೂರು, ಶನಿವಾರ, ಜುಲೈ ೧, ೨೦೧೭ (ಆಷಾಢ ೧೦, ಶಕ ವರ್ಷ ೧೯೩೯)	ವಂ. ೬೨೯
Part-IVA	Bengaluru, Saturday, July 1, 2017 (Ashada 10, Shaka Varsha 1939)	No. 629

## URBAN DEVELOPMENT SECRETARIAT NOTIFICATION

No. UDD 6 TTP 2017, Bengaluru, Date: 01.07.2017

Whereas several planning Authorities have prepared Master plans and Zoning Regulations applicable in their Planning area. In exercise of the powers conferred under section 12 of the Karnataka Town and Country Planning Act, 1961 to regulate the land use zones designated in the Master plans.

And whereas, in the "Ease of doing business" initiative of the Government the procedure for grant of approval for development of land and buildings are to be streamlined including faster and transparent procedures. Automation of such procedures for approvals are to be put in place for the entire State. This process shall require adoption of Common Zonal Regulations applicable to all the planning areas.

Therefore, the draft of the Common Zonal Regulations for all Local Planning Areas 2017 to amend the Zoning Regulations or master plan specified in the schedule which are in force in several planning Authorities which the Government of Karnataka, proposes to make in exercise of the powers conferred by section 13E of Karnataka Town and Country Planning Act, 1961 (Karnataka Act 11 of 1963) is hereby published as required by the section 13E of the said Act for the information of all persons likely to be affected thereby and notice is hereby given that the said draft will be taken into consideration after one month from the date of its publication in the Official Gazette.

Any Objections or suggestions which may be received by the State Government from any person with respect to the said draft before the expiry of the period specified above will be considered by the State Government. Objections and suggestions may be addressed to the Director, Town and Country Planning Department, M.S. Building, Gate-04, Bengaluru-560001.

### DRAFT OF COMMON ZONAL REGULATIONS

#### CONTENTS

#### 1. INTRODUCTION:

- 1.1 Zoning
- 1.2 Purpose of Zoning
- 1.3 Zoning not Retrospective
- 1.4 Zonal Regulation
- 1.5 Establishment of zones and Zonal maps

#### 2. DEFINITIONS:

- 2.1 'Act'
- 2.2 'Amalgamation'

- 2.3 'Apartment'
- 2.4 'Apartment buildings /group housing'
- 2.5 'Approved Development'
- 2.6 'Auditorium'
- 2.7 'Authority'
- 2.8 'Balcony'
- 2.9 'Basement storey or cellar'
- 2.10 'Bifurcation'
- 2.11 'Building line'
- 2.12 'Building site'
- 2.13 'Chejja'
- 2.14 'Chimney'
- 2.15 'Civic amenity'
- 2.16 'Civic Amenity Site'
- 2.17 'Clinic'
- 2.18 'Clinical laboratory'
- 2.19 'Commercial building'
- 2.20 'Common wall'
- 2.21 'Community Hall'
- 2.22 'Convention centre'
- 2.23 'Corner Plot'
- 2.24 'Corridor'
- 2.25 'Courtyard'
- 2.26 'Cultural buildings'
- 2.27 'Detached building'
- 2.28 'Development'
- 2.29 'DR / TDR'
- 2.30 'Duplex'
- 2.31 'Dwelling unit / Tenement'
- 2.32 'EWS and LIG'
- 2.33 'Existing development'
- 2.34 'Flatted Factory'
- 2.35 'Floor'
- 2.36 'Floor Area'
- 2.37 'Floor Area Ratio' (FAR)
- 2.38 'Frontage'
- 2.39 'Garage'
- 2.40 'Government'
- 2.41 'Ground Coverage'
- 2.42 'Ground Floor'
- 2.43 'Hazardous Building'
- 2.44 'Head room'
- 2.45 'Height of Building'
- 2.46 'High-rise Building'
- 2.47 'Hilly Area'
- 2.48 'Hospital'
- 2.49 'Hotel'
- 2.50 'Integrated Residential Schools'
- 2.51 'Integrated Township'
- 2.52 'Industrial building'
- 2.53 'Junk Yard'
- 2.54 'Kalyana Mantapa'
- 2.55 'Land use'
- 2.56 'Layout'
- 2.57 'Lift'
- 2.58 'Local Authority'
- 2.59 'Market value'
- 2.60 'Master Plan'
- 2.61 'Mezzanine Floor'
- 2.62 'Multiplex'
- 2.63 'Multilevel Car Parking (MLCP)'
- 2.64 'Nursing home'

- 2.65 'Open space in a plot'
- 2.66 'Original Plot'
- 2.67 'Owner'
- 2.68 'Parapet'
- 2.69 'Parking Space'
- 2.70 'Park and Open Space'
- 2.71 'Playground'
- 2.72 'Plinth'
- 2.73 'Plinth Area'
- 2.74 'Plinth Level'
- 2.75 'Plot/Site'
- 2.76 'Porch or Portico'
- 2.77 'Premium F.A.R.'
- 2.78 'Public and semi-public building'
- 2.79 'Pump room'
- 2.80 'Residential building'
- 2.81 'Recreational club'
- 2.82 'Retail Shops'
- 2.83 'Restaurant'
- 2.84 'Road / Street'
- 2.85 'Road Level'
- 2.86 'Road/Street Line'
- 2.87 'Road Width'
- 2.88 'Row Housing'
- 2.89 'Semidetached dwelling unit'
- 2.90 'Service apartment'
- 2.91 'Service Road'
- 2.92 'Services'
- 2.93 'Setback'
- 2.94 'Sewage Treatment Plant (STP)'
- 2.95 'Stilt floor'
- 2.96 'Stilt parking'
- 2.97 'Storey'
- 2.98 'Staircase Room'
- 2.99 'Wholesale'
- 2.100 'Zonal Regulations'

### **3. LAND USE ZONES:**

- 3.1 Classification of Land into various zones
  - 3.1.1 Hierarchy of Land Use
  - 3.1.2 Residential Category
  - 3.1.3 Commercial Category
  - 3.1.4 Industrial Category
  - 3.1.5 Public And Semi-Public (P and SP) Category
  - 3.1.6 Public Utilities (PU) Category
  - 3.1.7 Parks and Open Spaces (P and OS) Category
  - 3.1.8 Transportation And Communication (T and C) Category
  - 3.1.9 Agricultural Category
  - 3.1.10 Mixed land use
    - 3.1.10 a. Application of land use
    - 3.1.10 b. Land Use indicated for road side to be applicable for entire property
    - 3.1.10 c. Different uses permitted in different floors
    - 3.1.10 d. Land use in prohibited areas
- 3.2 General Notes

### **4.0 MEANS OF ACCESS:**

- 4.1 Minimum width of approach road for permitting construction
- 4.2 Minimum width of Means of Access
- 4.3 Restriction for 3m wide lanes as approach roads ( for Hilly Areas only )
- 4.4 Width of road including the width of Service road



- 4.5 Varying width of existing road
- 4.6 Centre line of the road
- 4.7 Relinquishment of portion of plot for road widening
- 4.8 Relinquishment of additional portion of plot at intersection of roads and for
- 4.9 Relinquishment of portion of plot for road widening in case of existing buildings

#### **5.0 FLOOR AREA RATIO:**

- 5.1 Areas excluded from FAR computation
- 5.2 FAR of plot abutting two or more roads
- 5.3 Fee for Premium FAR
- 5.4 Conditions for utilising Premium FAR charges
- 5.5 Amalgamation of plots

#### **6. SET BACKS:**

- 6.1 Criteria for Front, Side and Rear Setbacks
- 6.2 Front Setback from Road widening line
- 6.3 Front Setback from Frontage of plot
- 6.4 No projection beyond Building Line
- 6.5 Front side for corner plots
- 6.6 Front side of plot facing roads on more than one side
- 6.7 Relaxation in Setback for construction of building demolished during road widening
- 6.8 Staircase in Setback area for plots upto 150 Sq.m.
- 6.9 W.C. in setback area for plots upto 150 Sq.m.
- 6.10 Scooter garage in Setback for plots
- 6.11 Setbacks in case of more than one building in a plot
- 6.12 Constructions permitted within the setback area
- 6.13 Exemptions/Projections in setbacks
- 6.14 Minimum front Setback
- 6.15 Minimum rear and side Setback and maximum ground coverage
- 6.16 Minimum setback and maximum ground coverage for Industrial buildings
- 6.17 Distance between two buildings

#### **7.0 HEIGHT OF BUILDING**

- 7.1 Height of building for certain plots below the road level in Hilly Areas
- 7.2 Height Exemption for the Structure on Roof
- 7.3 Height Restrictions for structures in the vicinity of Aerodromes

#### **8. GROUND COVERAGE FOR PLOT:**

- 8.1 Exemption from Ground Coverage
- 8.2 Ground Coverage for steeply sloping ground in hilly areas
- 8.3 Area considered for Ground Coverage

#### **9. HIGH RISE BUILDINGS:**

- 9.1 Minimum Road width for Non-Residential High Rise buildings
- 9.2 Minimum Setback all-round High-Rise building
- 9.3 NOCs for building
- 9.4 Fire NOC for High Rise Building
- 9.5 Fire NOC to be issued as per the provisions of ZR

#### **10. REGULATIONS FOR EXISTING BUILDINGS:**

- 10.1 Additional construction to buildings constructed after the first Master Plan
- 10.2 Upper Floors to existing buildings
- 10.3 Car parking requirement for additional area
- 10.4 Fire Safety measures for existing High Rise buildings

#### **11.0 OTHER REGULATIONS FOR BUILDING DEVELOPMENT:**

- 11.1 Maximum height and no. of floors of residential buildings based on road width
- 11.2 Basement floor



- 11.3 Ground Floor
- 11.4. Ramps
  - 11.4.1 Slope of vehicular ramp
  - 11.4.2 Ramp or parking not permitted within road widening area
  - 11.4.3 Requirement of ramps around the building
- 11.5 Garage
  - 11.5.1 Height of Garage
  - 11.5.2 Upper floor on garage
  - 11.5.3 Total height of garage and upper floor
  - 11.5.4 Opening for garage
  - 11.5.5 Provision of lumber room
  - 11.5.6 Depth of Lumber room
  - 11.5.7 Length of garage
  - 11.5.8 Width of garage
  - 11.5.9 Garage in case of corner plot
- 11.6 Distance of building from electrical lines

## **12. PARKING REGULATIONS:**

- 12.1 Off Street parking bay and width of driveway
- 12.2 Parallel Car Parking
- 12.3 Mechanical Car Parking
- 12.4 Multilevel Car Parking
- 12.5 Entry and Exit for Car Parking
- 12.6 Parking space standards
- 12.7 Areas excluded for computing vehicle parking
- 12.8 Car parking in Setback area
- 12.9 Auto rickshaw parking requirement
- 12.10 Alternate Parking Provision for Non-Residential Buildings
- 12.11 Action in case of Parking Area violation

## **13. DEVELOPMENT RIGHTS (DR)/TRANSFER OF DEVELOPMENT RIGHTS (TDR)**

### **14.0 AREAS OF SPECIAL CONTROL:**

- 14.1 Declaring areas of Special Control
- 14.2 Permission for buildings within the restricted areas
- 14.3 Special Agricultural / Green Areas

### **15.0 DEVELOPMENT CONTROL WITHIN CRZ AREAS**

#### **TABLES**

- Table -1: Permissible Land use in Residential Zone
- Table - 2: Permissible Land use in Commercial Zone
- Table - 3: Permissible Land use in Industrial Zone
- Table - 4: Permissible Land use in Public and Semi-Public Zone
- Table - 5: Permissible Land use in Transportation and Communication Zone
- Table - 6: Space Standards for different uses
- Table - 7: Floor Area Ratio -for Local Planning Areas other than those having Corporations
- Table - 8: Floor Area Ratio -for Local Planning Areas having Corporations
- Table - 9: Additional FAR for Amalgamation of plots
- Table - 10: Minimum Front setback for all types of buildings with respect to road width
- Table - 11: Minimum setback and ground coverage for all types of buildings (except industrial buildings) with respect to the height of the buildings.
- Table - 12: Setback and coverage for Industrial Buildings
- Table - 13: Setbacks and Coverage for Flatted Factories
- Table - 14: Height restrictions for structures in the vicinity of Aerodromes
- Table - 15: Distance of Building from Electrical Lines
- Table - 16: Off-street parking spaces



**CHAPTER-I**  
**DRAFT OF COMMON ZONAL REGULATIONS**

(1) **Title, commencement and application-**(1) These regulations may be called the Common Zonal Regulations for all Local Planning Areas, 2017.

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

(3) These Regulations shall apply to all planning Authorities notwithstanding anything contained in the zoning regulations made or in force in their planning area.

**CHAPTER-II**  
**Common Zonal Regulations**

**1. INTRODUCTION-**

**1.1 Zoning-** In order to promote public health, safety, convenience and the general social welfare of the community, it is necessary to apply reasonable limitation on the development of land and buildings. This is to ensure that most appropriate, economical and healthy development of the city takes place in accordance with the land use plans, and its continued maintenance over the years. For this purpose, the city is divided into a number of use zones, such as residential, commercial, industrial, public and semi-public etc. Each zone has its own regulations.

**1.2 Purpose of Zoning.** -The primary purpose of zoning is to segregate uses that are incompatible. Zoning protects residential areas from the undesired invasions of commercial and industrial uses and at the same time promotes the orderly development of industrial and commercial areas, by suitable regulations on spacing of buildings to provide adequate light, air, protection from fire, etc. Based on the road width, other land uses are permitted for the land uses specified in the Master Plan, to promote mixed land use. It prevents overcrowding in buildings and land and thus ensures adequate facilities and services.

**1.3 Zoning not retrospective** - Zoning is not retrospective. It does not prohibit the uses of land and buildings that are lawfully established prior to the coming into effect of these zonal regulations. If these uses are contrary to the newly proposed uses, they are termed as non-conforming uses, and are gradually eliminated over years without inflicting unreasonable hardship upon the property owner. However, if approval has been accorded by the Authority or the Government as per the provisions of the Act or these Regulations, for change of use from that of the current Master Plan to that of the Previous Master Plan, it shall be treated as a conforming use.

**1.4 Zonal Regulation-** The Zonal Regulations and their enforcement ensure proper land use and development control and form an integral part of the Master plan for the Local Planning Area. It also ensures solutions to problems of developments under local conditions.

**1.5 Establishment of zones and zonal maps-**

**1.5.1.** The Local Planning area is divided into use zones such as residential, commercial, industrial etc., as shown in the Master Plan maps.

**1.5.2 Zonal boundaries and interpretations of zonal regulations-** **1.5.2.a.** Where there is uncertainty with regard to the boundary of the zones in the approved Master Plan, the decision of the Authority in this regard shall be final.

**1.5.2.b.** For any doubt that may arise in interpretation of the provisions of the Zonal Regulations and in case of any typographical errors the Director of Town and Country Planning (DTCP) shall be consulted by the authority and the decision of DTCP shall be final.

**1.5.3 Zonal regulations prescribed.-**

**1.5.3.a.** Various uses of land that are permissible.

**1.5.3.b.** Minimum size of plot, maximum plot coverage, minimum front, rear and side setbacks, minimum road widths, FAR and maximum number of floors and height of structures, vehicular parking etc.

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

**2.1 'Act'** means the Karnataka Town and Country Planning Act, 1961 (Karnataka 11 of 1963).

**2.2 'Amalgamation'** means clubbing of two or more properties as a single property.



**2.3 'Apartment'** means suite of rooms, which are occupied or which is intended or designed to be occupied by one family for living purpose in an Apartment building. This word is synonymous with residential flat.

**2.4 'Apartment buildings /group housing'** means one or more buildings, each containing more than four dwelling units

**2.5 'Approved Development'** means any development (including buildings) which has been developed after obtaining approval/ licence from the licensing Authority and also includes developments which existed before the coming into force of Karnataka Municipal Corporations Act 1976.

