

Master Plan II - 2031

Mysore Nanjangud Local Planning Area

ZONING OF LANDUSE AND DEVELOPMENT CONTROL REGULATIONS

VOLUME - III



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ಆಂತರಿಕ ಅನುಮೋದನೆ ನೀಡಲಾಗಿದೆ *


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PREFACE

The Mysore City is located at 76 °12' (East), longitude and 12 ° 18' (North) latitude. It is the second single largest city in the state of Karnataka. It was the capital of the former princely state of Mysore and is now a divisional headquarters having a population of about 10.14 lacs, as per Census 2011.

Mysore City is one of the important tourist destinations in India. The major tourist spots are Mysore Palace, Zoo gardens, Somanathpura Temple, nearness to Wildlife Sanctuaries, like Bandipur Reserve Forest, Nagarahole Reserve Forest and its proximity to world famous Belur & Halebedu Temples, which are just within 160 km from the Mysore City. It is the second cleanest city in India as per 2010 survey.

The State government, under the provisions of the Karnataka Town and Country Planning Act 1961, which provide for regulation of planned growth of land-use and development for Urban Areas, constituted a City Planning Authority for Mysore for preparation of development plans for the Mysore Local Planning Area. The Planning Authority for this Local Planning Area prepared a Comprehensive Development Plan for the Mysore City Local Planning area and the same was approved by government (final) in 1981. The Local Planning Area was subsequently extended during 1983 to include Nanjangud and environs, and the total extent of the combined Local Planning Area was 495.32 sq km.

The Mysore Urban Development Authority was constituted under the provisions of the KUDA Act 1987, on 16.05.1988 & the Urban Development Authority took up the planning functions, as provided under sec (69) of the Act. A separate planning wing headed by the Town Planner Member of the Authority came in to being, and the Urban Development Authority started functioning as the Planning Authority for the Mysore- Nanjangud Local planning Area.

Revision of Master Plan (Revision-I) was taken up by MUDA and the Master Plan was finally approved by Govt. vide Govt. order No. HUD/337/TTP 96 dated 16.5.1997, for the plan period up to 2011 A.D, as per Sec13 (D) of KTCP Act 1961.

The revision of Master Plan 2011, approved by govt. in the above govt. order was taken up for revision and the draft revised Master plan – 2031(Revision II) was got up and the same has now been provisionally approved by govt. in GO no UDD597 My.Na.Pra 2011 dated 01-08-2012 .

The above provisionally approved draft revised Master plan(R-II) was published, inviting objections / comments from the general public / NGO and other concerned persons, as required under Sec 13(1) of the Act, in govt. gazette dated 9-8-2012, giving a time period up to 8-10-2012, for filing the objections.

The approved Draft Master plan i.e. the plans, reports (data analysis, the proposals of the Master plan & the zoning & sub division regulations), were made available on the authority's website for public information. The same was also issued to public on request. The Kannada translated version of the approved zoning regulations (Vol 3 of the report) (abridged) was also made available to public for information. Public Exhibition of the draft approved plans was also arranged during the above period for public review.

The provisionary approved Draft Master plan was also made available to the Mysore City Corporation & TMC Nanjangud. The same was also presented to the City Corporation & TMC and it was requested to offer their comments & suggestions. Discussions were made and clarifications were also given.

As a result of the above actions, a total no. of 1902 objections/ suggestions from the public & also from the several NGO's, institutions were received .The MCC & the TMC Nanjangud have also offered their comments & suggestions on the draft Master plan.

The various suggestions / comments & objections were processed and were considered by the authority in its meeting held on 12-3-2013. The authority has resolved to consider the various objections & suggestions, accepted/rejected the cases, and based on the merits of each case. Particulars of each are detailed, in a separate Annexure, appended.

The authority has resolved to resubmit the plans after finalization, by complying with the conditions imposed by the govt. & affecting other corrections, as per the decision of the authority. (Corrections affected particulars are given in a separate annexure appended to this report, as stated above.)

The Authority has, on this occasion, also resolved to thank all the concerned who have made it possible to finalize the Master Plan. Particular mention is made in respect of the Mysore City Corporation and the Town Municipal Council, Nanjangud for their suggestions offered during the presentations made before them by the Town Planner Member.

The Authority owes sincere thanks to Sri T.K. Anil Kumar, Secretary, UDD, Govt. of Karnataka, and Sri B.M. Tirakana Goudar, Director of Town and Country Planning, Bangalore, and also thankful to former Directors Sri H.B. Mukunda, Sri S. S. Topagi, Sri S. B. Honnur for their valuable suggestions and modifications suggested for the Master Plan. The Authority also wishes to thank the Chairman and the Board members of MUDA, the people's representatives of the city, various department heads of the Local Planning Area for offering their useful suggestions and support. The Authority is also thankful to Dr. C.G. Bettasurmatt (former Commissioner, MUDA), Sri M. N. Kumar (former TPM, MUDA) , the entire staff of the TPM Section and also SAI Consulting Engineers Pvt. Ltd. for their efforts in finalizing the Master Plan.

The finalized revised Master plan for Mysore-Nanjangud local planning area is presented as follows.

1. Master Plan Report in Three Volumes,
 - Vol. I- Data Collection, Analysis & Projections
 - Vol. II- Proposals of Land use and Transportation
 - Vol. III- Zoning of Land-use and Development Control Regulations
2. Master Plan Maps
 - Vol. I- Existing Land use Map
 - Vol. II- Proposal maps

The Authority hopes that this Master Plan will ensure an orderly and healthy development of the Local Planning Area and achieve the stated objectives.

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Town Planner Member

Mysore Urban Development Authority

(Dr. M. Mahesh)
Commissioner

Mysore Urban Development Authority

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LIST OF ABBREVIATIONS

BT	Bio Technology
CDP	Comprehensive Development Plan
CMC	City Municipal Council
CP	Common Plot
CPS	Coordinated Planning Scheme
DCR	Development Control Regulations
DRC	Development Rights Certificate
EWS	Economically Weaker Section
FAR	Floor Area Ratio
Ha	Hectares
IT	Information Technology
ITeS	Information Technology enabled Services
KEB	Karnataka Electricity Board
KHB	Karnataka Housing Board
KIADB	Karnataka Industrial Area Development Board
KUWS & DB	Karnataka Urban Water Supply & Drainage Board
LPA	Local Planning Area
LPCD	Liter per Capita daily
MCC	Mysore City Corporation
MLCP	Multi Level Car Parking
MUDA	Mysore Urban Development Authority
NH	National Highway
NOC	No Objection Certificate
PRR	Peripheral Ring Road
R&D	Research & Development
RMP	Revised Master Plan 2031
Rs	Rupees
SDC	Special Development Control
SE	Structural Engineer
SH	State Highway
TDR	Transferable Development Rights
TMC	Town Municipal Council
ZR	Zonal Regulations

1 PREAMBLE

In pursuance of the provisions contained in clause (a) and clause (f) of the section 12(1) and 12(2) (iii) of the Karnataka Town and Country Planning Act, 1961, the Mysore Urban Development Authority, hereby makes the following regulations.

1.1 SHORT TITLE, EXTENT AND COMMENCEMENT

1. These regulations may be called the Development Control Regulations of the Master plan for Mysore Nanjangud Local Planning Area (Revision-2) of MUDA (including Mysore City Corporation Area and Nanjangud Town Municipal Council)
2. These regulations shall come into force on and from the date prescribed in the notification of the Approval of the Master Plan.
3. Subject to the provisions of the Karnataka Town and Country Planning Act, 1961, these regulations shall apply to all the developments in the area notified under section 4-A of the KTCP Act, 1961
4. The sanctioned general development control regulations of MUDA, under KTCP Act are herewith modified, revised and replaced by these regulations.

1.2 FRAMEWORK

1. The Revised Master Plan 2031 envisages a compact, balanced and equitable, urban growth for the city. In order to guide such growth, the Master Plan II- 2031 uses the proposed land use Plans and zonal regulations.
2. Development control Regulations are an integral part of the Master Plan II - 2031 and are required to be read with the Proposals as detailed in proposed land use plans.
3. The Local Planning Area is delineated into 45 Planning Districts, based on planning parameters.

1.3 OBJECTIVES

The key objectives of Development control Regulations are:

1. To Safeguard Public Interest, health, safety and general social welfare of the community.
2. To be Realistic and Anticipatory.
3. To be Flexible and Responsive.
4. To Preserve and conserve the heritage character of the city

2 TECHNICAL TERMS AND DEFINITIONS:

In these regulations, unless the context otherwise requires, the terms and definitions as follows shall have the meaning indicated against each of them. The terms and definitions not defined in these regulations shall have the same meaning as specified in the Karnataka Town and Country Planning Act, 1961 or local acts and rules framed there under, unless the context otherwise requires.

The following terminologies are adopted:

- 2.1 **Act:** Means the Karnataka Town & Country planning Act, 1961.
- 2.2 **Additions and /or Alterations:** Means any change in existing authorized building or change from one use to another use, or a structural change such as additions to the area or height, or the removal of part of a building, or a change to the structure such as the construction or cutting into or removal of any wall or part of a wall, partition, column, beam, joist, floor including a mezzanine floor or other support or a change to or closing of any required means of ingress or egress or a change to fixtures or equipment, as provided in these regulations. The addition to any existing structure shall only be permitted if it complies with the provisions of regulation No.10, if applicable.
- 2.2 **Advertising Sign/Hoarding:** Means any surface or a structure with character, letter or illustration, applied there to and displayed in any manner whatsoever out of doors for the purpose of advertising, giving information regarding, or to attract the people to any place, person, public performance, article or merchandise, and which surface or structure is attached to, forms part of, or is connected with any building or is fixed to a tree or to the ground or to any pole, screen, hoarding or displayed any space or in or over any water body included in the limits of notified area of Competent Authority.
- 2.3 **Air-conditioning:** Means the process of treating air to control simultaneously its temperature, humidity, cleanliness and distribution to meet the requirement of an enclosed space.
- 2.4 **Amalgamation of plots:** Combining two or more plots as a single plot.
- 2.5 **Amenities:** Means roads, streets, open spaces, parks, recreational grounds, play-grounds, gardens, water supply, electric supply, street lighting, drainage, sewerage, public works and other utilities, communication network, services and convenience.
- 2.6 **Apartment:** 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 flats.
- 2.7 **Apartment building / Multi dwelling units / Group housing:** means one or more buildings each containing more than four dwelling units.
- 2.8 **Applicant:** means any person who gives notice to the authority with an intention of developing property.
- 2.9 **Auditorium:** Premises having an enclosed space to seat audience and stage for various performances such as concerts, plays, music, etc.
- 2.10 **Authority:** Authority means Mysore Urban Development Authority
- 2.11 **Average Ground Level:** means the average level of the ground of the plot under question contiguous to the building.
- 2.12 **Basement storey or Cellar:** Shall mean the lower storey of a building having part of the floor (basement or cellar) below average ground level. Basement should not be more than 1.2 m above the ground level.
- 2.13 **Bifurcation:** Means bifurcation of a plot into two.
- 2.14 **Boarding house (service apartment):** is a premise in which rooms are let out on a long term basis as compared to hotels.
- 2.15 **Builder:** means a person who is legally empowered to construct or to execute work on a

building unit, building or structure or where no person is empowered the owner of the building or structure.

2.16 Buildings: Means all types of permanent buildings except temporary structures like tents, hutment as well as Shamiyanas erected for temporary purposes for ceremonial occasions, with the permission of the Competent Authority.

- (a) "Assembly building" means a building or part thereof where groups of people congregate or gather for amusement, recreation, social, religious, patriotic, civil, travel and similar purposes. "Assembly building" include buildings of drama and cinema theatres, city halls, town halls, auditoria, exhibition halls, museums, "marriage hall", "skating rinks", gymnasias, stadia, restaurants, eating or boarding houses, place of worship, dance halls, clubs, gymkhanas, road, air, sea or other public transportation stations and recreation piers.
- (b) "Detached building" means a building with walls and roofs independent of any other building and with open spaces on all sides.
- (c) "Semi-Detached Building" means a building having one or more side attached with wall and roof with other building.
- (d) "Hazardous building" means a building or part thereof used for, - (i) storage, handling, manufacture or processing of radio-active substances or of highly combustible or explosive materials or products which are liable to burn with extreme rapidity and/or producing poisonous fumes or explosive enabatuibs. (ii) storage, handling, manufacture or processing of, which involves highly corrosive, toxic obnoxious alkalis, acids, or a other liquids, gases or chemicals producing flame, fumes, and explosive mixtures or which result in division of matter into fine particles and capable of spontaneous ignition.
- (e) "Industrial building" means a building or part thereof wherein products or, material are fabricated, assembled or processed, such as assembly plants, laboratories, power plants, refineries, gas plants, mills dairies and factories.
- (f) "Low rise building" shall mean a building less than 15.00 m. and having less than ground floor plus four floors.
- (g) "High-rise building" shall mean building other than mentioned in 2.14 - j
- (h) "Public Building" means a building constructed by Government, Semi-Government organizations, public sector under-takings, registered Charitable Trust or such other organizations for their non-profitable public activities.
- (i) "Special Building" means (i) a building solely used for the purpose of a drama or cinema theatre, motion picture a drive-in-theatre, an assembly hall or auditorium, town hall, lecture hall, an exhibition hall, theatre museum, stadium, community hall, marriage hall. (ii) A hazardous building; (iii) a building of a wholesale establishment; (iv) centrally air-conditioned building which exceeds 15 m. in height, in case where in building is constructed on stilt.
- (j) "Storage Building" means a building or part thereof used primarily for storage or shelter of goods, merchandise and includes a building used as a warehouse, cold storage freight depot, transit shed, store house, public garage, hanger, truck terminal grain elevator, barn and stable.
- (k) "Unsafe Building" means a building which,
 - i. is structurally unsafe,
 - ii. is insanitary,
 - iii. is not provided with adequate means of egress,
 - iv. constitutes a fire hazard,
 - v. is dangerous to human life,

- vi. in relation to its existing use constitutes a hazard to safety or health or public welfare by reasons of inadequate maintenance, dilapidation or abandonment.
- 2.17 Building Line:** Means the line up to which the plinth of a building may lawfully extend within the plot on a street or an extension of a street and includes a line prescribed if any in the Master Plan or Town Planning Scheme. No portion of the building may extend beyond this line except as prescribed in these regulations.
- 2.18 Building Unit:** Shall mean a land/plot or part of a land/plot or combination of more than one land/plot as approved by the Competent Authority. Provided however where an alignment has been fixed on any road by any Competent Authority, the building unit shall mean and refer to the land excluding the portion falling in alignment.
- 2.19 Built-up Area:** Means the area covered by a building on all floors including cantilevered portion, if any, but except the areas excluded specifically under these Regulations.
- 2.20 Built-up Areas:** Built up areas are areas where lands developed are built up and human activity exists.
- 2.21 Bus depot:** A premises used by Public transport agency or any other agency for parking, maintenance and repair of buses. This may or may not include the workshop.
- 2.22 Bus terminal:** A premises used by public transport agency to park the buses for short duration to serve the population. It may include the related facilities for passengers.
- 2.23 Carriageway:** means the clear motor able width within the road right up way without any obstructions such as drains, trees, electric poles etc. The carriage way surface may be or may not be paved.
- 2.24 Chajja:** Means a structural overhang provided over opening on external walls for protection from the weather.
- 2.25 Chimney:** Means a construction by means of which a flue is formed for the purpose of carrying products of combustion to the open air and includes a chimney stack and the flue pipe.
- 2.26 Civic amenities :** means a market, a post office, a bank, a bus stand or a bus depot, fair price shop, a milk booth, a school, a dispensary, a maternity home, a child care center, a library, a gymnasium, a recreation center run by the government or local authority, a center for educational, religious, social or cultural activities or philanthropic service run by a co-operative society or society registered under the Karnataka Societies Registration Act, 1960 (Karnataka Act 17 of 1960) or by a trust created wholly for charitable, educational or religious purposes, a police station, fire station, an area office or a service station of the local authority or the Karnataka Urban Water Supply and Drainage Board or the Karnataka Electricity Board, Auto rickshaw, bus and taxi parking stands and such other amenity as the government may by notification specify.
- 2.27 Clinic:** A premises used for treatment of outdoor patients by a doctor. In case of poly clinic, it shall be managed by a group of doctors
- 2.28 Clinical laboratory:** A premises used for carrying out various tests for diagnosis of ailments.
- 2.29 Combustible Material:** Means that material which when burnt adds heat to a fire when tested for combustibility in a accordance with the IS : 3808-1966 Method of Test for Combustibility of Building Material, National Building Code.
- 2.30 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, community hall (run on commercial basis) banks, clubs run on

- commercial basis, 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.
- 2.31 Common Plot (CP):** Shall mean a common open space exclusive of margins and approaches, at a height not more than ground level of the building unit. The owner shall have to give an undertaking that the common plot shall be for the common use of all the resident or occupants of the building unit, free of cost. On sanction of the development permission, the common plot shall deem to have vested in the society/association of the residents/occupants. In case such society or Association is to be formed, the possession/custody of common plot shall remain with Competent Authority until such association/society is formed. The common plot shall not be sold to any other person and it shall not be put to any other use except for the common use of the residents/occupants.
- 2.32 Common Wall:** means a wall built on land belonging to two adjoining owners, the wall being the joint property of both owners.
- 2.33 Community hall:** Premises having enclosed space for various social and cultural activities without any cooking facility.
- 2.34 Competent Authority:** Means any person or persons or Authority or Authorities authorized by the Mysore Urban Development Authority/Mysore City Corporation, Nanjangud TMC as the case may be to perform such functions as may be specified. Different persons or Authorities may be authorized to perform different functions.
- 2.35 Conurbation boundary:** means the boundary within which the different land use zones for developments are proposed in the Master Plan for the plan period.
- 2.36 Convention center:** means premises having enclosed space for meetings, exhibitions, conferences etc.
- 2.37 Covered Area :** means area covered by building / buildings immediately above the plinth level, but does not include the space covered by gardens, rocky area, well and well structures, plant, nursery, water pool, swimming pool, (if uncovered) platform around a tree, tank, fountain bench with open top and unenclosed sites by walls cut outs and ducts which are open to sky like drainage, culvert, conduit, catch pit, gully-pit, chamber gutter and the like, within the site, compound or boundary wall, gate, un-storied porch and portico, chejja, slide, swing, uncovered staircase, watchman booth, pump house. The area covered by watchman booth / pump house shall not exceed each 3 sq m, sump tank, electric transformer and generator with enclosure, fire control room (max 4m X 4m) & security room (2m X 2m) if provided outside the plinth of the building for plots of more than 4000sq m.
- 2.38 Contiguous Holding:** Means a contiguous piece of land in one owner ship irrespective of separate property register cards /record of rights.
- 2.39 Corner site / Corner plot:** Means a site at the intersection of two roads and facing two or more roads /streets.
- 2.40 Corridor:** Means a common passage or circulation space connecting separate rooms or different parts of the same building including a common entrance hall.
- 2.41 Courtyard:** Means a space permanently open to the sky within the site around a structure and paved/concrete.
- 2.42 Cultural buildings / Community:** means a building built by a trust, society, government or local body for cultural activities.
- 2.43 Developed area:** Developed areas, are the areas where the land is developed for urban activity and are yet to be built for occupation of the respective urban use.
- 2.44 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 in the use of any building or land and includes sub-division of any land.

- 2.45 Developer:** Means the person who is legally empowered to develop a land or where no person is empowered, the owner of land.
- 2.46 Density:** means the concentration of population expressed in terms of number of persons per hectare in a particular area.
- 2.47 Development Plan:**
Non Residential development plan: Plan containing proposal for construction of one or more commercial or other non-residential buildings on a plot size measuring more than 10,000 sq m in extent.
Residential development plan: Plan containing proposal for construction of one or more residential buildings on a plot measuring more than 4,000 sq m in extent, having more than 5 dwelling units.
- 2.48 Dharmashala:** Means a building used as a place of religious assembly, a rest house, a place in which charity is exercised with religious or social motives, or a place where in a certain section of people have a right of, or are granted, residence without payment or nominal payment.
- 2.49 District Centers:** District centers are the future commercial nodes, the locations of which are identified in this master plan, in outer areas i.e. away from the CBD and other sub district centers, where decentralized specialized commercial and service activities can come up in future, to obviate the need for people to travel long distances to reach the specialized activities located in the core city. (Subject to Special Regulations)
- 2.50 Drain:** Means a system or a line of pipes, with their fittings and accessories such as manholes, inspection chambers, traps gullies, floor traps used for drainage of building or yards appurtenant to the buildings within the same cartilage. A drain includes an open channel for conveying surface water or a system for the removal of any liquid.
- 2.51 Dwelling Unit / Tenement:** Means an independent housing unit with separate facility for living, cooking, and sanitary requirements for one family.
- 2.52 Enclosed Staircase:** Means a staircase separated by fire resistant walls and doors from the rest of the building.
- 2.53 Escape Route:** Means any well ventilated corridor, staircase or other circulations space, or any combination of the same, by means of which a safe place in the open air at ground level can be reached.
- 2.54 Existing Building:** Means a building or a structure existing (authorized) before the commencement of these Regulations.
- 2.55 Existing Use:** Means use of a building or a structure existing authorized before the commencement of these Regulations.
- 2.56 Exit:** Means a passage, channel or means of egress from any building, storey or floor area to a street or other open space of safety; horizontal exit, outside exit and vertical exist having meanings at (i), (ii) and (iii) respectively as under :
- 1. "Horizontal Exit":** means an exit which is a protected opening through or around at fire wall or bridge connecting two or more buildings.
 - 2. "Outside Exit":** means an exit from a building to a public way, to an open area leading to a public way or to an enclosed fire resistant passage leading to a public way.
 - 3. "Vertical Exit":** means an exit used for ascending or descending between two or more levels, including stairways, smoke-proof towers, ramps, escalators and fire escapes.
- 2.57 External Wall:** Means an outer wall of a building not being a party wall even though adjoining a wall of another building and also means a wall abutting on an interior open space of any building.
- 2.58 Fire and/or Emergency Alarm System:** Means an arrangement of call points or detectors, sounders and other equipment for the transmission and indication of alarm signals working

- automatically or manually in the event of fire.
- 2.59 Fire Lift:** Means a special lift designed for the use of fire service personnel in the event of fire or other emergency.
- 2.60 Fire Proof Door:** Means a door or shutter fitted to a wall opening, and constructed and erected with the requirement to check the transmission of heat and fire for a specified period.
- 2.61 Fire Pump:** Means a machine, driven by external power for transmitting energy to fluids by coupling the pump to a suitable engine or motor, which may have varying outputs/capacity but shall be capable of having a pressure of 3.2 kg/cm² at the topmost level of multi-storey or high rise building.
- 2.62 Fire Resistance:** Means the time during which a fire resistant material i.e. material having a certain degree of fire resistance, fulfils its function of contributing to the fire safety of a building when subjected to prescribed conditions of heat and load or restraint. The fire resistance test of structures shall be done in accordance with IS: 3809-1966 Fire Resistance Test of Structure.
- 2.63 Fire Separation:** Means the distance in meter measured from any other building on the site or from another site, or from the opposite side of a street or other public space to the building.
- 2.64 Fire Service Inlet:** Means a connection provided at the base of a building for pumping up water through-in-built fire-fighting arrangements by fire service pumps in accordance with the recommendation of the Chief Fire Officer.
- 2.65 Fire Tower:** Means an enclosed staircase which can only be approached from the various floors through landings or lobbies separated from both the floor area and the staircase by fire resisting doors.
- 2.66 Fire Pump-Booster Fire Pump:** Means a mechanical/electrical device which boots up the water pressure at the top level of a multi-storied/high- rise building and which is capable of a pressure of 3.2 kg/cm² at the nearest point.
- 2.67 Flatted factory:** means a premises having group of non-hazardous small industrial units with not more than 50 workers and these units may be located in multi storied industrial buildings.
- 2.68 Floor:** Means the lower surface in a storey on which one normally walks into a building, and does not include a mezzanine floor. The floor at ground level with a direct access to a street or open space shall be called the ground floor; the floor above it shall be termed as floor 1, with the next higher floor being termed as floor 2, and so on upwards.
- 2.69 Floor Area:** Means built up area including area of walls.
- 2.70 Floor Area Ratio (F.A.R.):** Means quotient of the ratio of the combined gross floor area of all the floors including areas of all walls, except areas specifically exempted under these Regulations, to the total area of the plot/building unit.

$$\text{Floor Area Ratio (FAR)} = \frac{\text{Total floor area including walls of all floors}}{\text{Plot Area / Building Unit}}$$

Provided that the following shall not be counted towards computation of F.A.R.

- (a) Parking spaces without any enclosures and partitions of any kind, with maximum height of 2.4 m from the bottom of the beams.
- (b) Interior open spaces and ducts required under these Regulations.
- (c) Basement exclusively used for the required parking with maximum clear height of 3.0m including beams.
- (d) Security Cabin up to 4.0 sq m.
- (e) Weather shade up to 0.60 m width.