**2.6 'Auditorium'** means premises having an enclosed space to seat audience and stage for various performances such as concerts, plays, music, etc.

**2.7 'Authority'** means a Planning Authority constituted under the Karnataka Town and Country Planning Act 1961, for the local planning area.

**2.8 'Balcony'** means a horizontal projection with a handrail or balustrade, to serve as passage or sit out place.

**2.9 'Basement floor or cellar'** means any storey, which is partly / wholly below the average ground level contiguous to the building, with one or more than one level.

**2.10 'Bifurcation'** as defined in the Rules of Section 17 of the Act.

**2.11 'Building line'** means the line up to which the plinth of building may lawfully extend within the plot on a street or an extension of a street and includes the line prescribed, if any in the Master Plan or Town Planning scheme. No portion of the building may extend beyond this line.

**2.12 'Building Site'** means plot held for building purposes, approved under Section 17 of the Act, earmarked for the specific non-agricultural use like Residential and Non-residential use;

**2.13 'Chejja'** means a continuous sloping or horizontal cantilever projection provided over an opening or external wall to provide protection from sun and rain.

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

**2.15 'Civic amenity'** means - the following Civic Amenities provided by the Central or State Government Department, Statutory body and Local Authority, namely: -

- (a) (i) Water supply installations including treatment plants, Storage reservoirs and intermediate pumping stations;
- (ii) Drainage and sanitary installations including Septic Tanks, Soak, Pits and local Sewage Treatment Plants;
- (iii) Sub-stations and Transformer yards;
- (iv) Garbage collection, segregation and recycling centers; and
- (v) Public Toilets
- (b) (i) Health facilities and Educational institutions;
- (ii) Markets, Milk booth and fair price shop;
- (iii) Bus stations;
- (iv) Area office or a service station of the local authority or the Karnataka Urban Water Supply and Drainage Board or the Electricity Supply Companies (ESCOMs) and other Government Departments and Statutory Bodies providing Public Utilities;
- (v) Post office and Bank;
- (vi) Gymnasiums and Libraries, and;
- (vii) Police stations and Fire Station
- (c) Central or State Government Offices, Recreation centers, Religious and Cultural activity centers;
- (d) Anganavadi Centers and Hostels run by the State Government.
- (e) Convention centers built and run by the local authority;
- (f) Amenity run by an Institution on non-profitable basis like Educational Institutions and Health facilities run on non-profitable nature, Religious and Cultural activity centers, Charitable or philanthropic services;
- (g) Any such other amenities that the Government may by notification specify.



**2.16 'Civic Amenity Site'** means a site earmarked for Civic amenity in a layout approved by the Planning Authority under Section 17 of the Act;

**2.17 'Clinic':** A premises used for treatment of out-patients by a doctor.

**2.18 'Clinical laboratory':** A premises used for carrying out tests for diagnosis of ailments.

**2.19 'Commercial building'** means a building or part of a building, which is used as shops, and/ or market for display and sale of merchandise either wholesale or retail, building used for transaction of business or the keeping of accounts, records for similar purpose; professional service facilities, corporate offices, software services, offices of commercial undertakings and companies petrol bunk, restaurants, lodges, nursing homes, cinema theatres, multiplex, kalyana mantapa, Auditoriums, banks, clubs run on commercial basis and similar other activities. Storage and service facilities incidental to the sale of merchandise and located in the same building shall be included under this group, except where exempted.

**2.20 'Common wall'** means a wall built on land belonging to two adjoining owners, the wall being the joint property of both owners.

**2.20.1** If two adjoining owners build a dividing wall on their property, they are not common walls and no part of the footings of either wall shall project on to the land of the adjoining owner, except by legal agreement between the owners.

**2.20.2** Any such 'common' or 'dividing' wall shall be considered for the purpose of these regulations, as being equivalent to an external wall as far as the thickness and height are concerned.

**2.21 'Community Hall'** means congregational place to be developed by government or local bodies, trust, society, etc., having a maximum of 300m<sup>2</sup> carpet area of hall without separate kitchen and dining. No upper floor shall be permitted.

**2.22 'Convention centre'** means premises having enclosed space for meetings, conferences, exhibitions, seminars and similar other activities.

**2.23 'Corner Plot'** means a plot facing two or more intersecting streets / roads.

**2.24 'Corridor'** means a common passage or circulation space connecting separate rooms or different parts of the same building including a common entrance hall.

**2.25 'Courtyard'** means a space permanently open to the sky enclosed fully or partially by buildings and maybe at ground level or any other level either in the interior or exterior of a building within the site.

**2.26 'Cultural buildings'** means a building built by a trust, society, government or local body for cultural activities.

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

**2.28 'Development'** with its grammatical variations means the carrying out of building, engineering, mining or other operations in, or over or under land or the making of any material change in any building or land (including compound wall) or in the use of any building or land and includes sub-division of any land.

**2.29 'DR/TDR'** means Development Rights/ Transfer of Development Rights available for plots as prescribed under Section 14B of KTCP Act and the Rules framed thereof.

**2.30 'Duplex'** means a dwelling unit in two levels connected with an internal staircase.

**2.31 'Dwelling unit / Tenement'** means a building or a portion thereof which is designed or used wholly or principally for residential purpose of a family.

**2.32 'EWS and LIG'** as notified by the Government time to time.

**2.33 'Existing development'** means all developments (including buildings) which existed before coming into force of the Karnataka Municipal Corporations Act 1976 and all approved developments there after which are completed or under development at the time of commencement of these Regulations.

**2.34 'Flatted Factory'** means 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 multistoried industrial buildings.

**2.35 'Floor'** means the lower surface in a storey on which one normally walks in a building.

**2.36 'Floor Area'** means the area in each floor considered for calculating the FAR utilized in the building.



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

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

**2.38 Frontage'** means the width of the site/land abutting the road.

**2.39 'Garage'** means a structure designed or used for the parking of vehicles.

**2.40 'Government'** means the Government of Karnataka.

**2.41 'Ground Coverage'** means area covered by the building immediately above the ground level contiguous to the building. Covered area does not include the space covered by ramps around the building, roof of basement floor beyond the plinth of the building projecting above the ground level, structures for services permitted in the setback area, garden, rocky area, well and well structures, horticulture nursery, water pool, swimming pool, platform around a tree, tank, fountain, bench with open top and unenclosed sides by walls cut outs and ducts which are open to sky and the like drainage, culvert, conduit, catch-pit, gully-pit, chamber gutter, compound or boundary wall, gate, un-storeyed porch and portico, chejja, slide, swing, uncovered staircase, watchman booth, pump house and the like, within the site.

**2.42 'Ground Floor'** means the Floor immediately above the level of the adjoining ground level on all sides having approach directly from the road or above the basement floor.

**2.43 'Hazardous Building'** means a building or part thereof used for:

**2.43.1** Storage handling, manufacture or procession of radioactive substances or of highly combustible or explosive materials or of products which are liable to burn with extreme rapidity and/or producing poisonous fumes or explosive emanations.

**2.43.2** Storage, handling, manufacture or processing of which involves highly corrosive, toxic or noxious alkalis, acids, or other liquids, gases or chemicals producing flame, fumes and explosive mixtures, etc. or which result in division of matter into fine particles capable of spontaneous ignition.

**2.44 'Head room'** is the clear space between the finished floor level and ceiling or beam bottom. Minimum headroom shall be 2.4m.

**2.45 'Height of Building'** means the vertical distance measured from the average level of the ground around and contiguous to the building to the top of the roof in case of flat roofs and in the case of sloped roofs up to the point where the external surface of the outer wall intersects a finished surface of the sloping roof at the eave level.

**In hilly areas**, if the average level of the ground around and contiguous to the building is below the road level (road for which FAR is considered), then the height of the building shall be measured from such road level and not from the average ground level. The formed level made by filling of natural ground, if considered for height of the building, shall not be more than 2.0m above the road level.

**2.46 'High-rise Building'** means a building having height of 15 m and above

**2.47 'Hilly Area'** for these regulations means LOCAL PLANNING AREAS notified by the Government from time to time.

**2.48 'Hospital'** means a premise providing medical facilities of general or specialized nature for treatment of in-patient and outpatients.

**2.49 'Hotel'** means a premise used for lodging with payment, with or without boarding facilities.

**2.50 'Integrated Residential Schools'** means a premise having educational and playing facilities for students up to XII standard and also having boarding facilities for students and faculty members.

**2.51 'Integrated Township'** as defined in rules of Section 17 of the Act

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

**2.53 'Junk Yard'** means a premise for covered, semi covered, or open storage including sale and purchase of waste goods, commodities and materials.

**2.54 'Kalyana Mantapa'** means a Premises where marriages, social and religious functions are conducted with cooking facilities.



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

**2.56 'Layout'** as defined in rules of Section 17 of the Act

**2.57 'Lift'** means an appliance designed to transport persons or materials between two or more levels in a vertical or substantially vertical direction by means of a guided car platform. The word "elevator" is also synonymously used for "lift".

**2.58 'Local Authority'** means the Local bodies of Corporations, Municipalities and Panchayats within the jurisdiction of the Authority. This is synonymous to Urban Local Body (ULB).

**2.59 'Market value'** means the guideline value of the land notified under section 45B of the Karnataka Stamp Act, 1957.

**2.60 'Master Plan'** means Master Plan prepared for the local planning area approved by the government under the Karnataka Town and Country Planning Act, 1961.

**2.61 'Mezzanine Floor'** means an intermediate floor between Ground floor and First floor only, with area of mezzanine floor restricted to 1/3 of the area of that floor and with a minimum height of 2.20m. Mezzanine floor is permitted for non-residential uses only. Such Mezzanine floor shall be accessible only from the Ground floor.

**2.62 'Multiplex'** means a building housing an entertainment and cultural centre including cinema theatres, restaurants, food courts and 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.

**2.63 'Multilevel Car Parking (MLCP)'** means multilevel structure used for car parking connected to all floors by means of ramps / mechanical elevators. MLCP can be an independent structure or part of a building with other land uses. However, in the portion used for parking, no other land uses shall be permitted.

**2.64 'Nursing home'** means premises having medical facility for in-patients and out patients, having up to 30 beds, it shall be managed by a doctor or a group of doctors.

**2.65 'Open space in a plot'** means an area forming an integral part of the plot, left open to sky.

**2.66 'Original Plot'** as defined in rules of Section 17 of the Act

**2.67 'Owner'** includes the person for the time being receiving or entitled to receive whether on his own account or as an agent, power of attorney holder, trustee, guardian, manager or receiver for another person or for any religious or charitable purpose, the rent or profits of the property in connection with which the work is used and in whose name the approval for development is issued.

**2.68 'Parapet'** means a low wall or railing built along the edge of a roof/balcony.

**2.69 'Parking Space'** means an area enclosed or unenclosed, covered or open, sufficient in size to park vehicles together with a driveway connecting the parking space with a street or any public area and permitting the ingress and egress of the vehicles.

**2.70 'Park and Open Space'** means an area used for leisure, recreational activities such as Sports Ground, Stadium, Playground, Parks, Other recreational uses, cemeteries, crematoria etc., It may have related landscaping, public toilet and fence.

**2.71 'Playground'** means an area used for outdoor games, it may have on it landscaping, parking facilities and public toilet.

**2.72 'Plinth'** means the portion of a structure between the surface of the surrounding ground and surface of the floor immediately above the ground.

**2.73 'Plinth Area'** means the built up covered area measured at the floor level of the basement or of any storey including balconies but excluding ducts/ services and lift shaft (except in the lowermost floor of lift shaft) and open cutout areas.

**2.74 'Plinth Level'** means the level of the floor of a building immediately above the surrounding ground.

**2.75 'Plot / site'** means a parcel of land enclosed by definite boundaries having a means of access.

**2.76 'Porch or Portico'** means a roof cover supported on pillars or cantilevered projection for the purpose of pedestrian or vehicular approach to a building without any structure above.

**2.77 'Premium F.A.R.'** means the FAR above the permissible FAR by collecting additional fee as prescribed.



**2.78 'Public and semi-public building'** means a building used or intended to be used either ordinarily or occasionally by the public such as offices of state or central government or local authorities, law courts, jails, Police Station, a church, temple, chapel, mosque or any place of public worship, Educational, cultural and religious institutions, medical and health institutions, cultural institutions like theatres, opera houses etc., of a predominantly non-commercial nature, Government Administrative Centres, Secretariats, District Offices

**2.79 'Pump room'** means the room provided below ground level adjacent to the sump tank to house various types of pumps with self-priming mechanism. However, the entrance shaft of the pump room of maximum 2 m x 2 m may be permitted above the ground level.

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

**2.81 'Recreational club'** means premises used for assembly of a group of persons for social and recreational purposes with all related facilities.

**2.82 'Retail Shops'** means a premise for sale of commodities directly to consumer with necessary storage.

**2.83 'Restaurant'** means a place used for serving food items on commercial basis including cooking facilities, with covered or open space or both having seating arrangements.

**2.84 'Road/Street'** means any street, road, square, Court, alley, passage or riding path over which the public have a right of way and includes: -

(a) The roadway over any public bridge or causeway;

(b) The footway attached to any such street, public bridge or causeway; and

(c) The drains attached to any such street, public bridge or causeway and the land, whether covered or not by any pavement verandah or other structure which lies on either side of the roadway up to the boundaries of the adjacent property, whether that property is private property or property belonging to the Government or the Authority.

**2.85 'Road Level'** means the officially established elevation or grade of the centerline of street upon which a plot fronts, and if there is no officially established grade, the existing elevation or grade of street at its mid-point, the level of the road at the access to the property or in the event of more than one entrance to the property, the road level considered shall be at the center of the property frontage.

**2.86 'Road/Street Line'** means the line defining the side limits of a road/street, where existing road width is considered and the road widening line, where proposed road width is considered.

**2.87 '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.

**2.88 'Row Housing'** means three or more dwelling units (up to a maximum of 12 units) with a maximum of G+2 floors, in a row attached to each other, where the intermediate dwelling units have only front and rear setbacks and the dwelling units on the extreme ends have setbacks on three sides.

**2.89 'Semidetached dwelling unit'** means two dwelling units, with a maximum of G+2 floor, attached to each other with a common wall and each dwelling unit has setbacks only on three sides.

**2.90 'Service apartment'** means fully furnished room or suite or rooms with kitchen, which is intended to be used on rental basis.

**2.91 'Service Road'** means a road / lane provided adjacent to a plot 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 road width of the main road.

**2.92 'Services'** means activities incidental to the land use of the building such as Electrical sub-station, Electrical panel room, Generators, HVAC (Heating, Ventilation and Air conditioning) facilities, plumbing and sanitary facilities, STP, Heat Pumps, Solar Water Tanks and Pump Rooms, refrigeration and cold storage, firefighting facilities, building management systems, car park management facilities and similar such activities.



**2.93 'Setback'** means the distance prescribed under these Zonal Regulations between the plot boundary and the plinth of the building or the covered Cantilever projection of the building in any floor. If cantilever projection of the building is proposed, the prescribed setback shall be provided between the plot boundary and such covered cantilever projection.

**2.94 'Sewage Treatment Plant (STP)'** means the facility for treating the sewage. The STPs provided for treating sewage generated from individual buildings/plots shall have the facility for tertiary treatment of sewage.

STP shall be constructed as per KSPCB norms for the buildings specified in these Regulations.

**2.95 'Stilt floor'** means open parking area provided at ground level. The height of the stilt floor shall be a minimum of 2.4 m. and maximum of 2.7m height (floor to beam bottom or ceiling whichever is less). The height shall be considered for calculating the total height of the building. In case of mechanical or multi-level parking the maximum height of the stilt floor shall be 3.75m.

**2.96 'Stilt parking'** means building constructed with stilt area of non-habitable height used for parking.

**2.97 'Storey'** means the space between the surface of one floor and the surface of the other floor vertically above or below. The minimum floor to floor height shall not be less than 2.9m.