- (f) Stair case with maximum intermediate landing width equal to the width of stair, maximum landing width at floor level shall be twice the width of stair.
- (g) Lift, lift well with lift cabin, stair cabin, lift landing of lift well and water tank on a stage of maximum height of 2.8 meters (the stage space not to be used for any living)
- (h) Spaces of hollow plinth with maximum clear height of 2.8 Mts. including beams in residential buildings only (not even in mixed development) at ground level without any enclosures/walls and partitions in any form.
- 2.71 Footing:** Means a foundation unit constructed in brick work, stone masonry or concrete under the base of a wall column for the purpose of distributing the load over a large area.
- 2.72 Foundation:** Means that part of the structure which is in direct contact with and transmitting loads to the grounds.
- 2.73 Front:** Front as applied to a plot; means the portion facing the road and in case of plot abutting on more than one road, the front side will be that side which is facing a wider road, which is reckoned for the purpose of the consideration of FAR. If the owner opts for the road of lesser width as the front side, than the width of that road shall be considered for FAR.
- 2.74 Frontage:** Frontage means the width of the site abutting the access road.
- 2.75 Gated Community:** Means residential neighborhoods housed in an enclosure, linked to adjacent localities of the city through existing net-work.
- 2.76 Garage-Private:** Means a building or a portion thereof designed and used for the parking of vehicles.
- 2.77 Garage-Public:** Means a building or portion thereof, designed other than as a private garage, operated for gain, designed and/or used for repairing, servicing, hiring, selling or storing or parking motor-driven or other vehicles.
- 2.78 Gas Godown:** Premises where cylinders of cooking gas are stored.
- 2.79 Government :** means the Government of Karnataka
- 2.80 Gramatana:** Shall mean all land that have been included by the Govt. within the site of village, on or before the date of declaration of intention to prepare Master Plan but shall not include any such other land which may thereafter be included within the site of any village by the Govt. under the provision of Land Revenue Code.
- 2.81 Ground Level:** Shall mean the level of the crown of the existing nearest constructed road or existing ground level, High flood level whichever is higher as may be decided by Competent Authority. (Ground level in a hilly area, where a plot may have two roads at different levels i.e. on a sloping ground may be taken as the average ground level for the purpose of heights of buildings and other provisions)
- 2.82 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.
- 2.83 Guest house:** is a premise for housing the staff of Government, semi government, public undertaking and private limited company for housing their staff for short durations, who are on visits.
- 2.84 Guidance value:** The value fixed by the Sub- Registrar for the land/building as per the Karnataka Stamp Act, 1957.
- 2.85 Habitable Room:** Means a room occupied or designed for occupancy for human habitation and uses incidental thereto, including a kitchen if used as a living room, but excluding a bath-room, water closet compartment, laundry, serving and storing, pantry, corridor, cellar, attic, store-room, Pooja-room and spaces not frequently used, height of such room shall not be less than 2.75 Mts. measured from finished floor to finished ceiling.
- 2.86 Hazardous Material:**
- (a) Means radioactive substances:

- (b) Material which is highly combustible or explosive and/or which may produce poisonous fumes explosive emanations, or storage, handling, processing or manufacturing of which may involve highly corrosive, toxic, obnoxious alkalis or acids or other liquids;
- (c) Other liquids or chemicals producing flame, fumes, explosive, poisonous, irritant or corrosive gases or which may produce explosive mixtures of dust or fine particles capable of spontaneous ignition.
- 2.87 Head room:** is the clear space between the finished floor level and ceiling / beam bottom. Minimum headroom shall be 2.4m.
- 2.88 Height of a Room:** Means the vertical distance measured from the finished floor surface to the finished ceiling/slab surface. The height of a room with a pitched roof means the average height between the finished floor surface and the bottom of the eaves and the bottom of the ridge.
- 2.89 Height of building:** Means the vertical distance measured, in the case of flat roofs, from the average level of the ground around and contiguous to the building up to the highest point of the building and in case of pitched roofs, up to the point where the external surface of the outer wall intersects the finished surface of the sloping roof, and in case of gables facing the road, the midpoint between the eaves level and the ridge.
- 2.90 Heritage building:** means a building possessing architectural, aesthetic, historic or cultural values which is declared as a heritage building by any Competent Authority or the Mysore Urban Development Authority in the local planning area (as defined in 2(1)(ea)(21)(ab) of the Act.
- 2.91 High Density Development:** This includes star hotels, shopping malls, multiplexes,
- 2.92 High Rise Building:** Means a building of a height 15 meters and above including stilt floor above the average ground level.
- 2.93 Hospital:** A premises providing medical facilities of general or specialized nature for treatment of indoor and outdoor patients.
- 2.94 Hotels:** A premises used for lodging on payment with or without boarding facilities.
- 2.95 Integrated residential schools:** A premises having educational and playing facilities for student's up to XII standard. It shall have boarding facilities and may have residence for faculty members.
- 2.96 Integrated Township:** It is a concept of an independent homogeneous (compact) neighborhood within the planning area, which provides for work (basically Hi tech), home, recreational and services in a highly integrated manner providing high quality of lifestyle.
- 2.97 Junk yard:** Premises for covered, semi covered, or open storage including sale and purchase of waste goods, commodities and materials.
- 2.98 Kalyana Manteca:** Premises where marriages, social and religious functions are conducted with cooking facilities.
- 2.99 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 Zoning Regulations
- 2.100 Lift:** Means a mechanically guided car, platform or transport for persons and materials between two or more levels in a vertical or substantially vertical direction.
- 2.101 Lodging House:** is premises used for lodging on payment.
- 2.102 Loft:** Shall mean an intermediate floor between two floors with a maximum height of 1.2 Mts. and which is constructed and adopted for storage purpose. The loft if provided in a room shall not cover more than 30% of the floor area of the room.
- 2.103 Low Rise Building:** Means a building of a height below 15 meters including stilt floor above the average ground level.
- 2.104 Margin:** Shall mean space fully open to sky provided at the plot level from the edge of the

- building wherein built-up area shall not be permitted except specifically permitted projections under this regulation.
- 2.105 Master Plan:** means Master plan (Revision II) prepared for the Mysore – Nanjangud Local Planning Area under KTCP Act, 1961.
- 2.106 Mezzanine Floor:** Shall mean an intermediate floor between two floors overhanging or overlooking a floor beneath.
- 2.107 Multi-Level Car Parking:** A multi-level car park is a building (or part thereof) which is designed specifically to be for automobile parking and where there are a number of floors or levels on which parking takes place. It is essentially a stacked car park.
- 2.108 Multiplex:** a building housing an entertainment and cultural center including cinema theatres, restaurants, food court and shops.
- 2.109 Mutation Corridor :** The Corridors identified in this Master plan, as “Mutation Corridors” are those corridors, along which the land - use may be mutated from the designated use to commercial use subject to the prescribed regulations.
- 2.110 Natural Hazard:** The probability of occurrence, within a specific period of time in a given area, of a potentially damaging natural phenomenon.
- 2.111 Natural Hazard Prone Areas:** Areas likely to have moderate to high intensity of earthquake, or cyclonic storm, or significant flood flow or inundation, or landslides/mud flows/avalanches, or one or more of these hazards.
- 2.112 Natural Valley:** The natural valley is the perennial water bodies that are formed in nature’s topography. In the LPA these are categorized into 3 types, namely primary, secondary and tertiary. These drains will have a buffer of 12m, 9m and 6m (measured from the edge of the valley/nalah) respectively on either side. These classifications have been used for the drains newly identified while finalizing the RMP-2031.
- 2.113 Neighborhood Centre And Civic Centre:** Neighborhood Centre and civic Centre shall include following activities such as sectoral shopping centre, market, office building, cinema, small hospital, playground, swimming pool, Town hall, open air theatre, civic and cultural facilities, library, higher secondary school, parking plots, public utility and service building such as post office, fire station, police station, religious building and building of public uses.
- 2.114 Non-Combustible:** Means not liable to burn or add heat to a fire when tested for combustibility in accordance with the IS-3808-1966 Method of Test for Combustibility of Building Materials. Note: Moderate to very high damage risk zones of earthquakes are as shown in Seismic Zones III, IV and V specified in IS: 1893; moderate to very high damage risk zones of cyclones are those areas along the sea coast of India prone to having wind velocities of 39 m/s or more as specified in IS: 875(Part 3) and flood prone areas in river plains (unprotected and protected) are indicated in the Flood Atlas of India prepared by the Central Water Commission.
- 2.115 Nursing home:** A premises having medical facility for indoor and outdoor patients, having up to 30 beds, it shall be managed by a doctor or a group of doctors on commercial basis.
- 2.116 Occupancy Or Use:** Means the principal occupancy or use for which a building or a part of it is used or intended to be used, including contingent subsidiary occupancies; mixed occupancy building being those in which more than one occupancy are present in different portions of the building.
- 2.117 Owner:** “Owner”, in relation to any property, includes any person who is for the time being, receiving or entitled to receive, whether on his own account or on account of or on behalf of, or for the benefit of, any other person or as an agent, trustee, guardian, manager or receiver for any other person or for any religious or charitable institution, the rents or profits of the property; and also includes a mortgaging possession thereof.
- 2.118 Parapet:** Means a low wall or railing built along the edge of roof of a floor.

- 2.119 Park:** A premises used for leisure, recreational activities, it may have a related landscaping, parking facilities, public toilet, fence etc. It includes synonyms such as lawn, open space, garden, etc.
- 2.120 Parking Space:** Means an enclosed or unenclosed covered or open area sufficient in size to park vehicles. Parking spaces shall be served by a driveway connecting them with a street or alley and permitting ingress or egress of vehicles.
- 2.121 Partition:** Means an interior non-load bearing divider wall one storey or part storey in height.
- 2.122 Permission:** Means a valid permission or authorization in writing by the Competent Authority to carry out development or a work regulated by the Regulations.
- 2.123 Playground:** A premises used for outdoor games, it may have on it landscaping , parking facilities, public toilet, etc
- 2.124 Plinth:** Plinth shall mean the portion of the external wall between the level of the street and the level of the storey first above the street.
- 2.125 Plot / Site:** means a continuous portion of land held in one ownership
- 2.126 Plinth Area:** Means the built-up covered area measured at the floor level of the basement or of any storey.
- 2.127 Plinth Level:** means the level of the floor of a building immediately above the surrounding ground.
- 2.128 Porch:** Means a covered surface supported on pillars or otherwise for the purpose of a pedestrian or vehicular approach to a building.
- 2.129 Public Purpose:** The expression “Public Purpose” includes
- (a) The provision of village sites, or the extension, planned development or improvement of existing village sites;
 - (b) The provision of land for town or rural planning;
 - (c) The provision of land for planned development of land from public funds in pursuance of any scheme or policy of Government and subsequent disposal thereof in whole or in part by lease, assignment or outright sale with the object of securing further development as planned;
 - (d) The provision of land for a corporation owned or controlled by the state;
 - (e) The provision of land for residential purposes to the poor or landless or to persons residing in areas affected by natural calamities, or to persons displaced or affected by reason of the implementation of any scheme undertaken by Government, any local Authority or a corporation owned or controlled by the state ;
 - (f) The provision of land for carrying out any educational, housing, health or slum clearance scheme sponsored by Government or by any Authority established by Government for carrying out any such scheme or with the prior approval of the appropriate Government by a Local Authority or a society registered under the societies Registration Act, 1860 or under any corresponding law for the time being in force in a state, or a co-operative society within the meaning of any law relating to co-operative society for the time being in force in any state;
 - (g) The provision of land for any other scheme of development sponsored by Government or with the prior approval of appropriate Government, by a local Authority ;
 - (h) The provision of any premises or building for locating a public office, but, does not include acquisition of land for Companies.
- 2.130 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 2m X 2m may be permitted above the ground level.
- 2.131 Real Estate Development:** Shall mean development undertaken for sale to persons other

- than the one undertaking the development.
- 2.132 Recreational club:** Premises used for assembly of a group of persons for social and recreational purposes with all related facilities
- 2.133 Registered Architect / Engineer / Structural Designer/Urban Planner, Clerk Of Works, Site Supervisor, Developer:** Means respectively a person registered by the Competent Authority for the purpose of this Act as an Architect, Engineer, Structural Designer, Urban planner and Clerk of works, Site Supervisor, Developer, under these Regulations or any other Act prevailing for the area.
- 2.134 Repair shop:** A premises similar to retail shop for carrying out repair of household goods, electronic gadgets, automobiles, cycles, etc.
- 2.135 Residential Use:** Mean a use of any building unit for the purpose of human habitation.
- 2.136 Restaurant:** A premises used for serving food items on commercial basis including cooking facilities, with covered or open space or both having seating arrangements.
- 2.137 Road/Street:** Means any highway, and any cause way, bridge, aqueduct arch, road, lane, footway, square court, alley or passage, whether a thorough fare or not
- 2.138 Service Apartment :** means and apartment in which individual residential flats are let out on rental basis
- 2.139 Service Road:** Means a road/lane provided at the front, rear or side of a plot for service purposes.
- 2.140 Setback:** The non-buildable open space in a plot all-round the structure, as prescribed in these regulations.
- 2.141 Shopping Centre Or Commercial Centre:** Means a group of shops, offices and / or stalls designed to form market-office complex.
- 2.142 Smoke-Stop Door:** Means a door for preventing or checking the spread of smoke from one area to another.
- 2.143 Stair Cover:** Means a structure with a covering roof over a staircase and its landing built to enclose only the stairs for the purpose of providing protection from the weather, and not to be used for human habitation.
- 2.144 Storey:** Means the portion of a building included between the surface of any floor and the surface of the floor next above it, or if there be no floor above it, then the space between any floor and the ceiling next above it.
- 2.145 Stilt Parking:** Building constructed with stilt area of non-habitable height (not more than 2.40 meters height from the bottom of the beam), used for parking.
- 2.146 TDR:** means transfer of development rights available for plots as prescribed in KTCP Act, 1961.
- 2.147 Tenement:** Means an independent dwelling unit with a kitchen, or a cooking space.
- 2.148 Travel Distance:** Means the distance from the remotest point of a building to a place of safety be it a vertical exit or a horizontal exit or an outside exit measured along the line of travel.
- 2.149 Warehouse or Godown:** Mean a building the whole or a substantial part of which is used or intended to be used for the storage of goods whether for storing or for sale or for any similar purpose. It is neither a domestic nor a public building, nor merely a shop if so used not a store attached to and used for the proper functioning of a shop.
- 2.150 Water Tanks or Kere Or Pond Or Lake:** Means a natural existing low lying grounds forming a natural water body or wherein rain water gets collected and/or plots designated as Kere under the revised master plan or any other legitimate records.
- 2.151 Whole sale:** a premises where goods and commodities are sold, delivered to retailers, the premises include storage / godown, loading and unloading facilities.
- 2.152 Width of A Street:**

- I. While determining the width of the road distance between the boundaries of a road including foot path, drains measured at right angles at the center of the plot.
- II. In case of roads having service roads in addition to the main roads, the width of the roads shall be aggregate width of service roads and main roads for determining the FAR.

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

2.154 Zonal regulations : means Zoning of land use and regulations prepared under the KTCP Act, prescribing the uses permissible in different land use zones, setbacks plot coverage, FAR, height of building, building lines, parking and any other special regulations

Note:

- 1 For any items not covered above, the definitions in National building code or other relevant Acts applies.

3 INTRODUCTION

3.1 SPATIAL EXTENT OF LAND USE ZONING REGULATIONS:

The regulation applies to the Mysore – Nanjangud Local planning Area (LPA) as declared under the Karnataka Town & Country Planning Act, 1961 and may apply to future areas likely to be included by Govt. by a notification.

The provisions of this document are to be read along with the relevant planning district plans of Revised Master Plan 2031, applicable to various areas of the LPA. The zone delineation and the permissible land uses within zone(s) and respective regulations for land use are properly co-related to achieve orderly growth.

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

The regulations in respect of each category of land use zone to enforce the provisions of the master plan are prescribed here-in and the manner in which necessary permissions for developing any land are prescribed in annexure A to H

3.2 LAND USE ZONE CATEGORIES:

The entire Local Planning Area is conceptually organized into three main Rings for consideration of zoning and regulations.

- (a) Intensely Developed Area (Zone - A) (C.B.D.)(Within the inner Ring Road)
- (b) Moderately Developed Area (Zone -B) (Outside the Inner Ring Road and includes old extensions within the Intermediate Ring Road and Extns. Such as, Vidyaranya Puram, Ashok Puram, K.M.Puram ,Jayanagar, Kesare Extn.,GaytriPuram ,Gandhi Nagar & Shanthi Nagar) and other new extensions but with- in the outer ring road.
- (c) Sparsely Developed Area (Zone -C) (Outside the outer ring road with-in the Local Planning Area.)

In the case of **Nanjangud Town**, the conurbation is conceptually divided into two zones.

- a) Intensively Developed Area: Area east of Railway line (Bazaar Area & old town surrounding the Sreekanteshwara Temple)
- b) Other Areas: Area west of Railway Line including old and new extensions.

I Classification of Land use zones:

- (a) Residential (R)
- (b) Commercial (C)
- (c) Industrial (I)
- (d) Public and Semi Public (P&SP)
- (e) Traffic and Transportation (T&T)
- (f) Public Utilities (PU)
- (g) Park And Open Space (P)
- (h) Agriculture Land (Ag)

3.3 Zonal Boundaries and Interpretation:

- (a) The exact location and specific regulations applicable for a particular zone is to be verified from the Proposed Land Use Zoning Plans.
- (b) The zonal boundary is usually a feature such as a road, valley, village boundary, etc and includes the immediate inner edge of the area.
- (c) Certain restrictions imposed by competent authorities are to be maintained as “buffers” for various utilities such as power, oil, etc and are marked on the proposed land use plans. The NOC for the same shall be sought, if necessary.

-
- (d) The planning perimeters such as area improvement perimeter, transport and utilities perimeter, etc. shown in RMP-2031 refer to indicative areas in the city that need to be dealt with detailed action plans and they serve as mere informative tool on the Plans.
 - (e) Generally, in case of uncertainty as regards the boundary or interpretation, it shall be referred to the authority for final decision.
 - (f) For any doubts that may arise in interpretation of the provisions of the Zonal Regulations, the Director of Town & Country Planning shall be consulted by the authority.

4 LIST OF LAND USE CATEGORIES PERMISSIBLE IN VARIOUS ZONES

Various land uses permissible within each zone are listed below.

1. Land uses are grouped according to the nature and intensity of use in an ascending manner. For e.g.: C-4: indicates C-Commercial and for the order within the category. The C-4 list includes all land uses permissible specific to C-4 and the lower order uses of C-3, C-2, and C-1 unless otherwise specifically mentioned.
2. The various codes used include:
3. R: Residential
4. C: Commercial: C1 to C5
5. I: Industrial: I-1 to I-5
6. T: Transportation: T1 to T4
7. U: Public and Semi Public: U1 to U4.
8. Though the various uses are listed, the corresponding space standards for buildings/uses are to be referred. The two main parameters are minimum size of Plot and the Minimum width of Road.

Table 4-1: Permissible Land uses in Residential category

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

Note: When service apartments are permitted, fee under section 18 of KT&CP Act, 1961 for commercial use shall be levied.

Table 4-2: Permissible Land uses in Commercial Category

C1	Commercial Uses
1	Petty shops, Newspaper, stationery and milk booth, vulcanizing shops
2	STD/ FAX/internet center/ ATM centers/ Banks.
3	Hair dressing and beauty parlors
4	Offices/ clinics belonging to "Professional services" category and self owned not exceeding 25 sq. m.
5	Tailoring, dry cleaners
6	Bakery and sweetmeat shop
7	Recreation club as per table 4.7 provisions
C2	Commercial Uses
1	Eateries such as tea stall, and takeaways
2	Gyms, orphanages, old age homes, clinics
3	Retail shops , hardware shops
4	Mutton and poultry stalls.
5	Job typing, cyber café& internet browsing
6	Uses for small repair centers- electronic, mechanical , automobile, etc
7	Photo Studio
8	Tutorial centers not exceeding 25 sq. m

9	Pathological labs.	
10	All the uses of C1 are permitted	
C3	Commercial Uses	
1	Commercial and corporate offices	
2	Retail Shopping complexes, computer training institutes	
3	Restaurants and Hotels, darshinis	
4	Convention centers and banquet halls	
5	Financial institutions	
6	Cinema and multiplexes	
7	Places of assembly, exhibitions centers	
8	Entertainment and amusement centers	
9	Hospitals and specialty hospitals	
10	Automobile repair and garage centers , spares and stores	
11	Insurance and consulting and business offices	
12	Nursing homes and poly clinics/ dispensaries /labs subject to minimum 300sq.m plot size and NOC from pollution control board, after adequate parking facility is provided.	
13	Fuel stations and pumps, LPG storage (as per Table.4-7)	
14	Kalyana Manteca as per Table.4-7	
15	All uses of C1 & C2 are permitted	
C4	Commercial Uses	
1	Sale of second hand junk goods , junk yards	
2	Warehouses and storage areas for goods	
3	Whole sale and trading	
4	All uses of C1, C2 & C3 are permitted	
C5	Commercial Uses	
1	Wholesale and warehouses -business	At specifically designated areas only
2	Agro Mandis	
3	Heavy goods markets	
4	All uses of C1, C2, C3 & C4 are permitted	

Table 4-3: Permissible land uses in Industrial Uses Category

I-1	Household Industries	
1	Tiny and household industries	
Above uses are permitted subject to condition that the zone permits the extent of area and the power consumption does not exceed 5 KW. The activity follows the required space standard given in Table.4-7		
Note: The power required for air conditioners, lifts & computers shall be excluded while calculating the kilowatt above.		
Illustrative list as in table.4-4		
I-2	Service Industries	
1	Pathological / clinical Laboratories, Test Centers.	
2	All uses included in I-1 Category	
I-3	Light Industries	
1	All uses included in I-1 and I-2 Category	

2	IT, BT, BPO activities
	Uses permitted subject to the condition that the zone permits the extent of the area and power consumption, the activity follows the required space standards, performance characteristics such as noise, vibration, dust, odour, effluent and other general nuisance.
I-4	Medium Industries
1	All uses included in I-1, I-2 and I-3 Category
2	Ware housing, loading and unloading platforms to be provided
	Uses permitted subject to the condition that the zone permits the extent of the area and power consumption, the activity follows the required space standards, performance characteristics such as noise, vibration, dust, odour, effluent and other general nuisance.
I-5	Heavy Industries
1	All uses included in I-1, I-2, I-3 and I-4 Category
2	Hazardous industries and heavy manufacturing industries
	Uses permitted subject to the condition that the zone permits the extent of the area and power consumption, the activity follows the required space standards, performance characteristics such as noise, vibration, dust, odour, effluent and other general nuisance.

Table 4-4: Illustrative list of uses in the Industrial (I-1 category)

I-1	Industrial Land uses
1	Food Products: Preparation of bakery products & confectionaries, Candies, sweets, ice & ice creams, Biscuit making, huller and flour mills, Aerated water and food beverages. Supari and masala grinding, Coffee powder , packing, milk and dairy products, Juice crushers and processing, etc
2	Textile Products: Embroidery works, handloom and power looms, Hosiery, netted garments, crepe, cotton and silk printing, tailoring of apparels. Bedding material, textile bags, mosquito nets, others, etc.
3	Wood Products and Carpentry: Manufacture of wooden furniture, fixtures, toys, mirrors & photo frames Bamboo and cane furniture works, Repair and sale of wood junk, etc
4	Paper Products and Printing: Manufacturing of cartons for packing, Printing, publishing, book binding, engraving , etching Making of stationery - post cards, mathematical items, block making, etc
5	Other works such as: Ornamental jewellery, gold and silver thread, Repair of kitchen related equipments, Porcelain wares, Medicines, wax polishing, & washing soaps, candles and wax products, Chalk, crayons, and artists colour, Musical instruments Laundries, bleaching, dyeing, Photo processing laboratories Cement moulded products, Plaster of Paris, Repacking/ mixing of liquids, powder, pastes, not involving hazardous materials, etc

6	Tobacco and Agarbattis: Rolling of Beedis, Agarbattis and packing, etc
7	Leather Products: Manufacture and repair of finished leather goods, Upholstery, suitcases, etc.
8	Rubber and Plastic Products: Retreading, recapping and vulcanizing, toy making, Rubber/polymer stamp, brush making, conduit pipes fabrication, buckets and household plastic products. Manufacturing of rubber balloons, hand gloves, other products
9	Metal Works: Storage of Metal commodities, Painting and finishing works Fabrication and welding works Toy making, electro plating, mica plating, Engraving, steel ware products and metal works, Metal polishing, general jobbing machine Blacksmith, cutlery, door and window fittings, Aluminum and copper wire drawing and winding, Padlocks and pressed locks, button clips, Precision instruments of all kinds, screws, bolts nuts, Pulleys and gears, oil stove, pressure lamps, hand tools Repair works such as cabinets, furniture, others
10	Electrical Goods: Watch repairs, Storage of electronic components Rewinding and re-furbishing works, assembly of computers , others
11	Transport Equipment: Servicing of automobiles- garages, storage of automobile parts Painting and washing works, cycle parts and accessories, etc
12	Glass Works: Glass grinding, cutting and finishing Etching and art works, Manufacture and repair of spectacles Artificial Glass Jewellery works, etc.
13	Job Oriented and Training Activity: Computer & IT training centers and such other activities