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

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

**2.100 'Zonal Regulations'** means Zoning of Land use and regulations prepared under the Karnataka Town and Country Planning Amendment Act, 2004 Section 12, prescribing the uses permissible in different land use zones, setbacks around buildings, plot coverage, floor area ratio, height of the building, building lines, parking, etc.

**Note:**

- 1) For any items not covered above, the definitions in National Building Code and relevant Acts shall apply.
- 2) Only definition is given above. For regulation refer the relevant chapters of the Zonal Regulations.

### **3. 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 and SP)
5. Public Utilities (PU)
6. Parks and Open spaces (P).
7. Transport and Communication (T and C)
8. Agriculture (A)

**NOTE:**

- i. **Uses permissible under special circumstances by the Authority in different zones provided that: -**
  - a) All changes are in public interest;
  - b) The Proposal for all such changes are displayed in the notice board of the Planning Authority, inviting objections from the public within a period of not less than fifteen days from the date of display as may be specified by the Planning Authority.
- ii. Roads are permitted in all zones.
- iii. Prior to giving permission for religious use and school or college building in different zones either under uses permissible or under special circumstances by the Authority, instructions given in Government Circular No. Na A E 237 Be Ma Pra 2009 dated 19.09.2009 is to be followed.



Uses permitted in all the above category of zones are subject to space standards as given in Table-6.

### 3.1.1 Hierarchy of Land use

The hierarchy of land use from lower density / severity to higher density / severity shall be considered as follows:

- a) Park & Open Spaces
- b) Public Utilities
- c) Agriculture
- d) Residential
- e) Commercial
- f) Public & Semi-public
- g) Transportation & Communication
- h) Industrial

### 3.1.2. Residential Category

- a. Plotted residential developments
- b. Villas, Row Housing, semidetached houses
- c. Apartments including Studio Apartments, Hostels, Paying Guest accommodation
- d. Multi Dwelling Housing, Service Apartments.
- e. Group Housing (Development Plans)
- f. Orphanages and Old age homes
- g. All type of residential buildings including EWS, LIG, MIG and HIG
- h. Solar Generation units
- i. Residential office of professionals' upto 25 Sqm.

#### Note:

1. Uses similar to those mentioned above shall be permitted in this Zone.
2. Residential Apartment buildings shall not be permitted on plots abutting roads of existing width less than 9m. in plains and 6m in hilly areas.
3. Construction of Apartment building shall be permitted only on a minimum plot area of 500sqm.

### 3.1.3 Commercial Category:

C1	
a	Newspaper, stationery and milk booth, Coffee / Tea Stall
b	STD/FAX/internet centre/ ATM Centres
c	Vegetable, fruits, flower stalls
d	Bakery and sweetmeat shop, Medical Shop
e	Eateries such as fast food and takeaways
f	Offices/ clinics of professionals like Advocates, Doctors, Architects, Engineers etc.,
h	Power looms upto 2HP
C2	
a	Hair dressing, beauty clinic
b	Tailoring, dry cleaners and Ticket booking Centres
c	Audio- video libraries.
d	Gyms, old age homes(run on commercial basis)and yoga centre.
e	Retail shops(upto 50Sq. each)and hardware shops, Mobile phone Shop,
f	Mutton and poultry stalls
g	Job typing / computer training institutes.
h	Printing press, Photo studio.
i	Grocery stores/ HOPCOMS Centres
j	Flour mill up to 5HP
k	All the uses of C1 are permitted

C3	
a	Education Coaching Centres
b	Pathological labs, Scanning Centres
c	Recreational Clubs, Social Clubs and amenities
d	Restaurants and Hotels
e	Commercial and Corporate offices
f	Banks, insurance and consulting and business offices
g	Departmental stores
h	Retail shops
h	Gas retail outlets
i	Power Looms up to 10 HP
j	Flour mill up to 10 HP
k	All the uses of C1 and C2 are permitted
C4	
a	Shopping complexes / Malls
b	Convention Centres and banquet halls
c	Financial institutions
d	Cinema and multiplexes
e	Places of assembly run on a commercial basis like stadiums
f	Entertainment and amusement Centres
g	Exhibitions Centres
h	Flour mill up to 20HP
i	Godown ancillary to Retail Stores
j	All uses of C1, C2, and C3 are permitted
C5	
a	Sale of second hand junk goods, junk yards and agro mandis
b	Warehouses and storage areas for goods
c	Whole sale and trading and warehouses – business
d	Heavy goods markets
e	Kalyana Mantapa, Exhibition Centres
f	All uses of C1, C2, C3 and C4 are permitted

**Note:**

1. Uses similar to those mentioned above may be permitted in the respective category of this Zone by the Authority
2. Uses permitted in all the above categories are subject to space standard and road width as specified in **Table-6**.
3. The Floor Area for each of the sub category in C1 in a building shall not be more than 25 Sq.m

**3.1.4. Industrial Category:**

<b>I-1</b>	<b>House hold industries</b>
<b>a</b>	Household industries / MSMEs
<b>I-2</b>	<b>Service industries</b>
<b>a</b>	R and D labs, Test Centres, IT BT, BPO activities
<b>b</b>	Filling Station
<b>c</b>	All uses of I-1 are permitted
<b>I-3</b>	<b>Light Industries</b>
<b>a</b>	All uses of I-1 and I-2 are permitted
<b>b.</b>	LPG storage



<b>b.</b>	All light industries
<b>I-4</b>	Medium Industries
<b>a</b>	All uses of I-1, I-2 and I-3 are permitted
<b>b</b>	Gas godown, Warehousing with loading and unloading platforms, Gasoline / Petroleum storage.
<b>c</b>	All medium industries
<b>I-5</b>	Heavy Industries
<b>a</b>	All uses of I-1, I-2, I-3 and I-4 are permitted
<b>b</b>	Hazardous industries and heavy manufacturing industries, Pharmaceutical Industries
<b>c</b>	All heavy industries

**Note: -**

1. Illustrative list as mentioned here below
2. The power consumption for I-1 shall not exceed 5 KW if permitted in zones other than Industrial zone (The power required for air conditioners, lifts and computers shall be excluded while calculating the kilowatt above).
3. I-3, I-4, and I-5 uses permitted subject to condition that the zone permits the extent of the area and power consumption, the activity follows the required performance characteristics such as Noise, Vibration, Dust, Odour, Effluent, General nuisance.
4. Categorisation of light industries, medium industries and heavy industries shall be as defined by Department of Industries and Commerce.
5. Uses permitted in all the above categories are subject to space standard and road width as specified in **Table-6**.
6. Uses permitted in I-3 to I-5 categories are subject to environmental clearances.

**3.1. 4 a. Illustrative list of household industries:**

Sl.No	Description
1.	Bread and Bakeries
2.	Confectionary, Candies 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.	Automobile, Scooter and Cycle Service and Repair Workshop
9.	Furniture (Wooden and Steel)
10.	Printing, Book Binding, Embossing, etc.
11.	Laundry, Dry Cleaning and Dyeing facilities
12.	General Jobbing and Machine shops
13.	Household utensil repairs, welding, soldering, patching and polishing.
14.	Photography, printing (including sign board printing)
15.	Vulcanizing
16.	Tailoring

17.	Hand Looms
18.	Velvet embroidery shops
19.	Art weavers and silk sarees, printing and binging works
20.	Jewelry, gold ornaments and silver wares
21.	Mirror and Photo frames
22.	Umbrella assembly
23.	Bamboo and Cane products
24.	Sport goods and repair shops
25.	Medical Instrument repair shops
26.	Optical lens grinding, watch, pen repairs
27.	Radio and T.V. repair shops
28.	Electric lamp fittings
29.	Shoe making and repairs

**Note:**

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

**3.1.5 Public and Semi-Public (P & SP) Category** -This Zone includes Government owned complexes and civic amenities and large infrastructure facilities of health, education, sports, cultural and social institutions.

<b>P&amp;SP1</b>
Sub offices of utilities
Tot lots, Crèches, Nursery
<b>P&amp;SP 2</b>
Police Stations, Post offices, Hostels
Primary Schools
Spastic Rehabilitation Centres, orphanages, Govt. dispensaries
Nursing Homes and Hospitals
Public Library, Community Hall
Public distribution system shops
Bill collection centres
Traffic and Transport related offices.
Exclusive places of worship
All uses of P&SP1 are permitted.
<b>P&amp;SP 3</b>
DhobiGhat
Dharmashala, hostels
Parks, play grounds Maidans and stadiums (no area limit)
Middle schools, High schools, Integrated Residential schools
Places of worship along with ancillary uses.
Places of congregation



Research institutions
Government buildings, auditoriums, cultural complexes
Higher Educational Institutions, Colleges
Fire stations
Broadcasting and Transmission stations
All uses of P & SP1 and P & SP2 are permitted
<b>P&amp;SP 4</b>
All uses of P&SP1, P & SP2 and P & SP3 are permissible
Airport related ancillary uses

**Note:**

1. Uses permitted in all the above categories are subject to space standards and road width as specified in Table- 6
2. Uses similar to those mentioned above may be permitted in the respective categories by the Authority
3. Commercial, residential and other uses required to be developed for financially supporting the development of the Public and Semi-public projects shall be permitted in case of such comprehensive development proposals.

**3.1.6 Public Utilities (PU) Category-** Public utilities include energy, water, telecommunication sub stations, installations, treatment plants, storage and dumping yards, gas and gas lines, transformers and microwave towers and solid waste management facilities such as land fill sites.

**Note:**

1. The buffer required for accommodating the utilities such as Power, water pipeline, oil pipelines and high voltage lines, gas lines and any other utilities. Each "buffer" is dictated by technical standards specified by the competent authority.
2. The regulations for the above will be decided by the Authority.
3. In case of new developments, these shall remain as non-buildable areas and remain as reservations and marked for the purpose intended. They may be considered for calculation of open spaces within the project area while approving building/development and layout plans.
4. For electrical networks, KPTCL standards are followed.
5. Uses similar to those mentioned above may be permitted in this zone by the Authority.

**3.1.7 Parks and Open Spaces (P & Os) Category-** The natural and manmade features for environmental conservation and preservation, including water bodies, forests and drains; parks, playgrounds, burial and crematoria.

**3.1.7a Uses permitted-** Sports grounds, stadium, playgrounds, parks, swimming pools, cemeteries, garden land and crematoria.

**3.1.7b Uses permissible under special circumstances by the authority-** Open air theatres, indoor recreational uses, dwelling for watch and ward, sports clubs, water front tourism development projects (subject to CRZ regulations), libraries, milk booths, HOPCOMS, public toilets, the ground coverage for such use shall not exceed 5% of the total area and shall not be more than G + 1 floor, with required parking facility.

**3.1.8 Transportation And Communication (T&C) Category-** Transportation zones are reserved for Transport and Transport related activities such as railway yards, railway station, bus stands, bus shelters, road and transport depots, parking areas, airport, special warehousing, cargo terminals and transfer of cargo between different types of transport (rail, road, air) categorised as follows.

<b>T1</b>	
a	Bus bays, Auto stand, Bus shelters, information kiosk
b	Parking areas
<b>T2</b>	
a	Transport offices
b	Multi-level car parking

c	Workshops and garages for two wheelers and LMV
d	Filling Station and Service Station
e	All uses of T1 are permitted
f	Automobile spares and services.
<b>T3</b>	
a	Godowns
b	Loading and unloading platforms (with/without cold storage facility) weigh bridges
c	Integrated Bus terminals, TIMC and Metro stations
d	Workshop and garages for HMV
e	All uses of T1 and T2 are permitted.
<b>T4</b>	
a	Ware houses, Storage depots
b	Truck terminals
c	Railway station, Yards, Depots, Airport
d	Special warehousing, cargo terminals
e	All uses of T1, T2 and T3 are permitted.

**Note:** 1. Uses similar to those mentioned above may be permitted in the respective category of this Zone by the Authority.

2. Uses permitted in all the above categories are subject to space standards and road width as specified in **Table- 6**

3. Commercial, residential and other uses required to be developed for financially supporting the development of the transportation projects shall be permitted in case of such comprehensive proposals.

### **3.1.9 Agricultural Category:**

#### **3.1.9(a) Uses permitted-**

##### **A) Primary Activity**

- 1) Agriculture, Horticulture, Dairy and Poultry farm and nurseries
- 2) Agro based uses.

##### **B) Recreational Uses**

Park and Open space, Water sports, Golf Centre, Amusement Park Recreational Club.

**Note:** -5% of plot area of the land may be permitted as ancillary use subject to building height G+1 floor only

##### **C) General**

Religious, Educational, Hospital, Slaughter house, Cold storage, Transport related activity, Truck terminal, Godown and Warehouses

**Note:** Coverage of 40% of total extent may be allowed.

##### **D) Residential development**

- 1) Residential Layout with minimum extent of 25Acre on Contiguous land.
- 2) Integrated Township (Minimum extent 25Hectare)
- 3) Housing Scheme for Economically weaker section by the Govt.
- 4) Old age homes.
- 5) Any uses permitted in Residential Zone within Conurbation area
- 6)

##### **E) Industrial activities**

Small and Medium scale industries 2.00km away from Village development.

##### **F) Others**

Form houses, Solar Project, Windmill, Water treatment plants, power plants



**G) Farm Houses**

Norms for farm House

Sl. No	Size of Farm	Maximum Height	Maximum floor area
1	Above 1.0Ha and upto 2.0Ha	G+1 Floor of 7m height	100Sqmt
2	2.0Ha and above	G+1 Floor of 7m height	150Sqmt

**3.1.9b. Uses that are permissible under special circumstances by the Authority: -**

Graveyards/burial grounds, brick kilns, highway amenities viz., filling stations, weigh bridges, truck parking and truck terminals and check posts, abutting national and state highways, sugarcane crusher (seasonal), rice mills, milk chilling centres, sugar mill, jaggery mills.

**Note:** Uses similar to those mentioned above maybe permitted in this Zone by the Authority.

**3.1.10 Mixed land use-** Mixed Land use for the land use specified in the Master Plan shall be permitted as per Table -1, 2, 3, 4 and 5.