Table 4-5: Permissible Land uses in Traffic and Transportation Category

T1	Transportation zone
1	Bus bays, Auto stand, Bus shelters, information kiosk
2	Parking areas
3	Multi-level car parking
4	Filling stations, service stations

T2	Transportation zone
1	Transport offices
2	Workshops and garages
3	All uses of T1 are permitted

T3	Transportation zone
1	Automobile spares and services, Godowns,
2	Loading and unloading platforms (with/without Cold storage facility), weigh bridges.
3	Bus terminals, Road transport uses
4	All uses of T1 & T2 are permitted

T4	Transportation zone
1	Ware houses, Storage depots
2	Truck terminals
3	Railway station, Yards, Depots, Airport
4	Special warehousing, cargo terminals.
5	All ancillary (complimentary) uses for above categories(decision of the authority shall be final)
6	All uses of T1, T2 & T3 are permitted

Table 4-6: Permissible Land uses in Public and Semi Public Category

U1	Urban amenities
1	Sub offices of utilities up to 50 sq. m
2	Police stations, post offices
3	Primary schools subject to space standards
4	Parks, Play grounds and Maidans
5	Telecommunication /microwave under special case
6	Nursery crèches
7	Spastic Rehabilitation centers , Orphanages, Government dispensaries
8	Public distribution system shops
9	Fire stations (subject to availability of access of atleast 12mts wide road)
10	Bill collection centers
11	Traffic and Transport related facilities
12	Places of worship, Dharmashala, hostels
13	Dhobi Ghat (*)
14	Broadcasting and Transmission stations
15	Public library
2	Urban amenities
1	All uses of U 1 are permissible.
2	Burial grounds, crematorium under special circumstances
3	Nursery school subject to a plot size of min 300 sq. m
U3	Urban amenities
1	All uses of U1 and U2 are permissible.
2	Higher primary schools, Integrated Residential Schools.
3	Health centers and Hospital.
4	Research institutions subject to the size
5	Government buildings, auditoriums, cultural complexes,
6	Educational Institutions , Colleges
U4	Urban amenities
1	All uses of U1, U2, and U3 are permissible
2	Meteorological observatories
3	Airport and ancillary uses

Table 4-7: Space standards for various buildings/uses

No.	Common to all permissible zones	Min. road width	Minimum size of plot (sq. m)
1	Kalyana Mantaps	24	1500
2	Cinema, game centers, Multiplex, convention centers	24	2000
3	Social clubs and amenities	18	1000
4	Multi storey car parking	18	1000
5	Office buildings (C3 and above)	18	500
6	Primary & Middle school	12	As prescribed by the competent Authority
7	High school with playground, Integrated Residential School	18	
8	College & higher educational institution	18	
9	Petrol pumps/Fuel stations	18	500*
10	Hotels and lodges,	18	1000
11	Service Apartments.	18	1000
12	LPG storages	12	500
13	Places of congregation	18	1000
14	Public libraries	9	300
15	Conference hall	18	1000
16	Community hall	18	1000
17	Nursing homes/ polyclinics		
	a)Nursing homes up to 30 beds	12	1000
	b)Hospitals or Nursing homes	18	2000
18	Star hotels (up to 3 star within Inner Ring Road)	18	2000
19	Star hotels (up to 3 star) Out Side Inner Ring Road & with in Outer Ring Road	18	4000
20	Star hotels (above 3 star) Anywhere within conurbation	18	4000
21	R & D lab	15	2000
22	Cold storage	12	2000
23	Automobile repair shop, engineering works	12	50

Note: * This minimum shall apply for areas in the intensively developed area only. The minimum size of plot and other regulations for moderately developed area and other areas the rules prescribed in Chapter 18 shall be insisted.

5 DEVELOPMENT CONTROL REGULATIONS APPLICABLE TO ALL ZONES:

5.1 SETBACKS

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

1. The left and right setback shall be with reference to width of the site.
2. Up to 11.5 m height, the setbacks are calculated as percentages of depth and width of the plot, as per Table.5-1.
3. Table.5-2 shall be referred for Buildings which are more than 11.5 m in height to fix the setbacks.
4. In case of irregular plots, the setbacks are to be calculated according to the depth or the width at the point where the depths or widths are varying and average setbacks shall not be considered in such cases.
5. The setbacks shall be provided in the owners plot. Public open spaces or conservancies should not be considered as setbacks.
6. Wherever the building lines are fixed, in such cases the front setback or the building line whichever is higher shall be considered as the front setback to the building.
7. Where proposals of road widening and building lines are specified, the setbacks and building lines are with respect to the proposed width of the road (From edge of the proposed road) or depth of the site, whichever is high. Where proposals of road widening of existing roads are not made, the building lines suggested are from the edge of the existing road. The proposals of road widening and building lines are as per table5-5.
8. In case of corner site, both the sides facing the road shall be treated as front side and regulations applied accordingly to maintain the building line on these roads and for providing better visibility.
9. In case of building facing more than two roads, the plot should be considered as corner plot taking two wider roads into consideration.
10. In case of site facing roads both in front and rear, both the sides facing roads shall be treated as front and other two sides not facing roads should be treated as right and the setbacks be applied accordingly.
11. **Constructions permitted in the setback area:** the following construction shall be permitted.
 - a) Pump room outside the plinth of the building.
 - b) Generator outside the plinth of the building with outdoor acoustic enclosure (within permissible noise level) and the chimney height should be 3 m above the neighboring building adjacent to the generator.
 - c) Watchmen's cubical not more than 3sq.m and fire control room (maximum 4m X 4m) outside the plinth of the building (no setback from the boundary).
 - d) Sump tanks outside the plinth of the building below the ground level.
 - e) Sewerage treatment plant outside the plinth of the building and below ground level.
 - f) Solid waste drying yard outside the plinth of the building but open to sky.
 - g) Children's play area outside plinth of the building, with a minimum clearance of 3m and incase of high rise building with a clearance of 6m for the movement of fire tenders.
 - h) Swimming pool outside the plinth of the building but open to sky.
 - i) Transformer / power substation (no setback from the boundary is required if permissible under the rules of MESCOM) and other services.
 - j) Open wells and bore wells.
 - k) RCC ramps for vehicular movement around the building up to a width of 6m may be permitted around the building and for entry to parking areas.

- l) Architectural features which are not usable for living or storage purposes with minimum clearance of 3.5 m and 6m from the boundary for low rise buildings and high rise buildings respectively. Such projections shall not be within 5m height from the ground floor level.
- m) In the case of plots of not exceeding 75sq.m a water closet of 1m X 1.2m may be permitted in the rear setback with a ceiling height of 2m.
- n) In cases of residential plots not exceeding 30ft.* 40 ft. size or 112 sq. m. area, whichever is more, open stairs may be permitted in the setback area, subject to abiding by building line prescribed, if any.

Note:

- For buildings other than high rise, items a, b, c, and g may be permitted touching the building with 1m setback from the boundary.
- Items b and f shall be permitted only in the side and rear setbacks.
- Items b and c shall be permitted touching the building

12. 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. A portico when allowed shall have a clear open space of 1m from the boundary of the property and in case of high rise buildings such portico should have a minimum clear height of 5m and a vehicle passage of 6m.

Table 5-1: Setbacks for building Height up to 11.5 m & Plot size of up to 4000 sq m.

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

* Subject to a minimum Set-back of 1.0 m.

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

Table 5-2: All around setbacks for buildings above 11.5 m height

No.	Height of the bldg (m)	Front, rear and side setbacks (m)
1	Above 11.5m up to 15.0 m	5.00
2	Above 15.0 m up to 18.0 m	6.00
3	Above 18.0 up to 21.0 m	7.00
4	Above 21.0 m up to 24.0 m	8.00
5	Above 24.0 m up to 27.0 m	9.00
6	Above 27.0 up to 30.0 m	10.00
7	Above 30.0 m up to 35.0 m	11.00
8	Above 35.0 m up to 40.0 m	12.00
9	Above 40.0 m up to 45.0 m	13.00
10	Above 45.0 m up to 50.0 m	14.00
11	Above 50.0m	16.00

5.2 Width of the Road

- While determining the width of the road the distance between the boundaries of a road including foot path, drains measured at right angles at the center of the plot.
- In case of roads having service roads in addition to the main roads, the width of the roads shall be aggregate width of service roads and main roads for determining the FAR.

3. In the case of roads on either side of High Tension lines, the width of the road does not include the buffer portion below the High Tension line. The road on either sides of the buffer shall be treated as separate independent roads.

5.3 Floor

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

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

5.4 FAR (Floor Area Ratio)

1. The ratio of the Floor area to the plot area is FAR. However, it includes escalators, open balconies, staircase and corridors.
2. The floor area ratio shall exempt the floor area used for purposes such as parking space, main stair case room, lift shaft, lift wells, and lift machine rooms, ramps, ventilation ducts, sanitary ducts and overhead tanks.
3. When the site does not face the road of required width noted against each, then the FAR applicable to the corresponding width of the roads shall apply.
4. Where a plot faces a wider road than the one prescribed against it, the FAR shall be restricted only to the limit prescribed for the area of the plot.
5. **Height of Building:** The height of the buildings coming within the landing and takeoff zones of aircraft in the vicinity of aerodrome should not exceed the height prescribed in table 6-11
6. **Additional FAR:** With a view to encourage redevelopment in old/core areas, additional floor area ratio(FAR), as an incentive is proposed for properties located within Zone I & Zone II which are amalgamated or reconstituted only after the date of approval of Revised Master Plan 2031. Details of additional FAR to be followed are as per the table mentioned below, (subject to the condition that the amalgamation shall result in a minimum increase of 25% of the original plot area.)

Table 5-3: Details of Additional FAR

Zone	upto 360 sq m.	Above 360 sq m. & upto 4000 sq m.	Above 4000 sq m.
Zone I	Prescribed FAR	0.25 additional FAR over the prescribed FAR	0.50 Additional FAR over the prescribed FAR
Zone II	Prescribed FAR	Prescribed FAR	0.25 Additional FAR over the prescribed
Zone III	Prescribed FAR	Prescribed FAR	Prescribed FAR

5.5 Ground coverage

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

5.6 Two or more buildings on the site

1. For more than one building on a given site, the distance between the buildings shall be 1/3 the height of the tallest building, between the buildings under consideration, subject to a minimum of 6m in case of high rise building whichever is higher.

2. In case, two or more buildings with different heights are proposed on a single site, then setbacks shall be applied with reference to the tallest building.

5.7 Garage

1. The maximum width of the garage shall not exceed 4m.
2. The garages shall not be constructed or reconstructed within 4.5m from the road edge. This may be relaxed in cases where the garage forms part of the main building with minimum setback for that plot.
3. The length of garage shall not exceed 1/3 rd the length of the site but not exceeding 8.0 m in any case.
4. In case of lumber room being proposed within the portion of the garage, the depth of the lumber room shall not exceed 1.25 m and entrance to such lumber room shall be from the rear setback only.
5. In the case of corner plots the garage shall be located at the rear corner diagonally opposite to the road intersection.
6. For garage, no side or rear setback should be insisted, one upper floor not exceeding 3.0 m height may be permitted provided, no openings are provided towards neighboring property and at least one opening for light and ventilation is provided towards the owners property.
7. The garage may be allowed in right or left side of the plot subject to site conditions.

5.8 Means of Access

1. The means of exclusive access which would be other than through public roads or streets shall not be more than 30.0 m in length from the existing public road and the minimum width of such access shall be 3.5 m. If the width of access road is less than 3.5 m, then max floor area permitted in such cases shall not exceed 150 sq m and 50 sq m in residential and commercial zones respectively irrespective of the simtal area.
2. FAR and height of the building shall be regulated according to the width of public street or road only.
3. The means of exclusive access which would be other than through public roads or streets having more width than the public road or street, but less than 30.0 m in length, then width of the public road or street shall be considered for reckoning FAR.
4. Access rights needs to be obtained before applying for any sanction/permission for development. Documents to support the rights obtained needs to be submitted along with the plan.

5.9 Basement

1. Means storey which is partly or wholly below the average ground level and with a height not exceeding a projection of 1.2 m above the average ground level and overall height of the basement under any circumstances should not exceed 3.00 m between the floor and the ceiling of the basement in case of normal parking. In case of stacked/ mechanical parking the height of the basement may be permitted up to a maximum of 4.50m
2. If a site is measuring less than 200sq m, and if the depth of the plot is less than 24.0 m., then car parking shall not be permitted in the basement floor.
3. If the minimum setback is more than 2.0 m, then the basement may be extended on all sides except the side abutting the road, provided the minimum setback between the basement and property boundary is minimum 2.0m. Subject to increase of 1.0 m for every additional basement.
4. Basement floors up to a maximum of 3 levels may be permitted for car parking.

5. Permissible uses in the Basement for buildings other than 3 star hotels and above category:
 - a. Dark rooms for X ray and storage of light sensitive materials
 - b. Bank Safes/ Strong room included in the FAR
 - c. Air condition handling units/equipment, connected with the building.
 - d. Parking
 - e. Radiology rooms ,
 - f. Home theatre in case of residential buildings subject to the condition of providing access from the ground floor.
6. In case of 3 star and above category of hotels, the spare area in the basement after catering to the requirement of parking facilities may be allowed to be used for other purposes incidental to the running of the hotel, such as; health club, shopping arcade, dining area, without kitchen facilities, with gas cylinder, administrative office, gym rooms, banquet/conferencing facility, swimming pool, discothèque etc. subject to reckoning of the same for FAR calculations.
7. Parking area cannot be used for any other purposes. Any misuse is considered as a violation of the DCR.
8. Basement in a residential building shall be allowed without taking into FAR calculations subject to the condition that it will be used only for the purposes of Home Theater or Gym or a combination of both for personal use of the occupant on a site which does not exceed 300sqm and should be in Residential (Main) area as per Revised Master Plan 2031. In such cases, it should be single dwelling unit only and the entry to the basement shall be from inside the main building itself.
9. When Basement is used for Car parking, the convenient entry and exit shall be provided. Adequate drainage, ventilation, lighting arrangements shall be made to the Satisfaction of the authority.

5.10 Ramps

1. Provision for ramp shall have a minimum width of 3.5 m and a slope of not less than 1 in 8. The ramp and the driveway for the basement shall be provided after leaving a clear gap of minimum 1.5 m from the property line. The slope of the ramp shall commence from 2.0 m of the edge of property line. In case of only one entry for high rise building minimum of 6m width ramp shall be provided.
2. Ramps for the physically challenged shall be provided in all Public buildings.

5.11 Public Toilets

- 1 In any commercial complex and assembly buildings public toilet blocks shall be provided compulsorily. Such public toilets shall be of minimum 1.5% of the total commercial floor area if the total commercial area is above 10,000sq.m. and of minimum of 2% of the total commercial area if the total commercial area is less than 10,000sq.m. Minimum size of common toilets should be 1.0m x 1.25m.
- 2 During construction of apartments / commercial buildings or other public buildings etc. temporary toilets shall have to be provided for the use of workers.

5.12 Projections

1. **Projection into open spaces:** Every open spaces provided either interior or exterior shall be kept free from any erection there on and shall be open to the sky and no cornice roof or weather shade more than 0.75 m wide or 1/3 rd of open space/setback whichever is less shall overhang or project over the said open space.

2. No projection shall over hang/project over the minimum setback area either in cellar floor or at the lower level of ground floor.
3. Cantilever Portico of 3.0 m width (maximum) and 4.50 m length (maximum) may be permitted within the side setback. No access is permitted to the top of the portico to use it as a sit out place and the height of the portico shall be not be less than 2.00 m from the plinth level. The portico is allowed only on the side where the setback/open space left exceeds 3.00 m width.
4. **Balcony:**
 - i. Balcony projection should not exceed 1/3 rd of the setback on that side subject to a maximum of 1.10m in the first floor and 1.75 m beyond the second floor. No balcony is allowed in the ground floor.
 - ii. The length of balcony on any side of the building shall not exceed 1/3 of the length of that side of the building.

5.13 COMPOUND AND GATES

1. A road side compound wall not exceeding 1.5m in height from the crown of the road shall be permitted while on the other side along the boundary of the building unit, the maximum height of the compound wall shall be 1.8 m only. A compound gate shall not be constructed or permitted on the curvature of the compound wall at the junction of the roads. Provided that in the case of building units having area of more than 2000 sq m gate pillar (hollow) to an extent of 1.44 sq.mts. internal area may be allowed up to the height of 2.4 Mts. Provided further that in the case of plots at the junction of streets, no boundary wall below the fence grill(with at least 50% perforation) facing the streets shall be raised to the height more than 0.8 Mt. from the kerb for a length of 9 Mts. from the junction of the streets.
2. Except on the junction of the roads where heights shall be prescribed as per standard design of a compound wall approved by the competent Authority. In case of mills, Buildings of competent Authority, Municipality and Government, the Authority may allow the compound wall to be raised to a height not exceeding 3 Mts. from the crown of the road in front and on sides.
3. The plots of active burial-grounds and crematorium abutting on the main road in residential locality shall be provided by the owners with a compound-wall having a height not less than 2.0 Mts. from the crown of the road in front.
4. No gates of compound wall shall open outward and shall be provided with a contrivance which shall prevent the gate from opening outward on the foot-path or road.
5. The entry or exit to the plot situated on the junction of the roads having a width of 12 meters or more shall be located at least 15 meters away from the corner point of the plot on such junctions. If the length of a side in such a plot is less than what is prescribed above, such entry or exit shall be provided at the farthest end of the plot from the junction.

5.14 No Objection Certificates

1. For all Development Plans, Apartment buildings and Residential layouts which come under the category stipulated by the KSPCB, necessary NOC from KSPCB (KSPCB shall mention the need for environment clearance if any in the NOC) shall be furnished.
2. For all buildings with a height of more than 15 m (Multistoried buildings) and special buildings, NOC from Fire Force in addition to NOC from Pollution Control Board (KSPCB shall mention the need for environment clearance if any in the NOC) shall be furnished.
3. For Cinema theatres, the setbacks and other provisions shall be as per Karnataka Cinematography Act and Rules.

4. NOC from Airport Authority of India shall be furnished where ever applicable.
5. In the case of P.D.Nos.40 &41, in the area, with-in a distance of 500m, from the R.M.P boundary, which is declared as area of “restricted development”, as per direction of Revenue Authorities, for all proposals of developments, shall be as per the master plan. Prior N.O.C shall be obtained from the competent Authority in the Revenue department.
6. As per the Official Secrets Act, 1923 and rule 8 of Defence of India Rules, 1971 the BEML lands (factory land & Township land) are notified as restricted area within the Master Plan 2031.

5.15 For Low Rise Buildings

1. The applicant shall deposit a refundable non-earning security deposit at the rate of **Rs. 50/- per sq m** of floor area for Residential buildings & **Rs. 100/-** for Non-Residential buildings. For the following categories of buildings namely.
 - a. Residential building group housing/ multi dwelling/ apartments having more than 4 dwelling units.
 - b. Non-Residential buildings above 500 sq m.
2. The Security Deposit shall be refunded at the time of issuing the occupancy certificate. If the construction is not as per approved plan, this deposit shall be forfeited and separate action initiated as per the provisions of KT&CP Act, 1961.

For High Rise Buildings:

- (a) The applicant shall furnish an Affidavit to undertake to pledge one completed usable lower floor, as security deposit.
- (b) The pledged floor (as security deposit), shall be released to the applicant at the time of issuing the occupancy certificate. If the construction is not as per the approved plan the pledged floor shall be forfeited to the authority after giving a notice to the applicant in this regard.

5.16 Registration

Only Registered Engineers / Structural Engineer /Architects / Urban Planners, as prescribed under these regulations are eligible to prepare plans / supervise / develop / etc. within the LPA and they shall submit an affidavit duly notarized to the extent that the safety of the building in terms of fire and resistance to earthquake are taken care while preparing the plan. Also, he/she shall undertake to acknowledge that he/she will intimate the competent authority, any violations with regard to sanctioned plan.

5.17 Securing Development Permission

Annexure A gives the procedure for securing development permission and Annexure B gives the general requirements for development permission.

5.18 Cul-de-Sac

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

5.19 General Notes

1. All permissions accorded by MUDA or Government / land acquired for specific use by the boards, corporations constituted by the government prior to coming into force of these regulations, shall be treated as conforming uses irrespective of the classification made in the Revised Master Plan 2031 under KTCP Act, 1961. This is to be allowed on a case by case basis only.

2. Government Projects / Schemes / Buildings may be permitted; irrespective of land use proposed in the Revised Master Plan 2031, except in designated parks and proposed roads.
3. All cases of SEZ approved by Government of India (GOI), till the Revised Master Plan-2031 is finally approved, shall be considered for clearance, irrespective of land use classification (except the drain buffers) subject to payment of fees under section 18 of KTCP Act, 1961. Decision of the Authority in this regard shall be final.
4. In case of buildings that have been permitted lawfully by CMC, TMC or MUDA and if such structures are an obstruction to the alignment of the proposed roads in Master Plan-II 2031, such road alignment shall be re-looked into by the authority and decision may be taken suitably.
5. When mixed uses are permitted on the plot, the land use of ground floor shall be considered as the main use and the relevant regulations shall be applicable.
6. In case of buildings having more than 15.0 m height, provision shall be made for fire safety measures in accordance with requirement as stipulated by the Fire Force authorities and a certificate from the competent authority shall accompany the completion report before the issue of occupancy certificate.
7. N.O.C shall be obtained from Fire Force department for all proposals of high rise buildings on application for issue of commencement certificate / license.
8. Installation of diesel generators in any use Zone shall be permitted only after obtaining no objections certificate from the Karnataka state pollution control board (KSPCB).
9. Mezzanine floor is not permitted in residential buildings.
10. Elevator (Lift) has to be provided for buildings with more than stilt/ ground +3 floors.
11. New Additions to existing buildings: In case of buildings which are existing prior to coming into force of these regulations, upper floors may be permitted according to the existing coverage subject to limitation of height, FAR, building line or any road widening proposals in accordance with present regulations, provided parking requirements are provided.
12. If the total floor area of a proposed building is more than 500 sq m, then an area measuring minimum of 3m x 5m abutting to the access road shall be reserved for installation of electrical transformer, while issuing building permission.
13. Plots / buildings having private ownership which are rented for specific public uses, on or before approval of Master Plan-II 2031 may be permitted for the original building uses in case of re-use of building for which they have been accorded by the competent authority.
14. No building or structure shall be built below the high voltage electric lines. Necessary buffer land shall be reserved in the layouts that may be permitted under various uses. These buffers shall be developed as open space use in the layout. Such buffers shall be counted as open space in the layouts under question and not as a median between the roads, (if any) on either side of the buffer. Development of such open spaces as parks abide by the horizontal & vertical clearances stipulated in the electricity board Rules, as stipulated in the table given below.

Horizontal & vertical clearances below High tension lines, as per Electricity board rules as noted below.

Table 5-4: Statement of buffers for different capacities of electric lines.

No	Description	Vertical distance from the max. 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 11KV	4.5	1.8	4.5
3.	H.T Line of 33KV	4.5	2.5	15.0
4.	H.T. Line of 66KV	4.58	3.0	18.0
5.	H.T. Line of 110KV	5.0	3.2	22.0
6.	H.T. Line of 132KV	5.0	3.5	27.0
7.	H.T. Line of 220KV	6.2	4.2	35.0
8.	H.T.Line of 400KV	Subject to clearance from Electrical Department		50.0

Note:

1. No habitable building shall be permitted within the horizontal and vertical distance from the electric line mentioned in table above
2. Buildings and growing of any trees shall not be permitted within the electric line corridor beyond the vertical and horizontal distance mentioned above.
3. Irrespective of the alignment of the HT lines shown in the master plan - 2031; the actual alignment shall be considered as per the ground conditions for approvals/permissions.

15. Rain water harvesting: Provision of Rain Water Harvesting is mandatory for all plots which are more than 200 sq m. in extent.

16. Plots of lesser than 200 sq m area shall provide for infiltration of rain water by not paving the setback areas of the plot or if paving is done, by resorting to paving with open joints to allow for rain water infiltration into the ground.

17. Solar energy: Solar lighting and solar water heating is compulsory for all multi storied and apartment buildings, for purposes of lighting requirements of the common use areas.

18. All existing land uses, which are identified as non-conforming uses, shall be allowed to continue till redevelopment is taken place.