**Permissible Land use in Residential Zone****Table-1**

Existing /Proposed road width in (m)	Permissible Land use in Residential Zone
6.0	R
7.5	R
9.0	R, C-1, I-1, P&SP-1, T-1
12.0	R, C-2, I-1, P&SP-1, T-1
15.0	R, C-2, I-2, P&SP-2, T-2
18.0	R, C-3, I-2, P&SP-3, T-2
24.0	R, C-3, I-2, P&SP-3, T-2
Above 24.0	R, C-3, I-2, P&SP-3, T-2

**Permissible Land use in Commercial Zone****Table-2**

Existing /Proposed road width in (m)	Permissible Land use in Commercial Zone
6.0	R, C-1, P&SP-1
7.5	R, C-2, P&SP-1
9.0	R, C-3, I-1, P&SP-1, T-1
12.0	R, C-3, I-2, P&SP-2, T-2
15.0	R, C-4, I-3, P&SP-3, T-3
18.0	R, C-5, I-3, P&SP-3, T-3
24.0	R, C-5, I-3, P&SP-3, T-4
Above 24.0	R, C-5, I-3, P&SP-4, T-4

**Permissible Land use in Industrial Zone****Table-3**

Existing /Proposed road width in (m)	Permissible Land use in Industrial Zone
6.0	R, C-1, I-1, P&SP-1
7.5	R, C-1, I-1, P&SP-1
9.0	R, C-2, I-1, P&SP-1, T-1
12.0	R, C-3, I-2, P&SP-2, T-2
15.0	R, C-4, I-3, P&SP-3, T-2
18.0	R, C-4, I-4, P&SP-3, T-3
24.0	R, C-5, I-4, P&SP-3, T-3
Above 24.0	R, C-5, I-4, P&SP-3, T-3

**Permissible Land use in Public and Semi-Public Zone**  
**Table-4**

Existing /Proposed road width in (m)	Permissible Land use in Public and Semi-Public
6.0	P&SP-1
7.5	P&SP-1
9.0	C-1, P&SP-1, T-1
12.0	C-2, P&SP-2, T-2
15.0	C-2, P&SP-3, T-2
18.0	C-3, P&SP-3, T-3
24.0	C-4, P&SP-4, T-3
Above 24.0	C-5, P&SP-4, T-4

**Permissible Land use in Transportation and Communication Zone**  
**Table-5**

Existing /Proposed road width in (m)	Permissible Land use in Transportation and Communication
6.0	P&SP-1, T-1
7.5	P&SP-1, T-1
9.0	C-1, P&SP-1, T-2
12.0	C-2, P&SP-2, T-2
15.0	C-2, P&SP-3, T-3
18.0	C-3, P&SP-3, T-4
24.0	C-4, P&SP-4, T-4
Above 24.0	C-5, P&SP-4, T-4

**Note:**

1. All the uses permitted under **Table - 1, 2, 3, 4 and 5** are subject to space standards as given in **Table - 6**
2. For change of land use under section 14-A of KTCP Act, to Non-Residential use, the minimum proposed road width shall be 12m.
3. If the building is occupied by any uses other than the allowable uses as per sanctioned plan, then revised sanction has to be obtained as per the provisions of these regulations and the compounding and penal provisions of the rules framed under Section 76 F and Section 76FFF respectively shall also apply.
4. Proposed road width shall be as in the Master Plan or as proposed by the local authority. If proposed width is not specified for any existing road (i.e. Roads which are not proposed for widening) and, then the existing width shall be considered as proposed width for applying the provisions of the above tables.
5. If such existing roads fall between two different categorised road width of the above tables, then the lower categorised road width shall be considered as existing road width for reading the tables above.
6. Every proposed road shall meet another road of equal or higher width. Required changes in the width of roads have to be proposed by the Authority to ensure this principle of road hierarchy.
7. Parks, playgrounds and open spaces may be permitted in all other land use zones as permissible use.
8. Industrial uses will be subject to compliance of conditions stated in **Table-12**

**3.1. 10 a. Application of land use** -Land use categories prescribed in the above tables shall be applied for all properties abutting the roads of corresponding widths mentioned in the Tables.

**3.1. 10 b. Land Use indicated for road side to be applicable for entire property** -the proposed land use indicated towards the road side of a property shall be the land use for the entire property without identifying it for different uses by measuring as per the scale of the maps

If more than one land use is indicated towards the road side of a property, any one of such land use or mixed-use buildings shall be permitted in the property. Anyway, this is not applicable if the land use proposed adjoining to the roadside property is reserved for Parks and Open space, Agricultural (outside the conurbation area), Public and Semi-public and roads.



**3.1. 10 c. Different uses permitted in different floors-** 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. If there is mixed land use in the ground floor, the predominant use among them shall be considered as the use of the ground floor.

**3.1. 10 d. Land use in prohibited areas-** In case of prohibited area (i.e., 100m radius around the monument) even if the land use is designated in the proposals, the regulations for the prohibited area zone prevails (refer areas of special control).

**3.2 GENERAL NOTES** - (1) In case any private property is included within the boundary of any existing property of Industrial, Public and Semi Public, Public utility, Park and Open Spaces, Transportation and Communication and if the owner can establish the ownership of such property vests with him/her, then the land use adjoining the Public and Semi-Public building may be assigned to such private property by the Authority.

(2) Before permitting any uses permissible under special circumstances, the authority shall publish the proposals calling for public objections in at least two leading local daily newspapers giving stipulated time of fifteen days. The objections received within the stipulated period shall be placed before the authority and the reasons for accepting/rejecting the objections shall be recorded in the proceedings based on which the authority may take appropriate decision.

(3) The Authority may permit relocation of park and open spaces marked in private properties in the Master Plan, which are not used as public park and open spaces, within the neighborhood of 500M, by the owners of such private properties, if such relocation proposal, according to the Authority, is an equally good or better option. In such cases of relocation, the owners of the private property earmarked as park and open spaces shall handover the same to the Authority free of cost. Such relocation may be permitted only once within the plan period of the Master Plan.

Alternatively, if the land owner surrenders 50% of the land earmarked as park and open space free of cost to the Authority, he may use the remaining 50% of land for any other use mentioned for adjacent properties in the Master Plan. No T.D.R shall be available for the land surrendered to the Authority. However, the minimum extent of land surrendered as mentioned above shall be not less than 1000M<sup>2</sup>. The above provision shall also be available if the land earmarked to park and open space belong to multiple owners and the owners jointly agree to surrender 50% of the land for park and open space.

If the owner intends to develop a layout as per the rules of Section 17 of the KTCP Act, in the remaining 50% of the land, he shall not be required to reserve/relinquish any portion towards park and open space and civic amenities. The owner shall also be permitted to propose a road (of width not more than the highest width of any road proposed in the layout) in the portion surrendered to the Authority for park and open space (50% of the total extent of land) to access the sites proposed in the layout in the remaining 50% of the land.

The land use for the alternate areas mentioned above shall automatically be considered as permitted land use as per these Regulations

(4) If lands which were falling in residential or commercial land use zones in the earlier Master Plans have been proposed as public and semi-public or park and open space or agriculture zones in the present Master Plan, if the applicant prefers to have the land use as in the earlier Master Plan, the Authority shall consider the same if the revision is not done for any specific purpose by the Authority or the Government. All other previous approvals including NA conversion accorded by the Government shall be treated as confirming use irrespective of the classification made in this Master Plan.

(5) Any development in low lying areas identified by the Planning Authority shall be permitted in accordance with the drainage plan prepared by the Planning Authority for its jurisdiction, based on the study of natural drainage pattern.

(6) In case of any error in the demarcation of roads in the Master Plan and the actual location of roads, the same shall be rectified after verification by the Authority. The neighboring land use shall be considered for the properties abutting such roads in the Master Plan.

(7) No objection Certificate from the Deputy Commissioner of the district shall be obtained before permitting buildings for places of worship vide Government Order No.Kan.E.65: MuAaBi:2001, Dt. 24-12-2001.

(8) In cases where notes 4 and 6, are applicable, as soon as the Authority receives an application along with all relevant documents from the owner to make the necessary correction, the Authority shall take necessary action as per Section 14A or Section 69 of KTCP Act, 1961, as the case may be and complete the process within 3 months of the application including obtaining



government approval, wherever required, failing which the change of land use requested by the applicant shall be deemed to have been permitted

(9) If the construction of a building has not commenced at the time of coming into force of these regulations, even though sanctioning for construction was availed under any previous provisions of the Zonal Regulations, such construction shall commence only after getting fresh sanction under these regulations.

(10) In CRZ areas, the uses permissible under the CRZ regulations shall be applicable irrespective of the land use prescribed in the Master Plan.

**Table No-6**

**Space Standards for different uses**

Sl No	Common to all permissible zones	Minimum size of plot (sq.m)		Minimum Existing / Proposed road width (m)
		For corporation Cities	All cities and Towns except Corporation Cities	
1	Kalyana Mantaps / Conference hall/ Convention centres / Auditoriums	2000	2000	18m
2	Truck terminals / Transportation Hub	20000	20000	18m
3	Social clubs and amenities, Game centres	1000	1000	15m
4	Cold storage, ice plant	2000	2000	9m
5	Multi storey car parking,	2000	2000	12m
6	Primary school (less than 500 students)	2000	2,500	12m
	(more than 500 students)	2500	3000	
7	Middle school (less than 500 students)	2000	2,500	15m
	(more than 500 students)	2500	3000	
8	High school with playground,	3000	4000	15m
9	integrated residential schools, College and higher educational institutions	20000	25000	18m
10	Petrol pumps / Fuel stations	900	900	12m
11	Hotels and lodges	1000	1000	12m
12	Service Apartments	500	500	12m
13	LPG storages	750	1000	15m
14	Places of congregation	2000	3000	15m
15	Public libraries	500	500	12m
16	Community hall	750	750	12m
17	Star hotels (up to 3 star)	2000	2000	12m
18	Star hotels (above 3 star)	8000	8000	15m
19	R and D lab	2000	2000	12m
20	Nursing houses/hospitals	2000	2500	12m
21	Office buildings in C3 and above	500	500	12m
22	Uses in C5(excluding C1, C2, C3 and C4)	4000	4000	18m
23	Automobile workshop:			
	a) 2-wheeler	250	250	12m
	b) L.M.V.	400	400	12m
	c) H.M.V.	750	750	15m



#### 4.0 MEANS OF ACCESS:

**4.1 Minimum width of approach road for permitting construction** -No construction may be permitted on plots abutting roads having less than 6m width unless the portion of the plot required for road widening up to 6m width or to any other required width prescribed in the Master Plan or by the Local Authority is surrendered free of cost without claiming any compensation including DR.

In Hilly areas in exceptional cases, G + 1 floors of two dwelling units totally up to 150m<sup>2</sup> of floor area irrespective of the size of the plot, may be permitted on narrow lanes of less than 1.5m width where road widening up to 6m is not possible. In such cases the minimum means of access shall be of 3.0m.

**4.2 Minimum width of Means of Access.**- The means of access to the plot which would be other than 'through public roads and street' (dead end road without any cross roads), shall not be of more than 30 m length from the public road or street and if the width of such access is of 3.5 m, 4.5m and 6m, the F.A.R. and height of buildings coming up in such plots shall be regulated according to the width of the public road or street for buildings of height upto G+2 floors, upto G+4 floors and above G+4 floors respectively. If the length of means of access exceeds 30 m, F.A.R. and height of the building abutting such means of access shall be regulated with reference to the width of such means of access.

**4.3 Restriction for 3m wide lanes as approach roads (for Hilly Areas only)** -The lanes proposed to be widened upto 3m width only shall be treated as approach roads for plots having approach only from such lanes and such lanes shall not be treated as approach roads for plots abutting other roads of higher widths for which FAR is considered. Only side and rear setbacks shall be considered from the boundary of the plot abutting such lanes. However, the portion of the plot, if required for widening the lane to 3m, shall be surrendered to the Authority/ Local Body free of cost and the side and rear setbacks shall be considered beyond such lane widening line.

**4.4 Width of road including the width of Service road**-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 F.A.R. and height of the building.

**4.5 Varying width of existing road**- In case of roads with varying widths, the existing road width shall be the average width considered by taking measurements from the edge of the property upto the end of the road. Such road should lead to another road having the same or higher width. However, at any point on that road, the width should not be less than 75% of the width considered as existing width.

**4.6 Centerline of the road**- The center line of the road fixed by the Authority/local Authority shall be considered as the center of the road. The Authority/ local Authority shall fix the center line of all roads having proposed width of 12m and above. If the center line is not fixed by the Authority/ local Authority, the center of the existing road shall be considered as the center of the road.

**4.7 Relinquishment of portion of plot for road widening** -In case of plots facing the road proposed for widening, the portion of the plot required for road widening as indicated in the Master Plan or as required by the local authority, shall be handed over to the local authority free of cost by a relinquishment deed by the owner of the land, without claiming any compensation from the local authority, including DR, before sanction is accorded to the plan.

**4.8 Relinquishment of additional portion of plot at intersection of roads and for bus bay lanes**- If additional portion of the abutting plot is required by the Authority or Local Authority for providing free left lanes or splaying of road intersections or for providing additional bus bay lanes, such portion of the plot shall be relinquished to the Authority or the Local Authority, as the case may be, before sanctioning building licence to such plots. The setback for the plot shall be considered from the proposed road line only and not from the boundary of the additional portion of the plot surrendered for the development of road intersection or bus bays, as mentioned in this clause.

**4.9 Relinquishment of portion of plot for road widening in case of existing buildings.**- Where upper floors are permitted over the existing buildings which are sanctioned prior to the coming into force of these Zonal Regulations which are facing the roads proposed for widening in the Master Plan, the upper floors shall be permitted only after the applicant surrenders the portion of the plot and building, if required for road widening, free of cost by a relinquishment deed, without claiming any compensation from the local authority.

In case of alterations to existing buildings is sanctioned by the Local Authority, the applicant shall surrender the portion of the plot required for road widening to the Local Authority, free of cost,



by a Relinquishment Deed, without claiming any compensation from the Local Authority, before sanction is accorded.

**5. FLOOR AREA RATIO-** FAR for all Buildings except Industrial buildings shall be in accordance with **Table No- 7 and 8**. For Industrial buildings, FAR shall be as per **Table-12** for all Local Planning Areas.

**Table - 7**

**Floor Area Ratio -For all LOCAL PLANNING AREAS other than those having Corporation Cities**

SL No	Plot Area (Sq.m)	Existing/ Proposed Road width (m)	Permissible FAR		
			Residential	Commercial	Public and Semi-public, Traffic and Transportation Public utility
1.	Upto 2000	6.0	1.5	1.4	1.3
2.	2000 - 4000	7.5	1.6	1.5	1.4
3.	Above 4000	9.0	1.7	1.6	1.5
4.		12.0	1.8	1.7	1.6
5.		15.0	1.9	1.8	1.7
6.		18.0	2.0	1.9	1.8
4.		24.0	2.2	2.1	2.0

**Table - 8**

**Floor Area Ratio -For all LOCAL PLANNING AREAS having Corporation Cities**

SL No	Plot Area (Sq.m)	Existing/ Proposed Road width (m)	Permissible FAR	Premium FAR	Total
1.	Upto 2000	6.0	1.4	0.6	2.0
2.	2000 - 4000	7.5	1.5	1.0	2.5
3.	Above 4000	9.0	1.6	1.4	3.0
4.		12.0	1.7	1.7	3.4
5.		15.0	1.8	1.8	3.6
6.		18.0	1.9	1.9	3.8
7.		24.0	2.0	2.0	4.0

**Note:**

1. Additional FAR availed by amalgamation of properties (as per **Table - 9**) shall be permitted over the total FAR prescribed in the **Table - 7 and 8**, if the proposed road width is 12m and above.
2. Proposed road width shall be as in the Master Plan or as proposed by the local authority. If proposed width is not specified for any existing road (i.e. Roads which are not proposed for widening), then the existing width shall be considered as proposed width for applying the provisions of the above tables.
3. If the proposed width of road abutting a plot is lesser than the requisite road width against the plot area as per **Table -7 & 8**, the permissible FAR for that plot shall be calculated as follows:

Permissible FAR applicable for the plot for the proposed road width x  
Proposed width of the road abutting the plot

Permissible FAR=  $\frac{\text{Permissible FAR applicable for the plot for the proposed road width x Proposed width of the road abutting the plot}}{\text{Requisite proposed road width applicable to the plot area}}$

Eg: 1) Plot size of 4010 m<sup>2</sup>



- 2) Proposed width of the road abutting the plot is 6m  
 3) Requisite proposed road width applicable to the plot area is 9 m and Permissible FAR for the plot abutting proposed road width of 6m is 1.4 as per **Table 8**

$$1.4 \times 6m$$

$$\text{Then the Permissible FAR} = \frac{1.4 \times 6m}{9m} = 0.93$$

4. The condition of **Note no.3** shall not be applicable if the proposed road width abutting the plot is equal or more than the requisite road width against a plot area as per **Table 8**. In such cases the permissible FAR and premium FAR shall be based on the road width abutting the plot only.

5. The FAR of the individual plots in an approved layout shall be governed by the proposed width of the approach road (widest among the approach roads in case of multiple approach roads) to the layout or the road abutting the plot, whichever is lesser.

6. FAR shall be calculated for the entire plot area without deducting the portion surrendered for road widening, if DR or any other form of compensation is not claimed / availed for the portion of the plot surrendered for road widening.

7. In Industrial zone of Master Plan, which is designated or reserved Industrial Area, Residential and Commercial use shall be permitted only as ancillary use to the Industrial use, or as prescribed in the Rules framed under Section 17 of KTCP Act or as prescribed in the Rules of the Competent Authority governing such Industrial Area.