Table 5-5: List of Important roads, widths and building lines

List of Important Roads, their Existing and Proposed widths in various stretches and proposed Building lines in Mysore City -Nanjangud Town						
No.	Name of the Road	From	To	Average Existing Road width (m)	Proposed Road Width (m)*	Proposed Building Line from edge of the Proposed Right of way (m)**
Mysore City						
A	Inner Ring Road					
1	Bangalore Nilgiri Road ¹	St Philomena circle	Gun house	18	30	3.00
2	Chamaraj Double Road ¹	BN Road	Ramaswamy circle	30	30	3.00
3	J.L.B road ¹	Ramaswamy circle	Railway station circle	24	30	3.00
4	Irwin Road	Railway Station Circle	Diwans Road	30	30	3.00
5	Seshasdri Iyer Road	Irwin road	Sayyaji Rao Road	15	24	3.00
6	Sawday Road	Sayyaji Rao Road	Ashoka Road	12	24	3.00
7	Church Road	Ashoka road	St Philomena circle	30	30	3.00
B	Intermediate Ring Road					
8	Bangalore Nilgiri Road					
	a)	TNN Circle (Millennium Circle)	Fountain Circle	30	45	4.50
	b)	Fountain Circle	Government House Circle	15	30	3.00
9	Hyder Ali Road	Government House Circle	T. Narasipura Road	15	30	3.00
10	Vasanth Mahal road	T. Narasipura Road	Ranaprathap Singji circle	18	30	3.00
11	Race Course road (East and South)	Ranaprathap Singji circle	BN Road	15	30	3.00
12	Bangalore Nilgiri Road	Madhuvana T- junction	JLB road junction	30	45	6.00
13	J.L.B road	BN Road junction	Kantharaje Urs road	24	30	3.00

List of Important Roads, their Existing and Proposed widths in various stretches and proposed Building lines in Mysore City -Nanjangud Town						
No.	Name of the Road	From	To	Average Existing Road width (m)	Proposed Road Width (m)*	Proposed Building Line from edge of the Proposed Right of way (m)**
14	New Kantharaje Urs road	JLB Road	Vishwamanva double road	24	30	3.00
15	Vishwamanva Double Road ² (Outer Ring Road to Radha Krishna avenue)	New Kantharaje Urs road	Radhakrishna Avenue (Bogadi- Gaddige road)	36	36	3.00
16	Radhakrishna Avenue (Bogadi-Gaddige road) ²	Vishwamanva double road	Open Air theater road junction (South)	30	30	4.50
17	Open Air Theatre Road	Bogadi –Gaddige Road	Hunsur Road	24	30	3.00
18	Hunsur Road	Open Air theater road junction (North)	Gokulam Road	30	30	4.50
19	Gokulam Road	Hunsur Road	KRS Road	21	30	3.00
20	Existing Road. in Manjunathapura	KRS Road	Paramahamsa road	12	30	3.00
21	Paramahamsa Road	Manjunathapura Road	Jawa Factory Road	15	30	3.00
22	Jawa Factory Road	Paramahamsa road	Sayyaji Rao Road	15	30	3.00
23	Sayyaji Rao Road ¹	Dr. Abul Kalaam Azaad (Highway Circle)	TNN Circle (Millennium Circle)	30	Existing road width is retained	3.00
C	Outer Ring Road (Including Service Road) All round the city²			45	45	4.50
D	Proposed Peripheral Road					
	a. B-N Road (N) to Bannur Road –via Naguvinahalli, Melapura, Mahadevapura-Channahalli-Horahalli (Existing M.D.R to be widened to 45 m width, outside LPA)			Existing links having	45	4.50

List of Important Roads, their Existing and Proposed widths in various stretches and proposed Building lines in Mysore City -Nanjangud Town						
No.	Name of the Road	From	To	Average Existing Road width (m)	Proposed Road Width (m)*	Proposed Building Line from edge of the Proposed Right of way (m)**
	b. Bannur Road (Outside LPA) c. Bannur road-B-N road (S) via Devalapura-Kadakola (M.D.R up to Devalapura and proposed deviation of B-N Road (to by-pass Airport Area) up to Kadakola d. B-N Road (S)- H.D Kote Road near Jayapura via Sinduvahalli-Talur(Existing M.D.R to be widened) (partly outside LPA) e. H.D Kote Road (partly outside LPA) f. H.D Kote Road- Hunsur Road near Elawala(via Gaddige Road, K. Hemmanahalli (Existing Village roads & Gaddige Road M.D.R) g. Hunsur Road-B-N Road(N) near Pashimavahini via Belagula Palahalli (M.C Road to be upgraded) (partly outside LPA)			various widths. (To be widened)		
E	Other Important Roads					
24	Mahadevapura Road					
	a)	Hyder Ali road	Outer ring road	24	30	3.00
	b)	Outer ring road	LPA boundary (Conurbation boundary)	24	45	4.50
25	Bannur Road ²					
	a)	Teresian College Circle	Outer ring road	24	30	4.50
	b)	Outer Ring Road	LPA Boundary	24	45	4.50
26	T. Narasipura Road					
	a)	Vasanth Mahal Road	Teresian college circle	24	30	4.50
	b)	Teresian college circle	Proposed outer ring road	24	30	4.50

List of Important Roads, their Existing and Proposed widths in various stretches and proposed Building lines in Mysore City -Nanjangud Town						
No.	Name of the Road	From	To	Average Existing Road width (m)	Proposed Road Width (m)*	Proposed Building Line from edge of the Proposed Right of way (m)**
	c)	Proposed outer ring road	LPA boundary	24	45	4.50
27	Heggada Devana Kote Road (Manandavadi Road)					
	a)	Srinivasa Circle	Outer Ring Road	24	30	4.50
	b)	Outer Ring Road	LPA boundary	30	45	4.50
28	Bogadi – Gaddige Road					
	a) ²	Open Air Theater Road Junction	Outer Ring Road	22	30	4.50
	b)	Outer Ring Road	Peripheral Road	22	45	4.50
29	Hunsur Road					
	a) Vinoba Road ¹	Metro pole Circle	Open air theatre road (Paduvarahalli junction)	30	30	4.50
	b) ²	Gokulam Road junction	Outer Ring Road	30	30	4.50
	c) ²	Outer Ring Road	LPA boundary	30	45	4.50
30	KRS Road	Hutagalli Road Junction	MC Road Junction	24	30	4.50
31	KRS Road (Princess Road)					
	a) ^{1, 2}	JLB Road Junction	Outer Ring Road	24	30	4.50
	b) ²	Outer Ring Road	Peripheral road (MC Road Belagula pump house)	24	45	4.50
32	Uttanahally Road (proposed B-N Road deviation)	B-N Road Junction	Peripheral Road	30	45	4.50
33	Bangalore- Nilgiri Road					

List of Important Roads, their Existing and Proposed widths in various stretches and proposed Building lines in Mysore City -Nanjangud Town						
No.	Name of the Road	From	To	Average Existing Road width (m)	Proposed Road Width (m)*	Proposed Building Line from edge of the Proposed Right of way (m)**
	a) Old Bangalore –Nilgiri Road	Tipu Circle	LPA boundary	30	45	4.50
	b) New Bangalore-Nilgiri Road	TNN circle (Millennium circle)	Old B-N Road	30	45	4.50
	c) Bangalore-Nilgiri Road ²	Gun House junction	Outer ring road (south - near A.P.M.C & town conurbation of Nanjangud town)	30	45	6.00
	d) Bangalore Nilgiri road in the rest of the local planning area				45	
E	Roads Linking the various Ring Roads					
34	Sayyaji Rao Road & New Sayyaji Rao Road ¹	Madhava Rao Circle (Agrahara Circle)	Dr. Abul Kalaam Azaad Circle (Highway Circle)	18	30	3.00
35	Albert Victor Road ¹ Heritage control limits	Hardinge Circle	KR Circle	Existing width to be retained		
36	Devaraja Urs Road	KR Circle	JLB Road	21	-	-
37	Lokaranjan Mahal Road	Hardinge Circle	Vasanth Mahal Road (Karanji Tank Bund)	12	18	3.00
38	Lalith Mahal Road (Narashima raja boulevard) Heritage Road	Race course circle	T. Narasipura Road	18	30	3.00
39	Irwin Road					

List of Important Roads, their Existing and Proposed widths in various stretches and proposed Building lines in Mysore City -Nanjangud Town						
No.	Name of the Road	From	To	Average Existing Road width (m)	Proposed Road Width (m)*	Proposed Building Line from edge of the Proposed Right of way (m)**
	a) ¹	Seshadri Iyer Road	Visvesvaraya Circle	30	Existing width retained	3.00
	b)	Visvesvaraya Circle	B-N Road	15	30	2.50
40	Narayana Shastri Road					
	a)	Dhanvantri Road	Devaraja Urs Road	12	18	1.50
	b)	Devaraja Urs Road	Krishnavilasa Road	15	18	1.50
	c)	Ramavilasa Road	Chamaraja Double Road	15	18	1.50
41	Dhanvantri Road	Diwans Road Junction	Sayyaji Rao Road	15	24	1.50
42	Ramavilasa Road	JLB Road	New Sayyaji Rao Road	18	24	3.00
43	Ashoka Road					
	a) ¹ Heritage control limits	Chamaraja Circle	Mahaveera circle (Silver jubilee Clock tower)	-	-	-
	b)	Mahaveera Circle (Silver jubilee Clock tower)	Church Circle	15	18	2.50
		Church Circle	Fountain Circle	18	24	
45	Pulikeshi Road	Sayyaji Rao Road	Hyder ali Road	15	18	1.50
46	VaniVilasa Road	JLB Road	Diwan Madhavarao Circle (Agrahara Circle)	32	-	3.00
47	M.G. Road					
	a) M.G. Road (Chavadi Road)	Diwan Madhavarao Circle	B-N Road Under pass	15	24	3.00

List of Important Roads, their Existing and Proposed widths in various stretches and proposed Building lines in Mysore City -Nanjangud Town						
No.	Name of the Road	From	To	Average Existing Road width (m)	Proposed Road Width (m)*	Proposed Building Line from edge of the Proposed Right of way (m)**
		(Agrahara Circle)				
	b) M.G. Road	B-N Road Under pass	Race course circle	15	24	3.00
	c) M.G. Road	Race course circle	Ranaprathap Singh circle	20	24	3.00
48	Chamundeswari Road	Chamaraja Double Road	N.I.E Road	12	18	2.00
49	N.I.E Road	HeggadadevanaKote Road	Ramunuja Road	19	24	1.50
50	Shalivahana Road					
	a)	B-N Road	Prabutwa Bhawan Road	21	24	3.00
	b)	Prabutwa Bhawan Road	Vasanth Mahal Road	12	18	2.00
51	Sarvajanika Hostel Road	Silk Factory Circle	Chamundeshwari Road	10	18	2.00
52	Ramunuja Road	Chamaraja Double Road extension	N.I.E Road	9 to 15	18	2.00
53	Madhavachar Road					
	a)	Basaveshwara Road	Kantharaje Urs road	15	18	2.00
	b)	Kantharaje Urs road	Srinivasa Circle	16	24	2.00
54	Dr.Ambedkar Road	Hardwick Circle	H.D Kote road	15	24	2.50
55	Temple Road	Hunsur Road	K.R.S Road (Princess Road)	24	30	3.00
56	Kalidasa Road					
	a)	K.R.S Road (Princess Road)	Valmiki Road	24	24	3.00
	b)	Valmiki Road	Temple Road	12	24	1.50
	C	Temple Road	Vijayanagara Ist Stage	24	24	3.00
57	Udayaravi Road	Andolana Circle	Dr.Ambedkar Road	24	24	3.00

List of Important Roads, their Existing and Proposed widths in various stretches and proposed Building lines in Mysore City -Nanjangud Town						
No.	Name of the Road	From	To	Average Existing Road width (m)	Proposed Road Width (m)*	Proposed Building Line from edge of the Proposed Right of way (m)**
58	Shivaji Road	Fountain circle	Municipal burial ground	18	24	1.50
59	Kamma Temple Street	Sardar Patel Road	Pulikeshi Road	9	18	1.50
60	Chikkaveeranna Rice Mill road	Pulikeshi Road	New Bannimantap Road	12	18	1.50
61	Anegundi Road	Sayyaji Rao Road	Sayyaji Rao Road	10	18	1.50
62	Theo bald Road	Hyder Ali road	Shalivahana Road	15	18	2.00
63	Kesare Road	Fountain circle	Outer ring Road	15	18	2.00
64	Manasara Road	Shalivahana Road	Lalitha Mahal Road (M.G Road)	15	18	2.00
65	Sewage Farm Road	N.I.E Road	B-N Road	12	24	3.00
66	Link Road from Vivekananda Nagar to Kuvempu Nagar	Vivekananda Circle	Udayaravi Road	9 to 18	18	1.50
67	Radhakrishna Avenue	M.N. Jois circle (JLB Road)	Vishwamanva Double road	30	30	4.50
68	Race Course Road(West of Race Course Road)	Lalit Mahal Road	Road to Foot Hills	15	24	3.00mts
69	Krishna Raja Boulevard¹ (Heritage Avenue)	Kantharaje Urs road	Vinoba Road	-	-	-
70	Narashima Raja Boulevard¹ (Heritage Avenue)	Zoo garden circle	T. Narasipura Road	-	-	-
71	Purandara Dasa Road¹ (Heritage control limits)	B-N Road	New Sayyaji Rao road	-	-	-
72	Deshika Road (Parakaala mutt road)	Krishna vilasa Road	Lakshmi Vilasa road	-	-	-