**5.1. Areas excluded from FAR computation** - The following constructions are excluded from FAR computation:

1. Entrance lobby in ground floor for apartment building.
2. Area for the additional width of corridor over and above the minimum prescribed width in the ZR.
3. Area reserved for services such as electrical substation/panel room, generator, pump room, AC plant room, solid waste management, fire control room, security/CCTV room etc.
4. Refuge areas provided in high rise buildings as per fire safety norms
5. Public toilets provided in non-residential buildings.
6. Building management/society room with a maximum size of 40sqm.
7. Staircase / staircase room.
8. Architectural features which are not usable for living or other purposes.
9. Chimneys.
10. Garbage shaft.
11. Ducts.
12. Parking areas including driveways and ramps and any children's play area, jogging track provided along with the parking areas.
13. Swimming pools, change room and toilets attached to swimming pools constructed in open yard or in any floor for common use.
14. Overhead tanks.
15. Escalators.
16. Lift wells and lift machine room.
17. Watch man's cubicle not exceeding 5.0 m<sup>2</sup> areas.
18. Sewerage Treatment Plant as specified by KSPCB and pump rooms.
19. Balcony slabs not covered upto a height of 7.5m shall be considered as terraces.

**Note:** All the above areas (except 19), excluded from FAR computation shall be only for the common use of the occupants and shall not be sold/leased. This condition has to be specifically mentioned in the registered Deed of Declaration of the Apartment Owners Association.

**5.2 FAR of plot abutting two or more roads** - If a plot abuts two or more roads of different widths, then the FAR of the building shall be regulated according to the width of the road from which main motorable access to the plot is proposed.

**5.3 The Fee for Premium FAR.** - The fee for Premium FAR (Premium FAR charges) shall be calculated on permissible floor area @ 50% of the land cost. Land cost shall be as per the market value. In case of mixed use (commercial and residential) in a building, the market value of land for

commercial land use and residential land use shall be considered proportionate to these land uses in the building.

E.g.: Extent of plot – 2000m<sup>2</sup> abutting road of proposed width of 12m

Permissible FAR = 1.7

Premium FAR = 1.7

Cost of land (market value) = Rs.4000 / m<sup>2</sup>

$$\begin{aligned} \text{Cost / m}^2 \text{ of permissible floor area} &= \frac{\text{Cost of land / m}^2}{\text{Permissible FAR}} \\ &= \frac{4000}{1.7} = \text{Rs.2352.94} \end{aligned}$$

Premium FAR charges / m<sup>2</sup> = 50% of cost/m<sup>2</sup> of permissible floor area  
= Rs.2352.94 / 2 = Rs.1176.47/m<sup>2</sup> (Say Rs.1177.00 / m<sup>2</sup>)

Premium F.A.R. claimed – 1.7

Therefore, Premium Floor Area = (2000 x 1.7) = 3400.00 m<sup>2</sup>

Therefore, total Premium FAR charges (for 3400m<sup>2</sup>) = 3400m<sup>2</sup> x Rs.1177/m<sup>2</sup> = Rs.40,01,800.00

#### 5.4 Condition for utilising premium FAR

**5.4.1** The Premium FAR charges from the plots falling within the jurisdiction shall be collected by such ULB and utilised exclusively for the widening works of the roads within its jurisdiction and such charges from the plots falling outside the jurisdiction of such ULB shall be collected by the Authority and utilised exclusively for the widening works of the roads, as per the following procedure.

(a) If the amount collected from the plots abutting a particular road is sufficient for the widening works of that road, then such amount shall be used for widening of such roads only.

(b) If the amount collected from the plots are not sufficient for the widening works of abutting roads, then such amounts collected along with the amount collected over and above the amount required to undertake the widening works of roads mentioned in (a) above, may be used for widening works of other roads in the following priority, with the commitment to provide adequate funds for widening works of such roads (from which the Premium FAR charges collected are diverted), whenever they are required to be undertaken.

(i) Widening of important roads connecting the road from where the amount is diverted.

(ii) Widening of other roads parallel or alternate in the neighbourhood of the road from where the amount is diverted.

(iii) All important intersections of the important roads connecting the road from where the amount is diverted.

(c) The amount collected from plots abutting roads that would be widened by other agencies such as PWD, NHAI, etc., can be used for widening of roads connecting Airport, Sea Port, Railway Stations, and Major Bus Terminal or for widening of roads mentioned in (b) above.

(d) The road widening may be undertaken in phases to achieve the full width in the Master Plan. The phase to which presently the road has to be widened shall be decided by the ULB or Authority, as the case may be based on the existing traffic density and studies of traffic impact due to the building coming upon that road and the transit traffic on that road

The roads having proposed width of 12m and below have to be widened in single phase to its full proposed width, if Premium FAR charges have to be used for such widening works.

(e) The amount collected from the properties abutting roads that are not proposed to be further widened from its present width, within the next 5 years, based on the analysis done as mentioned in (d) above or from the roads which are widened to its full proposed width, shall be utilised for executing the works specified in (b) above.

(f) The road widening works to be undertaken using Premium FAR charges are as follows;

(i) Earthwork cutting and filling for road widening.

(ii) Construction of compound wall/retaining wall and reconstruction of buildings demolished (partly or fully), if any, for road widening.



- (iii) Shifting of existing utilities such as water supply, UGD, power supply, telecommunication etc.
- (iv) Construction of storm water drains and footpaths.
- (v) Construction of Bus bays and reconstruction of Bus shelters, if any.
- (vi) Reconnecting cross roads which get disconnected due to the widening of the road using Premium FAR amount.
- (vii) All works related to widening and development of intersections (including development of free left lanes).
- (viii) Any activity that would enhance the carrying capacity of the road
- (ix) Any other works related to road widening, excluding repairs and maintenance works, as approved by the ULB or the Authority, as the case may be, undertaking the road widening works.

**5.4.2** The amount collected towards the Premium FAR charges of each road shall be maintained separately, both in the prescribed format and spatial Map, with details of Premium FAR charges calculation based on the Market value from the time such charges have been collected by the ULB & the Authority.

**5.4.3** The ULB & the Authority shall deposit the Premium FAR charges collected along with the interest accrued in a separate account and spend the amount towards the road widening works mentioned in (f) above, from the same account only.

The annual account statement shall be sent to the Government.

**5.4.4** Premium FAR shall be permitted to be utilised in LPAs where DR is generated as per the rules framed under Section 14B of KTCP Act, only if DR /TDR of minimum 10% and maximum 50% of the Premium FAR proposed to be utilised, as decided by the Authority time to time (based on the demand and supply of DR/TDR), is utilised over and above the allowable FAR prescribed in Table-8

**5.5 Amalgamation of plots** - Additional Permissible FAR by amalgamating 2 or more Original plots shall be provided as mentioned in **Table -9**. The amalgamated properties shall be treated as a single property for the application of these regulations.

**TABLE -9**  
**Additional FAR for amalgamation of plots**

Sl. No.	Total extent after amalgamating plots	Additional permissible F.A.R. for proposed road widths of		
		12 m	18 m	24 m and above
1.	upto 2000 m <sup>2</sup>	0.3	0.3	0.3
2.	Above 2000 m <sup>2</sup> upto 4000 m <sup>2</sup>	0.3	0.3	0.4
3.	Above 4000 m <sup>2</sup>	0.3	0.4	0.5

**5.5.1** Additional F.A.R. as mentioned in **Table -9** shall be considered for amalgamated properties belonging to different owners only.

**5.5.2** Properties subdivided after coming into force of these Regulations which are re amalgamated shall not be eligible for the additional FAR mentioned in **Table -9**.

**5.5.3** Any no. of properties may be amalgamated and developed as a single property. However, the additional F.A.R. mentioned in **Table -9** shall be available for the total extent of such properties amalgamated, wherein the extent of the smallest property amalgamated shall not be less than 25% the extent of the biggest plot.

**5.5.4** Properties having different land uses may be amalgamated into single property. However, if park and open spaces, roads, public and semi-public or agricultural zones outside the conurbation area are part of the amalgamated property then the uses permitted in these zones only shall be developed in such portions of the property by actual measuring with respect to Master Plan drawings.

If any portion of the amalgamated properties has been relinquished free of cost for road widening (without claiming monetary compensation or DR) then the regulations applicable for the land use of the plot abutting the road shall be applicable for the entire amalgamated property (except for the land uses for the portions falling under agricultural zone outside the conurbation area, park and open spaces, roads, public and semi-public) and in other cases of amalgamation, the regulations applicable for the lower land use among the amalgamated plots shall only be permitted.



**5.5.5** Any of the individual plot which was part of the Amalgamated plot which has claimed additional FAR as per **Table -9**, shall not be permitted for approval as individual plot unless the proportionate additional FAR claimed for such individual plot is cancelled / withdrawn.

**5.5.6** Additional permissible FAR shall be given only for properties amalgamated after the date of approval of these regulations.

**5.5.7** Additional FAR for Amalgamation of plots does not apply for Amalgamation of sites falling in approved layout.

**5.5.8** The plots falling in unauthorized developments shall be considered for amalgamation only if such plots fulfill the requirements of these regulations as well as that of the rules framed under Section 17 of the Act, after amalgamation.

**6. SET BACKS-** Setback all-round the building as prescribed in these regulations shall be provided for all floors of the building.

**6.1 Criteria for Front, Side and Rear Setbacks-** Front setback is essentially with regard to the road width and height of the building and side and rear setbacks are with reference to the height of the building as prescribed in **Table 10 and 11**.

**6.2 Front Setback from Road widening line-** Front setback should be provided in the remaining plot after deducting area for road widening as proposed in the Master Plan or as proposed by the ULB. If the road widening is not applicable to the plot, the front setback shall be provided from the Front boundary of the plot.

**6.3 Front Setback from Frontage of plot-** Front setbacks prescribed shall be considered from the frontage of the plot abutting the road only and side and rear setbacks prescribed shall be considered from all other boundaries of the plot.

**6.4 No projection beyond Building Line-** No portion of the building (including the constructions permitted in **clause 6.12**) shall project, either below the ground or above the ground beyond the building line.

**6.5 Front side for corner plots-** In the case of corner plots, both the sides facing the road shall be treated as front side and regulations applied accordingly.

**6.6 Front side of plot facing roads on more than one side-** In case of plot facing roads on more than one side of the plot, the sides facing roads from which approach is provided to the plot shall only be treated as front and other sides shall be treated as sides and the setbacks be applied accordingly and FAR should be computed based on the road width which is considered as front.

**6.7 Relaxation in setback for construction of buildings demolished during road widening-** When the road widening work is undertaken by the Authority/Local Authority to a width equal to or less than that prescribed in the Master plan and if any building has to be partly or fully demolished for the road widening, the reconstruction of the remaining portion of the building may be permitted abutting the road widening line without providing front setbacks. However, such reconstructed building shall not have plinth area more than that of the original plinth area of the building and shall be reconstructed only upto the ground and first floor. In case the owner intends to construct upper floors to such buildings, permission shall be granted only if the portion of the building constructed in the front setback area is demolished. This relaxation shall not be available if the owner of the building is proposing to construct a new building as per the provisions of these regulations. This relaxation shall be permitted only during the period of widening work of the particular road is undertaken by the Authority / Local Authority and shall not be available in other situations. The above-mentioned relaxation shall be available only if no compensation including DR is availed for the portion of the building demolished. The provision of this clause shall be decided by the Authority on a case to case basis. The Authority shall maintain a register showing details of all such buildings (existing and proposed), for which permission has been granted with such relaxation.

**6.8 Staircase in Setback area for plots upto 150 Sq.m.-** For residential buildings plots upto 150 Sq.m an open staircase may be permitted in the side and rear setbacks.

**6.9 W.C. in setback area for plots upto 150 Sq.m.-** For Residential building plots upto 150 Sq.m W.C with minimum of 1.0m x 1.2m and not exceeding 1.4 percent of the plot area may be permissible in rear set back.

**6.10 Scooter garage in Setback for plots-** For Residential Buildings When minimum set back of 1.5m is left on any side (except front), a scooter garage may be permitted on this side set back at the back side limiting the depth of the garage to 2.5m.

**6.11 Setbacks in case of more than one building in a plot-** In case of more than one building proposed on a single plot, the set-backs shall be applied with respect to the height of the individual buildings or with respect to the road width as per Table 11 or Table 10 respectively,



whichever is higher subject to Minimum drive way requirements of the taller building, wherever required, being satisfied.

#### **6.12 Constructions permitted within the setback area**

**6.12.1.** The following constructions shall be permitted within the setback area without affecting the required driveway around the building as prescribed in these regulation:

- a) Pump room;
- b) Generator with outdoor acoustic enclosure. (within permissible noise level) and the height of the exhaust pipe should be 3m above the neighbouring building adjacent to the generator or as prescribed by the Competent Authority;
- c) Watch man's cubicle not more than 3.0m<sup>2</sup> and fire control room (maximum 4m x 4m) (no setback from the boundary);
- d) Sump tanks below the ground level;
- e) Sewage Treatment Plant below ground level;
- f) Solid waste drying yard/organic waste converter;
- g) Children's play area;
- h) Swimming pool with change rooms and toilets;
- i) Transformer /power substation (no setback from the boundary is required if permissible under the rules of Competent Authority) and other services;
- j) Any other ancillary utility services provided for the building;
- k) Open well and bore wells;
- l) R.C.C. ramps for vehicular movement around the building upto a width of 6m may be permitted to be constructed within the setback for the vehicular movement around the building and for entry to the parking areas within the building;
- m) Architectural features which are not usable for living or storage purposes without hindering the driveway requirements of the buildings prescribed in these regulations. Such projections shall not be within 5m height from the ground floor level, if such projections are proposed within the driveway area;
- n) Cantilever porches, steps and corridor to ground floor entry; and
- o) Car parking in basement structures.

**6.12.2** For non-high-rise Buildings items a, b, c, d,e, f, g, h and k may be permitted abutting the building with 1.0m setback from the boundary.

**6.12.3** In the above constructions, permanent structures shall be permitted in the front set back only upto the building line prescribed in **Table-10**.

#### **6.13. Exemptions/Projections in setbacks:**

**6.13.1** Every open space provided either interior or exterior shall be kept free from any erection thereon except as provided herein and shall be open to the sky and no weather shade or cornice roof more than 0.75m wide or 1/3<sup>rd</sup> of open space whichever is less shall over hang or project over the said open space.

**6.13.2** A portico/porch may be permitted in the ground floor within the setback. No access is permitted to the top of the portico for using it as a sit out. The portico when allowed shall have a clear open space of one meter from the boundary of the property and incase of high-rise buildings, such portico should have a minimum clear height of 5.0m and a vehicle passage width of 6.0m, if such portico/porch projects into the mandatory driveway of 6.0m.

**6.13.3** The projection of the balcony shall be measured perpendicular to the outer wall of building up to the outermost edge of the balcony. Cantilever projection of the balcony shall be permitted into the prescribed setback area (as per **Table -10** or **Table-11** as applicable) only upto 1.5m in first floor and 2m in and above second floor or 1/3<sup>rd</sup> of such setback, whichever is less. No balcony is allowed at the ground floor level into the prescribed setbacks. In case of high-rise buildings, no projection is allowed upto 5.0mt. vertical clearance from ground level into the minimum prescribed setback area.

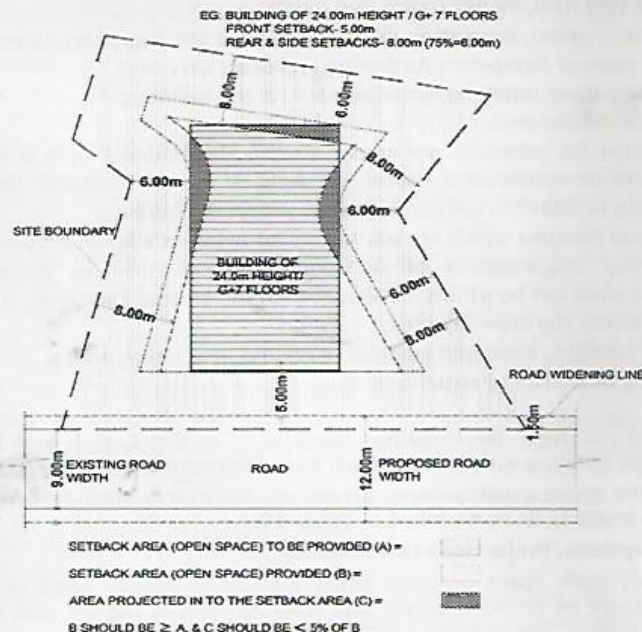
**6.13.4** If more than 25% of the depth of the property is required to be surrendered for road widening, reduction in the rear side set back upto 50% shall be allowed for the remaining portion of the plot, subject to a minimum of 1.0 m setback, for non-high-rise buildings.

**6.13.5** Only 50% of the setback provided in **Table -11** shall be required for independent MLCP or MLCP attached to any building subject to a minimum of 6m in case of buildings of more than G+4 floors or above 15 m height, whichever is less. Relaxation of setbacks shall be available only for the MLCP portion of the building in case of MLCP being attached to any side/s of the building.

**6.13.6** For garages as prescribed in **Clause No.11.5**.

**6.13.7 Set back in case of Irregular Plot (Applicable only in case of hilly areas)** - In case of irregular plots, except the front setback, the side and rear setbacks at any critical point shall not be less than 75% of the setbacks prescribed in **Table-11** subject to a minimum of 6m for buildings above G+4 floors and a minimum of 8m for buildings above G+9 floors. However, the total set back area provided shall not be less than the setback area required by providing the setback as per **Table-10** and **Table -11**, as applicable. The area of the portion of the building projected into the required setback as per **Table -11** shall not be more than 5% of the total setback area required by providing the setbacks as per **Table -10** and **Table -11**, as applicable. Coverage shall be provided as prescribed in **Table- 11**.

**Illustration**



**6.13.8** If the proposed road width is 2 times or more than the existing width of the road, the front setbacks shall stand reduced to 50% of the setbacks prescribed in **Table - 11** for non-high-rise buildings and 25% for high rise buildings, subject to the minimum setback provided as per **Table- 10**. The reduction in front setback shall be applicable for proposed new roads also.

**6.13.9** The rear and side set back and coverage for commercial buildings may be telescopic i.e. the plot coverage and the rear and side set back at each floor may be provided based on the height of that floor as per **Table - 11**. However, the front setback at ground level shall be for the overall height of the building and in case of buildings more than G+4 floors, minimum side and rear set back of 6m shall be provided at the ground level.

**6.13.10** Upto Ground floor and one upper floor buildings, no side setbacks shall be insisted upon only in the case of reconstruction of existing building where traditional row housing type of development exists.

**6.14 Minimum front Setback** -The minimum front setback for all types of buildings (except Industrial buildings) shall be the higher of **Table - 10** and **11**.

**6.15 Minimum Rear and Side Setback and maximum ground coverage**- The minimum rear and side setbacks of buildings and maximum ground coverage (except Industrial buildings) shall be according to **Table - 11**.

**6.16 Minimum setback and maximum ground coverage for Industrial buildings**- The minimum setbacks for industrial buildings shall be according to **Table No - 12 and 13**.



Table 10

Minimum Front setbacks for all types of buildings with respect to road width.

Sl. No.	Existing/ Proposed Road width (m)	Minimum Front setback (m)	Building line from center of road (m)
1.	6.0	1.0	4.0
2.	7.5	1.0	4.75
3.	9.0	1.75	6.25
4.	12.0	2.0	8.0
5.	15.0	2.5	10.0
6.	18.0	3.5	12.5
7.	24.0	3.5	15.5
8.	30.0	4.0	19.0
9.	45.0	6.0	28.5
10.	60.0m	6.0	36.0

TABLE- 11

Minimum setbacks and Ground coverage for all types of buildings (except industrial buildings) with respect to the height of the buildings

Sl. No.	Max. No. of floors	Height of Buildings (m)	Plot Area (Sq.m)	Minimum set backs		Maximum Ground coverage %	
				Front (m)	Rear and Sides (m)	Residential	non-residential (except industrial)
1	G+1	Upto 9m	Upto 60	1.0	0.5	Not Applicable	Not Applicable
2	G+1		Above 60 upto 120	1.0	1.25	Not Applicable	Not Applicable
3	G+2		Above 120 upto 240	1.5	2.0	Not Applicable	Not Applicable
4	G+3	Above 9m upto 12m	Above 240 upto 400	2.0	3.0	Not Applicable	Not Applicable
5	G+4	Above 12m upto 15m	Above 400	3.0	4.0	Not Applicable	Not Applicable
6	G+5	Above 15 upto 18	--	5.0	6.0	65	75
7	G+6	Above 18 upto 21	--	6.0	7.0	65	75
8	G+7	Above 21 upto 24	--	7.0	8.0	60	70
9	G+8	Above 24 upto 27	--	8.0	9.0	60	70
10	G+9	Above 27 upto 30	--	9.0	10.0	55	65
11	G+11	Above 30 upto 36	--	10.0	11.0	55	65
12	G+13	Above 36 upto 42	--	11.0	12.0	50	60
13	G+15	Above 42 upto 48	--	12.0	13.0	45	55
14	G+17	Above 48 upto 54	--	13.0	14.0	40	45
15	G+19	Above 54 upto 60	--	14.0	15.0	35	45
16	Above G+19	Above 60	--	15.0	16.0	30	40

**Note: -**

1. The no. of floors mentioned in **Table -11** are excluding Lower Ground Floor (in case of Hilly areas) and Basement Floors.
2. The roads within LOCAL PLANNING AREA limits have to be surveyed and all proposed roads of 9m width and above shall be marked in the Circulation Map. Hence, the front setbacks are proposed in accordance with the proposed road width. All smaller roads not proposed for widening in the Master plan shall be considered as proposed to be widened to 6 m(or 7.5m width if the existing width is more than 6m width). However, if any major road is not proposed for widening in the Master Plan, such roads shall be proposed for widening to the required width from time to time by the Authority or Local Body as per the provisions stipulated in the respective Acts governing the Authority or Local Body. In case of any roads not proposed for widening by the Authority or Local Body, the existing width shall be considered as proposed width.

**TABLE-12**  
**Setbacks and coverage for Industrial Buildings**

Sl. No.	Extent of the Plot in Sq.m	Min. frontage (m)	Ground Coverage	Permissible FAR	Setback in meter			Existing / proposed road width (m)
					Front	Rear	Side	
1	Up to 250	9	-	1.5	4.50	2.50	1.50	9
2	Above 250 Upto 500	12	-	1.5	4.50	3.00	3.00	12
3	Above 500 Upto 1000	15	-	1.75	4.50	4.50	4.50	12
4	Above 1000 Upto 2000	18	-	1.75	8.00	6.00	6.00	18
5	Above 2000 Upto 4000	24	55%	2.00	10.00	8.00	8.00	18
6	Above 4000 Upto 8000	30	55%	2.00	10.00	8.00	8.00	24
7	Above 8000	30	55%	2.25	10.00	8.00	8.00	24

**Table -13**  
**Setbacks and coverage for Flatted Factories**

1	Minimum Plot Area	1000m <sup>2</sup>
2	Maximum Ground Coverage	40%
3	Minimum Setback (m)	Front - 8.0 Side and Rear - 6.0
4	Maximum Height of Building	15m

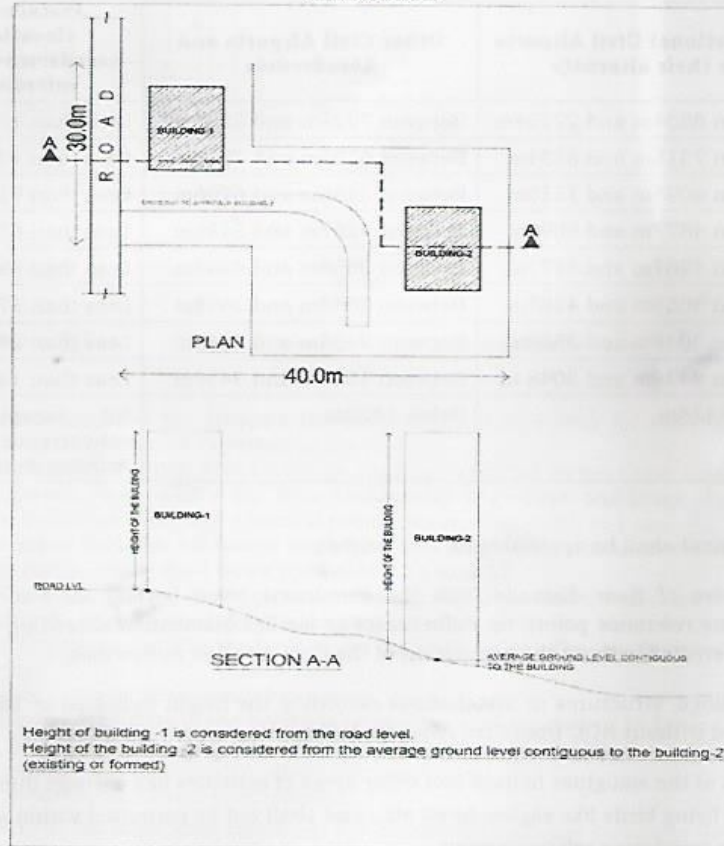
**6.17 Distance between two buildings-** For more than one building on a given site, the distance between two buildings in a plot shall be half the height of the taller building if the height of both the buildings are upto 12m and the distance between two buildings shall be one third the height of the taller building if the height of any one or both the buildings are above 12m subject to a minimum distance of 6m and a maximum of the combined setback required for the two buildings as per **Table-11**.

**7.0 Height of Building-** Height of the building in plains and hilly areas shall be considered as per the definition prescribed in these regulations.



**7.1 Height of building for certain plots below the road level in Hilly Areas:** In case of plots where the ground level contiguous to the building is below the road level (for which FAR is considered) and the building is located away from the road where the approach to the building is not provided directly from such road, but from a separate road/driveway through the plot, the height of the building shall be measured from the ground level contiguous to the building and not from the road level (for which FAR is considered).

Illustration



**7.2 Height Exemption for the Structure on Roof:** The following constructions are exempted while calculating the height of building

**7.2.1** Slabs casted/ structures constructed above the terrace floor exclusively for providing services such as AC chiller plants, solar panels, radio antennas, lift machine rooms, overhead tanks and staircase headroom cover slabs, chimneys, parapet walls and other architectural features shall not be included in the height of the building.

**7.2.2** Architectural features, services and other functions like that of decorations shall be excluded for the purpose of measuring height. Water tank, chimneys, lift room, stair case room and parapet are also excluded for the purpose of measuring height.

**7.2.3** The internal open space may be covered on top to prevent rain water from entering the building. This construction shall not be considered for the height of the building.

**7.2.4** In case of high-rise residential buildings, any permanent structure not more than 5% of the terrace area constructed abutting the head room may be allowed and they shall not be considered for calculating the height of the building. However, such constructed area shall be considered for calculating Floor Area.

**7.2.5** For calculating the height limitation prescribed in the vicinity of Aerodromes, the overall height of the building including that of the above details shall be considered.

**7.3 Height Restrictions for structures in the vicinity of Aerodromes-** The height of buildings and other structures within the LOCAL PLANNING AREA shall be within the limits prescribed in Table 14

**TABLE - 14**  
**Height restrictions for structures in the vicinity of Aerodromes**

Sl. No	Limits of distance from the Aerodromes reference point measured horizontally to building structure of installations		Difference between the elevation of the top of the building structure or installations and elevation of the aerodromes (aerodrome reference point)
	International Civil Airports or their alternate	Other Civil Airports and Aerodromes	
1	Between 8534m and 22224m	Between 7925m and 22324m	Less than 152m
2	Between 7315m and 8534m	Between 6706m and 7925m	Less than 122m
3	Between 6095m and 7315m	Between 5486m and 6706m	Less than 91m
4	Between 4877m and 6096m	Between 4267m and 5486m	Less than 61m
5	Between 4267m and 4877m	Between 3658m and 4267m	Less than 49 m*
6	Between 3658m and 4267m	Between 3048m and 3658m	Less than 37 m*
7	Between 3048m and 3658m	Between 2438m and 3048m	Less than 24 m*
8	Between 2438m and 3048 m	Between 1829m and 2438m	Less than 12 m*
9	Below 2438m	Below 1829m	Nil except with the concurrence of the Civil Aviation Authorities

**Note:**

- 1) \*Height limit shall be applicable for tree heights
- 2) Irrespective of their distance from the aerodrome (even beyond 22 Km. limit from the aerodrome reference point), no radio masts or similar installation exceeding 152m in height shall be erected without the permission of the Civil Aviation Authorities.
- 3) No buildings, structures or installations exceeding the height indicated in **Table-14** shall be permitted without NOC from Civil Aviation Authorities

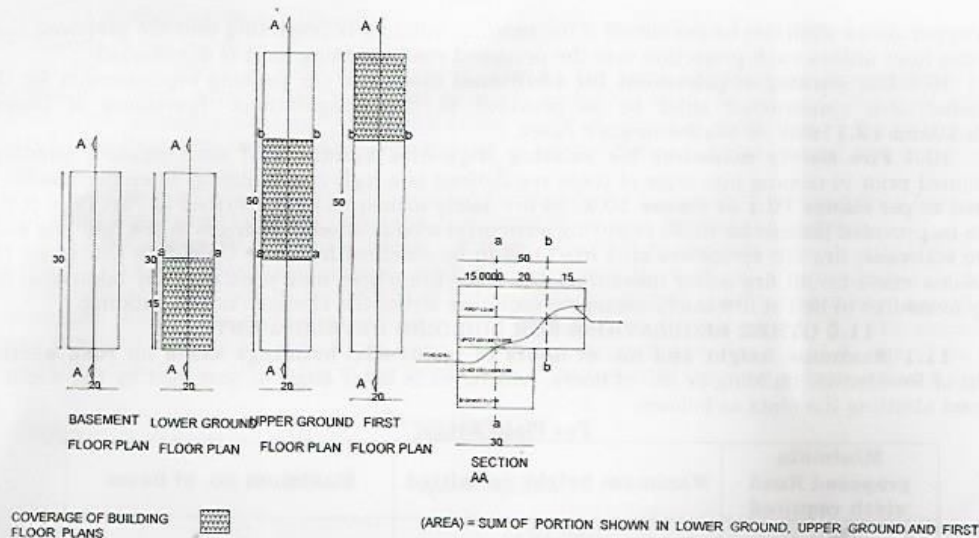
The location of the slaughter houses and other areas of activities like garbage dump which would attract high flying birds like eagles, hawk etc., and shall not be permitted within a radius of 10 Km from the aerodrome reference point.

**8 GROUND COVERAGE FOR PLOT-** Ground Coverage for plot from the covered area of building/shall be calculated as per the definition prescribed in these regulations.

**8.1 Exemption from Ground Coverage-** The area covered by watchman booth / pump house shall not exceed each 3.0 Sq. m, sump tank, electric transformer and generator with enclosure, fire control room (maximum 4 m x 4 m) and security room (2 m x 2m) if provided outside the plinth of the building for plots of more than 4000 Sq. m.

**8.2 Ground Coverage for steeply sloping ground in hilly areas-** In case of hilly areas, building where the ground level contiguous to the building is steeply sloping, the covered area of the building means the sum of the areas covered in each floor which is immediately above the ground level contiguous to the building (as illustrated below)





**8.3 Area considered for Ground Coverage-** The required area for road widening shall be deducted for considering Ground Coverage of the plot.

**9 HIGH RISE BUILDINGS -** High Rise buildings shall be permitted as per these Regulations

**9.1 Minimum Road width for Non-Residential High-Rise buildings -** Non Residential high-rise buildings shall face a road of minimum existing width of 12m.

**9.2 Minimum Setback All-round High-Rise building -** The minimum set back all-round for any high-rise building shall be as per Table - 10 and 11

**9.3 NOCs for building -** For high rise buildings, No Objection Certificates from the following departments have to be furnished by the applicant before obtaining Commencement Certificate/licence. The No Objection Certificates have to be obtained as per the conditions stipulated in this Zonal Regulations:

1. Department of Fire and Emergency Services;
2. National Airports Authority (if the height is more than that prescribed in Table- 14);
3. Karnataka State Pollution Control Board/MOEF, wherever applicable;
4. Coastal Regulation Zone Authority, where ever applicable; and
5. Any other Departments where ever required.

**9.4 Fire NOC for High Rise Building-** For residential high-rise buildings upto 15 floors, and for high-rise non-residential buildings upto 10 floors, NOC and CC shall be issued by the Jurisdictional Chief Fire Officer and for other High-rise buildings, as decided by the Department of Fire and Emergency Services.

**9.5 Fire NOC to be issued as per the provisions of ZR-** The Department of Fire and Emergency Services will consider No Objection Certificate for buildings considering the height of the building, setbacks, road width, ramps, parking and all other provisions of the Zonal Regulations. It shall follow National Building Code (NBC) and other relevant provisions for other fire safety measures.

**10. REGULATIONS FOR EXISTING BUILDINGS:** Additional construction in the existing floors or upper floors of existing buildings shall be permitted as per these regulations

**10.1 Additional construction to buildings constructed after the first Master Plan-** Additional Construction to existing buildings constructed after coming into force of the first Master Plan for the respective LOCAL PLANNING AREA shall be permitted only if such existing building has been developed as per the provisions of the Master Plan (including ZR) at the time of approval of such existing building or as per the provisions of the current Master Plan.

**10.2 Upper Floors to existing buildings-** In case of existing buildings, upper floors may be permitted to utilize the prescribed FAR according to these regulations by providing the required setbacks of these regulations at the level of construction of the upper floors and also subject to the production of structural stability certificate. For existing buildings upto 2 floors or less than 10m height, one additional floor maybe permitted with the same setbacks as provided in the ground floor, provided that the total height of the building after the additional floor is not more than 12m.



Such upper floors shall not be permitted if the existing building is projecting into the proposed road widening limit unless such projection into the proposed road widening limit is demolished.

**10.3 Car parking requirement for additional area-** The car parking requirements for the additional area constructed shall be as provided in these regulations. Provisions of **Clause No.12.10 and 12.11** may be availed in such cases.

**10.4 Fire Safety measures for existing High-Rise buildings-** If such existing buildings sanctioned prior to coming into force of these regulations is a high-rise building, when permission is granted as per **clause 10.1 or clause 10.2**, all fire safety measures as prescribed in Part IV of N.B.C has to be provided (except for those requiring structural modifications/ changes in the building such as fire staircase, fire lift, sprinklers etc.) NOC has to be obtained from the Chief Fire Officer for the provisions made for all fire safety measures. The chief fire officer may prescribe any additional fire safety measures in lieu of fire safety measures requiring structural changes in the building.

#### **11.0 OTHER REGULATIONS FOR BUILDING DEVELOPMENT**

**11.1 Maximum height and no. of floors of residential buildings based on road width -** Height of Residential building or no. of floors, whichever is lower shall be governed by the width of the road abutting the plots as follows:

##### **For Plain Areas:**

Minimum proposed Road width required	Maximum height permitted	Maximum no. of floors
6m	Upto 12 m	G+2
9m	Upto 20 m	G+4
12m and above	Above 20 m	Above G+4

##### **For hilly Areas:**

Minimum proposed Road width required	Maximum height permitted	Maximum no. of floors
6m	Upto 12m	G+2
7.5m	upto 16m	G+3
9m	Upto 20m	G+4
12m and above	Above 20m	Above G+4

**Note:** This clause shall be read along with note 2 & 3 clause 3.1.2

**11.2 Basement floor -** Every basement floor shall be atleast 2.4m in height from the floor to the bottom of the roof slab / beam (whichever is less) and this height shall not exceed 4.5m. The Basement floor shall not project above the ground by more than 1.2m. height

**11.2.1 Basement extension below ground level -** If the set back is more than 2.0 m, then the basement may be extended on all sides below the ground level, provided the minimum set back between the basement and the property boundary is 2.0 m which shall be retained as Natural Earth. If more number of basement floors are proposed, the 1.0 m additional setback shall be provided for every additional basement floor. Basement extension beyond building line is not allowed.

**11.2.2 Maximum no. of basement floors-** Basement floors upto a maximum of Three levels may be permitted for car parking utilities/services and other uses as permitted. Considering the topography of LOCAL PLANNING AREA, more no. of basement floors may be permitted if the contours of the plot permit such additional basement floors, so that not more than three floors are totally below the ground contiguous to the building.

**11.2.3 Allowable uses in basement floors-** Allowable uses in basements floors after providing required parking space as in **Table No:16** and subject to **clause 5.1**

- Parking (mainly)
- Machine rooms for services, utilities of the building.
- Strong rooms of banks,
- Store rooms etc.
- X-ray rooms, radiology rooms, physiotherapy rooms, medical stores and similar ancillary services in hospitals.
- Activities incidental to residential requirements such as, health club, gym rooms, indoor games, home theatre etc.
- Living areas of allowable land uses for plot shall be permitted in portion of the basement floor which is exposed to the contiguous ground profile, by which natural air and ventilation is available."



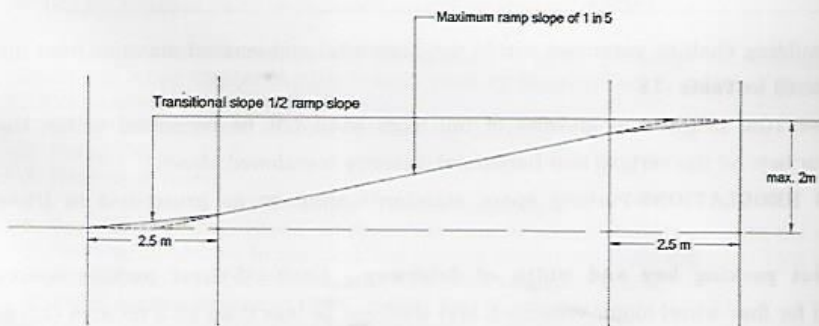
**11.3 Ground floor** - Ground floor shall not be more than 1.2m above the ground level contiguous to the building.

For Hilly areas, in case of undulated plots or the road abutting the property has sloping vertical alignment, whereby two floors can be easily accessible from the road and the level difference between the ground / road and the floors at the point of access is more than 1.0m, but not more than 1.50m then both the floors shall be treated as ground floor i.e. lower ground and upper ground floor.

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

**11.4.1 Slope of vehicular ramp** - A ramp provided from surface level of the plot to the basement floor shall have a minimum width of 3.50m and slope of not steeper than 1 in 5 if the vertical distance traversed in each flight of the ramp is 2m or less (as illustrated here below) and if the vertical distance is more than 2m, the slope shall not be more than 1 in 8. The slope of the ramp provided all-round the building shall not have a slope steeper than 1 in 8. The slope of the ramp shall commence from 1.5m of the front property line or after the road widening line, if any.

**Illustration**



**11.4.2 Ramp or parking not permitted within road widening area** - Ramp or parking is not allowed in the land required for road widening.

**11.4.3 Requirement of ramps around the building** - Vehicular ramps of slope shall not steeper than 1 in 8 shall be permitted around the building if required, if the ground level contiguous to the building is sloping. The minimum width of such ramp shall be 6m for high-rise buildings for the movement of fire engines around the building.

In case of hilly areas, if continuous ramp of the required slope is not possible to be provided around the building due to ground conditions, discontinued ramp shall be provided to reach all sides of the building. R.C.C. ramps may be permitted if ramp on natural ground is not possible within the permitted slope.

**11.5 Garages** - For Residential buildings (other than apartments) up to G+2 floors or height of 12.0m, whichever is less, one garage may be permitted in the rear corner of the plot without the respective side and rear setbacks, if the following requirements are fulfilled.

**11.5.1 Height of Garage** - Height of the garage does not exceed 3.0m from the ground level.

**11.5.2 Upper floor on garage** - One upper floor not exceeding 3m in height may be permitted provided at least one opening for light and ventilation is provided towards the owner's property.

**11.5.3 Total height of garage and upper floor** - Height of the garage and the upper floor, if any, is limited to 6.50m from the ground level.

**11.5.4 Opening for garage** - No openings are provided in the garage and its upper floor towards the neighbouring buildings.

**11.5.5 Provision of lumber room** - No other structures except one lumber room shall be provided in the rear side of the garage.

**11.5.6 Depth of Lumber room** - Depth of the lumber room should not exceed 1.25m.

**11.5.7 Length of garage** - Length of the garage including the lumber room and should not exceed one third of the length of the site or 6.0m whichever is less.

**11.5.8 Width of garage** - Width of the garage should not exceed 4.0 m

**11.5.9 Garage in case of corner plot** - In the case of corner plots, the garage is to be located at the rear corner diagonally opposite to the road intersection.

**11.6 Distance of building from electrical lines:**

**TABLE -15**  
**Distance of building from Electrical lines**

Sl. No	Description	Vertical distance from maximum sag of electrical line (m)	Horizontal distance from the edge of the electrical line (m)	Electric line corridor width (m)
1	L.T. line	3.5	1.8	4.5
2	H.T. line of 11 KV	4.5	1.8	4.5
3	H.T. line of 33 KV	4.5	2.5	15.0
4	H.T. line of 66 KV	4.58	3.0	18.0
5	H.T. line of 110 KV	5.0	3.2	22.0
6	H.T. line of 132 KV	5.0	3.5	27.0
7	H.T. line of 220 KV	6.2	4.2	35.0
8	H.T. line of 400 KV	Subject to clearance form Electrical Dept.		50.0

**Note:**

1. No habitable building shall be permitted within the horizontal and vertical distance from the electric line mentioned in **Table -15**
2. Buildings above 10m height and growing of tall trees shall not be permitted within the electric line corridor beyond the vertical and horizontal distance mentioned above.

**12. PARKING REGULATIONS**-Parking space standards shall be as prescribed in these regulation:

**12.1 Off Street parking bay and width of driveway** - Each off-street parking spaces (parking bay) provided for four wheel motor vehicles (LMV) shall not be less than 12.5 m<sup>2</sup> area (2.5 m X 5 m) and for two wheeler parking space provided shall not be less than 2.0 m<sup>2</sup> (2.0 m x 1.0 m) and it shall be additional 25% of the no. of car parks required as per **Table - 16**. The minimum width of drive way shall be 3.5m, such provisions required for adequate monitoring of vehicles shall be exclusive of parking space stipulated. The width of driveway with entry to parking bays shall be:

Width of driveway	Width of parking bay
4.5 m	2.5 m
4.0 m	2.75 m
3.5 m	3.0 m

**12.2 Parallel Car Parking**-In case of parallel parking, 1.5m gap shall be provided between each parking bay length of 5m.

**12.3 Mechanical Car Parking**- Mechanical parking provision to stack cars one above the other shall be permitted to provide the required no. of car parking as per Table-16, for non-residential uses. If Mechanical Parking is provided, clear floor height (Floor to Ceiling) for the parking spaces shall not be less than 3.6m and the width of driveway for such parking bays shall not be less than 4.5m.

**12.4 Multi level car parking** - In case of multi-level car parking (MLCP), ramp or car lifts shall be provided for the vehicles to reach all floors of parking. If car lifts are provided, minimum two nos. of lifts shall be provided. In case of fully automated system of MLCP, the operating system of staking and removing the cars to/from different levels shall be certified by the authorised agencies/institutions notified by the Government

**12.5 Entry and Exit for Car Parking floors** -When basement floor, ground floor or multi-level Car Parking is proposed for car parking, convenient provision for entry and exit of vehicles shall be provided as follows:



Sl. No.	Particulars	Entry and exit	
		Hilly Terrain	Plains
a	Approach for parking lots upto 20 car parking in one floor	one number of 3.5m width	One number of 3.5m
b	Approach for parking lots above 20 car parking in one floor (in low rise buildings)	one number of 4.5m width or separate two numbers of 3.5m width each	Two nos. of 3.5m width or one no. of 6m width
c	Approach for parking lots in high rise buildings	one number of 6m width or separate two numbers of 3.5m width	Two no. of 3.5 m width

Adequate drainage, ventilation and lighting arrangements shall be made in such parking floors.

**12.6 Parking Space Standards-** For building of different occupancies, off-street parking spaces for vehicles shall be provided as stipulated in **Table 16**.

**12.7 Areas excluded for computing vehicle parking-** The following areas shall not be considered while computing the vehicle parking requirement in addition to the areas excluded from FAR computation mentioned above.

1. Electrical room and electric substation/ AC etc.;
2. Pump room;
3. Generator room;
4. Public toilets in commercial and public buildings;
5. Security room/maintenance room/fire control room/ provided within the plinth of the building.
6. Services incidental to the land use (except residential building) upto 15% of the floor area.
7. Common corridors, lobbies, staircase, lifts and open ducts;
8. Toilet Area in Rooms of Hotel, Hostel and Hospitals;
9. Kitchen/ dining areas in places of congregation; and
10. Kitchen in Restaurants.

**TABLE - 16**  
**Off-street parking spaces**

Sl. No	Occupancy	Minimum one four-wheeler parking space of 2.5 M x 5.0 M for every	
		For Corporation Cities	For other Cities and towns
1.	All types of Residential buildings	2 tenements each are having a floor area of less than 75 m <sup>2</sup> 1 tenement exceeding 75 to 175 m <sup>2</sup> floor area. 1/2 tenement exceeding 175 m <sup>2</sup>	2 tenements each are having a floor area of less than 100 m <sup>2</sup> 1 tenement exceeding 100 to 200 m <sup>2</sup> floor area. 1/2 tenement exceeding 200 m <sup>2</sup>
2	Banks and other Retail business and offices provided in ground floor (including upper and lower ground).	75 sq. floor area or fraction thereof	100 sq. floor area or fraction thereof
3	Restaurant serving food and beverage in any floors.	50 sq. of floor area	60 sq. of floor area
4	Storage/Wholesale Business	350 m <sup>2</sup> floor area or fraction thereof plus one lorry parking (3.5 m x 7.5 m) for every 500 sq.m	400 m <sup>2</sup> floor area or fraction thereof plus one lorry parking (3.5 m x 7.5 m) for every 500 sq.m

5	Office buildings (Private and Public) including IT and BT	100 sq. of floor area or fraction thereof for private offices and 200 sq. m for Government / Public offices	150 sq. of floor area or fraction thereof for private offices and 200 sq. m for Government / Public offices
6	Hospital / Nursing homes	6 beds in case of private establishments. 12 beds in case of public establishments.	8 beds in case of private establishments. 16 beds in case of public establishments.
7	Lodging establishments, Tourist Homes, Hotels	4 rooms	4 rooms
8	Hostels	10 rooms for students of schools and PU colleges 8 rooms for all other hostels	12 rooms for students of schools and PU colleges 10 rooms for all other hostels
9	Educational (Schools and PU college or equivalent)	300 m <sup>2</sup> floor area or fraction thereof.	350 m <sup>2</sup> floor area or fraction thereof.
	Educational (degree and professional colleges)	175 m <sup>2</sup> floor area or fraction thereof.	200 m <sup>2</sup> floor area or fraction thereof.
10	Assembly/Auditorium	25 seats subject to minimum of 20 car parks or 150sq.m of floor area, whichever is more.	40 seats subject to minimum of 20 car parks or 150sq.m of floor area, whichever is more.
11	Industrial	150 m <sup>2</sup> floor area or fraction thereof plus one lorry parking (3.5 m x 7.5 m) for every 1000 sq.m	200 m <sup>2</sup> floor area or fraction thereof plus one lorry parking (3.5 m x 7.5 m) for every 1000 sq.m

**Note:**

- 1) In case of residential apartment buildings, additional 10% of the required car parking space shall have to be provided extra for visitors / guest parking within the plot.
- 2) No parking space shall be insisted upon in the intensively built up area upto 75 m<sup>2</sup> of total floor area, in case of cities with corporations and 100 m<sup>2</sup> in case of other cities and towns.
- 3) 25% of the total required Car Parking area (parking bay area) shall be provided additionally for two-wheeler parking including 1.5m drive way.
- 4) Parking requirement for Mezzanine Floor shall be the same as that for the Ground Floor premise from which entry to the Mezzanine Floor is provided.
- 5) After completion of the building, if the occupancy of any portion of the building is changed by which more no. of car parking is required as per **Table - 16**, then provisions of **clause No.12.10 and 12.11** shall be availed by the occupants of the building, if additional car parking space is not available within the plot.
- 6) In case of **Sl. No. 1** of **Table - 16**, where 2 car parks are required for 1 tenement, such car park may be provided one behind the other.
- 7) Parking one car behind the other shall be permitted where mechanical or automated parking system is adopted.
- 8) In case of Educational Institutions, the plinth area of class rooms, faculty room and administration rooms shall only be considered for off street parking space.
- 9) Parking provision for building on stilts:
  - a) Parking provided on the ground floor for the building on stilts, parking area shall be exempted from the calculation of F.A.R.
  - b) All sides of the stilt parking shall be open. If it is enclosed the area will be taken for F.A.R.
  - c) When stilt parking is provided, the height shall be considered for calculating the total height of the building.
- 10) Lorry parking is not required for household industries and service industries.
- 11) Bus parking facility may be provided for educational institutions as prescribed in NBC. Three numbers of car parking may be reduced from the requirement prescribed in **Table 16** for every bus parking provided.
- 12) The parking requirements of **Table -16** is for the different uses are prescribed. In case of mixed use buildings or buildings of different uses in a property are developed, the parking requirement should be provided as per **Table -16** for respective uses.

**12.8.Carparking in Setback area-** Car parking as per **Table -16** or additional car parking prescribed in these regulations may be provided in the setback area allowing 3.5m from the building as drive way (wherever required) in case buildings upto G+4 floors and allowing 6m from the building as driveway in case of buildings above G+4 floors. The front setback may be used for



parking without driveway in case of commercial buildings if no compound wall is constructed between the plot and the road without obstructing the entry to the building. For buildings upto two residential dwelling units or for residential buildings of G+ 1 floor, side setbacks may be used for car parking without such restrictions.

**12.9 Autorickshaw parking requirement-** For Commercial complexes with retail shops or multiplexes having an area of 2,500m<sup>2</sup>, additional 1 no. auto rickshaw parking (2.25 x 1.75m) and 1 no. additional parking for every 2,500m<sup>2</sup> or fraction thereafter has to be provided. This parking facility has to be treated as public parking and shall be abutting the road. The area of the building considered for the parking requirement shall be the area considered for computing other vehicle parking requirements in the building.

**12.10 Alternate Parking Provision for Non-Residential Buildings-** If parking facility required for non-residential buildings as per Table - 16 is not possible within the available space in the basement floors or in the open space due to the topography or site condition, the short fall in car parking upto 50% of the required car parks may be permitted to be provided in any other plot in the neighborhood within 250m from the boundary with access of not less than 9m width from the main road. Such alternate plot should be owned by the person developing the building or jointly developed with other persons and the construction of the shifted car parks should be completed before issuing the occupation certificate to the building.

**12.11 Action in case of Parking Area violation-** Parking area violation by constructing other land uses, shall be demolished or taken over by the Authority or local Authority (without any compensation) as decided by the Authority. Similarly, additional area constructed without parking provisions made as per these regulations also shall be demolished or taken over by the Authority or local Authority as decided by the Authority as per the rules framed under Section 76F and 76FFF.

**13.0 DEVELOPMENT RIGHTS (DR)/TRANSFER OF DEVELOPMENT RIGHTS (TDR)-** DR /TDR shall be applicable as per provisions under Section 14-B of KTCP Act and the Rules notified by the Government from time to time.

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

In case of restricted area (i.e., 100m to 300m radius around the monument) prior NOC from Archaeological Department is necessary.

**14.1 Declaring areas of Special Control -** In the Karnataka Town and Country Planning Act 1961 under Section 12(1) (d) provides for declaring certain areas as areas of special control and framing of regulations to control development in such areas in regard to building line, height of buildings, F.A.R., architectural features etc., so as to preserve their historical and architectural importance.

**14.2 Permission for buildings within the restricted areas -** Permission shall be given for buildings with not more than two floors (Ground plus First) or upto 50% elevation of the monument whichever is higher within a radius of 100m from the boundary of these monuments.

**14.3 Special Agricultural /Green Area-** These are highly sensitive ecological features such as water bodies and its surroundings, green belts development of special nature, etc. which has to be preserved and shall be developed into eco parks without disturbing the natural features. These areas shall not be changed to any other land uses and even in Integrated Township proposals or SEZ proposals, such areas should be retained as it is. The Authority may notify such areas as Areas of Special Control, whenever found necessary.

**15.0 DEVELOPMENT CONTROL WITHIN CRZ AREAS-** Developments within the CRZ areas shall be governed by such Rules prescribed under the relevant Act.

By Order and in the name of the Governor of Karnataka

**NAGARAJ**

Under Secretary to Government  
Urban Development Department.

**SCHEDULE**

(see regulation 1(3))

**Master Plan Detail****(LPA's where Zonal Regulation and Master Plan Approved)****BENGALURU DIVISION**

Sl. No.	District	Urban Centre	Statutory Planning Organisation	Notification No	Finally approved Master Plan
1	Bangalore Urban	1 Bangalore	BDA	UDD 540 MNJ 2004	25-06-2007
		2 BMICAPA	PA	UDD 75 BEMRUPRA 2003	12-02-2004
2	Bangalore Rural	3 BIAAPA	PA	UDD 157 BMR 2005	27-01-2009 & Corrigendum dt.29.01.2009
		4 Kanakapura	PA	UDD 153 BMR 2013	07-08-2015
		5 Anekal	PA	UDD 151 BMR 2013	03-09-2014
		6 Magadi	PA	UDD 149 BMR 2013	01-06-2015
		7 Hoskote	PA	UDD 152 BMR 2013	16-09-2013 (Provisional)
		8 Nelamangala	PA	UDD 150 BMR 2013	01-06-2015
3	Ramanagara	9 Ramanagaram-Channapatna	UDA + APZ-1		IMP final 24-10-2013
4	Chitradurga	10 Challakere	CMC/PA	UDD45 BEMRUPRA 2009	25-02-2009
		11 Chitradurga	UDA	UDD105 BEMRUPRA 2009	19-06-2009
		12 Hiriur	CMC/PA	UDD106 BEMRUPRA 2009	16-06-2009
5	Davangere	13 Davangere i) Davangere ii) Harihar	UDA	UDD81 BEMRUPRA 2008	26-07-2008
		14 Harpanahalli	TMC/PA	UDD249 BEMRUPRA 2011	19-10-2012
		15 Jagalur	TMC/PA	UDD47 BEMRUPRA 2008	20-05-2008
		16 Channagiri	TMC/PA	UDD105 BEMRUPRA 2009	22-10-2016
6	Kolar	17 Kolar	UDA	UDD208 BEMRUPRA 2010	09-08-2010
		18 Kolar Gold Field* Robertsonpet	UDA	UDD105 BEMRUPRA 2009	02-11-96
		19 Mulbagal	CMC/PA	UDD 221 BEMRUPRA 2012	14-12-2012
7	Chickaballapur	20 Chickaballapur *	UDA	UDD105 BEMRUPRA 2009	28-04-2004
		21 Chintamani *	PA	UDD47 BEMRUPRA 2016	27-06-2016
8	Shimoga	22 Sagar	TMC/PA	UDD 80 BEMRUPRA 2008	21-07-2008
		23 Shikarpur	TMC/PA	UDD 274 BEMRUPRA 2009	26-10-2009
		24 Shimoga-Bhadravati *	UDA	UDD 159 BEMRUPRA 2012	27-8-2012
9	Tumkur	25 Madhugiri	TMC/PA	UDD112 BEMRUPRA 2006	01-01-2010
		26 Sira	PA	UDD140 BEMRUPRA 2004	26-05-2005
		27 Tiptur	PA	UDD39 BEMRUPRA 2000	10-09-2007
		28 Tumkur	UDA	UDD377 BEMRUPRA 2010	10-3-2011



## BELGAUM DIVISION

SL. NO.	DISTRICT	URBAN CENTRE	Statutory Planning Organisation	Notification No	Finally approved Master Plan
1	Bagalkot	1 Badami	PA	UDD 154 GUAAPRA 2009	23-11-2009
		2 Bagalkot	PA	UDD 203 BEMAPRA 2002	19-10-2002
		3 Guledagudda	TMC/PA	UDD 84 BEMAPRA 2009	27-02-2009
		4 Ilkal	PA	UDD 219 BEMAPRA 2004	15-2-2005
		5 Jamakhandi	PA	UDD 113 BEMAPRA 2007	21-07-2008
		6 Mahalingapur *	PA	UDD 57 BEMAPRA 2003	18-02-2003
		7 Mudhol *	PA	UDD 377 BEMAPRA 2001	27-03-2002
		8 Rabakavi-Banahatti	PA	UDD 92 BEMAPRA 2010	28-12-2010
2	Belgaum	9. Bail Hongala	TMC/PA	UDD 189 BEMAPRA 2010	16-08-2010
		10 Belgaum *	UDA	UDD 83 BEMAPRA 2013	15-02-2014
		11 Gokak	PA		27-05-2008
		12 Nippani	PA	UDD 227 BEMAPRA 2010	28-09-2010
		13 Ramadurga	TMC/PA	UDD 141 BEMAPRA 2010	22-09-2010
		14 Saundatti	TMC/PA		04-02-2005
3	Bijapur	15 Bijapur	UDA	UDD 325 BEMAPRA 2006	07-12-2006
		16 Muddebihal	TMC/PA	UDD 114 BEMAPRA 2007	07-06-2007
		17 Sindagi	TMC/PA	UDD 21 BEMAPRA 2008	13-02-2008
4	Dharwad	18 Hubli-Dharwad	UDA		12-11-2003
		19 Navalagund	TMC/PA		18-04-2006
5	Gadag	20 Gadag-Betigeri	UDA	UDD 24 BEMAPRA 2005	09-02-2005
		21 Lakshmeshwar	TMC/PA	UDD 126 BEMAPRA 2009	24-06-2009
		22 Nargund *	TMC/PA	UDD 58 BEMAPRA 2000	03-10-2000
6	Haveri	23 Haveri *	UDA	UDD 69 BEMAPRA 2016	31-03-2016
		24 Ranibennur	PA	UDD 202 BEMAPRA 2009	03-07-2009
		25 Savanur *	TMC/PA	UDD 100 TTP 2000	29-06-2000
7	Uttara Kannada	26 Bhatkal	TMC/PA	UDD 79 BEMAPRA 2001	02-09-2002
		27 Dandeli*	TMC/PA	UDD 72 TTP 2000	23-06-2000
		28 Karawar *	UDA	UDD 426 TTP 97	18-01-98
		29 Kumta	TMC/PA	UDD 14 BEMAPRA 2002	17-02-2003
		30 Sirsi	PA	UDD 80 BEMAPRA 2008	23-05-2008

## KALBURGI DIVISION

Sl. No.	District	Urban Centre	Statutory Planning Organisation	: Notification No	Finally approved Master Plan
1	Bidar	1 Basavakalyan	PA	UDD 22 GUAAPRA 2007	10-04-2007
		2 Bhalki	TMC/PA	UDD 01 GUAAPRA 2008	23-02-2008
		3 Bidar *	UDA	UDD 59 GUAAPRA 2008	21-02-2014
		4 Chitgoppa	TMC/PA	UDD 86 GUAAPRA 2015	17-10-2015
		5 Humnabad	TMC/PA	UDD 59 BEMAPRA 2007	09-04-2007
2	Bellary	6 Bellary	UDA	UDD 60 GUAAPRA 2010	1-12-2010
		7 Hospet	UDA	UDD 84 BEMAPRA 2008	27-05-2008
		8 Kampli *	TMC/PA	UDD 117 TTP 2000	22-07-2000
		9 Siruguppa*	TMC/PA	UDD 19 GUAAPRA 2001	30-11-2001
		10 Hampi world Heritage Area	PA	UDD 03 BEMAPRA 2007	27-05-2008
		11 VADA	UDA		Interim MP 21-04-2011

3	Gulbarga	12	Gulbarga	UDA	UDD 59 GUAAPRA 2008	01-12-2010 Corrigendum 09-12-2010
		13	Sedam	PA	UDD 87 GUAAPRA 2010	14-02-2011
		14	Wadi-Shahabad*	PA	UDD 134 TTPP97	20-04-2017
4	Yadgir	15	Yadgir	UDA	UDD 156 GUAAPRA 2015	20.8.2015
		16	Shahpur	PA	UDD 123 TTP 2007	15-06-2007
		17	Shorapur	PA	UDD 151 GUAAPRA 2013	04-09-2014
5	Koppal	18	Gangawathi	PA	UDD 11 GUAAPRA 2011	26-4-2011
		19	Koppal	UDA	UDD 55 GUAAPRA 2003	02-08-2003
		20	Marvi	PA	UDD 106TTP 2007	14-05-2007
6	Raichur	21	Raichur *	UDA	UDD 165 GUAAPRA 2011	27-02-2015
		22	Sindhur	PA	UDD 255 BEMAPRA 2006	4-07-2006

### MYSORE DIVISION

SL. NO.	DISTRICT	URBAN CENTRE		Statutory Planning Organisation	Notification No	Finally approved Master Plan
1	Chamrajnagar	1	Chamarajanagar-Ramasamudram	UDA	UDD 164 MYAAPRA 2007	7-6-2007
		2	Kollegal *	TMC/PA	UDD 41 TTP 2000	24-03-00
2	Chikmagalur	3	Birur	TMC/PA	UDD 139 MYAAPRA 2008	09-06-08
		4	Chikmagalur	UDA	UDD 554 MYAAPRA 2010	07-12-10
		5	Kadur	TMC/PA	UDD 206 MYAAPRA 2009	22-06-09
		6	Tarikere	TMC/PA	UDD 774 MYAAPRA 2008	31-12-08
3	Dakshina Kannada	7	Bantwala	PA	UDD 214 MYAAPRA 2009	13-07-09
		8	Mangalore	UDA	UDD 186 MYAAPRA 2009	10-9-09 and amended on 26-10-2011 UDD429MYPRA2011
		9	Puttur	PA	UDD 34 BEMRUPRA 2007	26-6-07
04	Hassan	10	Arsikere	PA	UDD 76 MYAAPRA 2008	03-05-08
		11	Hassan *	UDA	UDD 305 MYAAPRA 2014	13-04-2017
		12	Hole Narasipur	TMC/PA	UDD 490 MYAAPRA 2008	23-09-08
5	Kodagu	13	Madikeri *	UDA	UDD 125MYAAPRA 2013	21-08-2014
		14	Virajpet	TMC/PA	UDD 33 MYAAPRA 2008	16-02-08
6	Mandya	15	Malavalli	PA	UDD 223MYAAPRA 2006	09-06-06
		16	Mandya	UDA	UDD 157 MYAAPRA 2007	2-06-07
7	Mysore	17	Hunsur	PA	UDD 330 MYAAPRA 2009	9-07-09
		18	Mysore	UDA	UDD 597 MYAAPRA 2011	12-01-2016
8	Udupi	19	Udupi-Malpe	UDA	UDD 422 MYAAPRA 2008	07-08-08

### NAGARAJ

Under Secretary to Government  
Urban Development Department.