List of Important Roads, their Existing and Proposed widths in various stretches and proposed Building lines in Mysore City -Nanjangud Town						
No.	Name of the Road	From	To	Average Existing Road width (m)	Proposed Road Width (m)*	Proposed Building Line from edge of the Proposed Right of way (m)**
	(Heritage control limits)					
73	JaganMohana Palace Road (Heritage control limits)	New Sayyaji Rao road	Deshika Road (Parakaala mutt road)	-	-	-
F	List of important roads for which building lines are suggested (Distance of Building Line from the edge of the existing road)					
74	Vivekananda Road	KRS Road	Paramahamsa road	18	-	3.00
75	Chamaraja Double Road	Ramaswamy circle	B-N Road	30	-	1.50
76	Krishnavilasa Road ¹	JLB Road	Desika Road	15	-	1.50
77	Lakshmililasa Road ¹	Narayana Shastri Road	Desika Road	12	-	1.00
78	Adichunchanagiri Road	New Kantharaje Urs road	Pampapathi Road (Old H.D Kote Road)	24	-	3.00
79	Basaveshwara Road	Diwan Madhavarao Circle (Agrahara Circle)	JLB road junction	15	-	1.50
80	Nrupatunga Road	Udayaravi Road	Vivekananda Road	18	-	1.50
81	Panchamantra Road	Udayaravi Road	New Kantharaje Urs road	18	-	1.50
82	KSRTC Depot Road	Adichunchanagiri Road	Vivekananda Circle	24	-	2.00
83	Sreerampura Road	Vivekananda Circle	HeggadadevanaKote Road	18	-	2.00
84	Ramakrishna Nagar Road	Vivekananda Circle	Udayaravi Road (via R.K.Nagar G & H block)	18	-	2.00
85	Link Road between H.D Kote Road and Ooty Road	HeggadadevanaKote Road	Ooty Road	25	-	3.00

List of Important Roads, their Existing and Proposed widths in various stretches and proposed Building lines in Mysore City -Nanjangud Town						
No.	Name of the Road	From	To	Average Existing Road width (m)	Proposed Road Width (m)*	Proposed Building Line from edge of the Proposed Right of way (m)**
86	Akkamahadevi Road (Sterling Theater Road)	NIE Road	Link Road between H.D Kote Road and Ooty Road	18	-	2.00
87	Chaduranga Road	Andolana Circle	Hunsur Road	20	-	2.00
88	Paduvana Road	Udayaravi Road	Channaiah Road	18	-	2.00
89	Channaiah Road	Vishwamanva double road	Chaduranga Road	28	-	2.00
90	Valmiki Road	Hunsur Road	K.R.S Road	30	-	2.00
91	Gokulam Contour Road	K.R.S Road	K.R.S Road	18	-	2.00
92	Rajkumar Road	Mahadevapura Road	Bannur Road	24	-	3.00
93	Kamakshi Hospital Road	Kantharaje Urs Road	Paduvana Road	20	-	2.00
94	Akbar Road	Anegundi Road	Ashoka Road	9	-	1.50
95	Kabeer Road	Anegundi Road	Ashoka Road	9	-	1.50
96	Sardar Patel Road	Sayyaji Rao Road	Gandhi Square	15	-	3.00
97	JLB Road	Kantharaje Urs Road	Ramaswamy circle	24	-	3.00
98	Diwans Road	Ramavilasa Road	Dhanvantri Road	12	-	1.50
99	D.Banumaiah Road	Chamaraja double road	VaniVilasa Road	15	-	1.50
100	Benki Nawab Road	Sardar Patel Road	Sawday Road	9	-	1.00
101	Chandra Gupta Road	Mahaveera Circle	B-N Road	9	-	1.50
102	St.Marrys Road	FTS Circle	Devanur Tank Band Road	12	-	1.50
103	Thyagaraja Road	Diwan Madhavarao Circle (Agrahara Circle)	Chamaraja Double Road	12	-	1.50
104	Pampapathi Road	Fire Brigade Road	H.D Kote Road	15	-	2.00

List of Important Roads, their Existing and Proposed widths in various stretches and proposed Building lines in Mysore City -Nanjangud Town						
No.	Name of the Road	From	To	Average Existing Road width (m)	Proposed Road Width (m)*	Proposed Building Line from edge of the Proposed Right of way (m)**
105	Chitrabhanu Road	Udayaravi Road	Vishwamanva double road	12	-	1.50
Nanjangud Town						
106	Bangalore – Nilgiri Road					
	a)	Kabini River	Hullahalli nala		45	4.50
	b)	Hullahalli nala	Nanjangud Town conurbation boundary		30	4.50
	c)	Nanjangud conurbation boundary	LPA boundary		45	4.50
107	Chamarajanagar Road	Bangalore – Nilgiri Road	LPA boundary	24	30	4.50
108	Hullahalli Road	Bangalore – Nilgiri Road	LPA boundary	21	24	3.00
109	M.G. Road					
	a)	Bangalore – Nilgiri Road	Hullahalli nala	18	-	2.00
	b)	Hullahally nala	Railway Station	12	-	1.50
	c) Bazar Road	Railway Station	Sreekanteshwara Temple	12	-	1.50
110	Rashtrapathi Road					
	a)	Bangalore – Nilgiri Road	Railway Line	12	18	2.00
	b)	Railway Line	Sreekanteshwara Temple	12	18	2.00
Note 1 : * In the stretches of the road/roads where there is / are Heritage Structures, notified by the Heritage Committee appointed by the Government, the road widening proposals is / are subjected to clearance from the Heritage committee.						

List of Important Roads, their Existing and Proposed widths in various stretches and proposed Building lines in Mysore City -Nanjangud Town						
No.	Name of the Road	From	To	Average Existing Road width (m)	Proposed Road Width (m)*	Proposed Building Line from edge of the Proposed Right of way (m)**
	Note 2: ** Building Lines suggested are beyond the proposed road width. If the existing road width itself is more than the proposed width the building line shall be from the edge of the existing road.					
	Note 3: Building lines suggested are the minimum setback in the plots. The actual setback in any plot is based on the extent of area of the plot and land use. The higher of the two (i.e., setback or building line) shall be followed.					
	Note 4 : where proposals of widening of existing roads are not made, the building line suggested are from the edge of the existing road					
	<p>Note 5: Building lines: Building lines are the imaginary lines on either side of the existing roads, parallel to the center line of the road, up to which any new proposals of building can be built on plots adjacent to the roads. In the case of roads proposed for widening, till they are widened, any proposals of development in the plot by the owners shall reserve portion of their plot required for road widening and the same shall be handed over to the authority free of cost. The FAR allowed is for the original plot, whereas the plot coverage is for the reconstituted plot and also in addition, provides the minimum set back required beyond the proposed road edge. (For the purposes of assessing the minimum setbacks and other building provisions such as percentage of coverage, number of floors etc., the proposed road widths and the plot dimensions remaining beyond the proposed road width shall be considered.</p> <p>Building lines in CBD: Minimum building line of 1.00 m from the edge of the existing road is stipulated for all through commercial streets in CBD. If separate building lines are stipulated specifically, in the above table, the higher of the two shall be followed.</p> <p>Building lines outside Ring Road: The building line for all the roads that are coming under National Highway or State Highway may follow the building line prescribed in the above table or as per the Highway norms, whichever is higher.</p> <p>Note 6: Roads within the LPA: All the proposed road widths within the Local Planning Area shall be as per the proposed circulation pattern mentioned in the Master Plan II- 2031.</p>					

Explanations:

- 1- Roads along which Heritage structures exists / Roads which are designated as Heritage Roads / Roads within the Heritage control limits.
- 2- Future Monorail corridor

Mutation Corridor:

Stretches of important roads, which are designated as Mutation Corridors are as defined in 6.51.

6 REGULATIONS FOR MAIN LAND USE ZONES

6.1 RESIDENTIAL (MAIN)

6.1.1 Description

The areas of the city which have predominantly residential land use pattern are considered for the Residential (Main) zone. This includes many old areas of the city such as Parts of Fort Mohalla, K. R. Mohalla, Devaraja Mohalla, Mandi Mohalla, Lashkar Mohalla, Nazarabad Mohalla and areas in moderately and sparsely developed areas and Nanjangud Town.

6.1.2 Regulations

1. Permissible land uses

- a. Main Land use: **R & T1**
- b. Ancillary Land use category: **C2, I-2 & U3**
- c. Ancillary use is allowable upto 20% of the total built up area or 50 sq m. whichever is lower
- d. If the Plot size is more than 240 sq m. having a frontage of 10.0 m or more, and the abutting road is more than 18.0m in width, ancillary uses may be used as main use.
- e. Parks, Playgrounds & open spaces.

Table 6-1: Plot Size and Ancillary uses permissible in Residential (Main)

No.	Plot size (sq m.)	Maximum Ground Coverage	FAR	Road width (m)
1.	Up to 360	Up to 75 %	1.50	Up to 12.0
2.	Above 360 up to 1000	Up to 65 %	1.75	Above 12.0 up to 18.0
3	Above 1000 up to 2000	Up to 60 %	2.25	Above 18.0 up to 24.0
4.	Above 2000 up to 4000	Up to 55 %	2.50	Above 24.0 up to 30.0
5.	Beyond 4000	Up to 50 %	2.75	The provision of approval of development plans shall be followed, as per regulations in chapter 9

2. Notes

1. Setbacks shall be in accordance with Table.5-1 & Table.5-2 depending on the size of the plot & height of building respectively.
2. If the road width is less than 9.0 m, then the maximum height is restricted to 11.5 meters.
3. Multi dwelling units (Apartments) shall be allowed only on plot sizes of 360 sq.mtrs & above, in Zones I and II and on plots above 750 sq m. in Zone III. In both cases, the road width shall be more than 9.0 m.

6.1.3 Parking

As applicable vide Table no: 7-1

6.1.4 Prevention & Control of Noise Pollution

As per the Government Circular: GO NO. FEE 46 ENV 2000, Bangalore, dated 13.08.2002 issued by the Department of Forest, Ecology & Environment, Government of Karnataka, it is mandatory to regulate and control noise producing and generating sources with the objective of maintaining the ambient air quality in respect of noise in residential, commercial and industrial areas.

6.2 RESIDENTIAL (MIXED)

6.2.1 Description

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

1. The design and development of mixed use activity areas provide opportunities to create and/or maintain a special community identity and a focal point for a variety of city wide, community and neighborhood functions.
2. Mixed activity areas address the demand for employment, shopping and residential areas within the city.
3. Mixed activity is observed in intensely developed area in zone I and in the surrounding areas shown in a separate zoning map showing mixed residential areas in the zone.

6.2.2 Regulations

1. Permissible land uses

- a. Main land use category: **R**
- b. Ancillary land use category: **C2, I-2, T-2** and **U3**
- c. Ancillary land use is permissible up to 30% of the total built up area
- d. Parks, Playgrounds & open spaces

Table 6-2: FAR and Ground Coverage in Residential (Mixed) zone upto 4000 sq m.

No.	Plot size (sq m.)	Maximum Ground Coverage	FAR	Road width (m)
1	Up to 360	Up to 70 %	1.50	Up to 12.0
2	Above 360 up to 1000	Up to 65 %	2.00	Above 12.0 up to 18.0m
3	Above 1000 up to 2000	Up to 60 %	2.25	Above 18.0 up to 24.0m
4	Above 2000 up to 4000	Up to 55 %	2.50	Above 24.0 m up to 30m
5	Beyond 4000	Up to 50 %	2.50	Above 30m

Notes

- a. Setbacks shall be in accordance with Table.5-1 & Table.5-2 depending on the size of the plot & height of building respectively.
- b. If the road width is less than 9.0 m, then the maximum height is restricted to 11.5 meters.

6.2.3 Parking

- a. However, equivalent Buildings with a floor area not exceeding 100sqm are exempted from providing car parking. Parking fee shall be levied as determined by the authority from time to time. This is applicable only for areas coming within Zone I
- b. As applicable vide Table no:7-1

6.3 COMMERCIAL (CENTRAL)

6.3.1 Description

The Historic and commercial core of Mysore, located within the inner ring road is the central business district and the commercial zone, east of railway line in Nanjangud Town.

6.3.2 Regulations

1. Permissible land uses

- a. Main Land use category: **C4**
- b. Other land uses permissible (as main land use): **R, I-3, T3 & U4**
- c. Parks, Playgrounds & open spaces

Table 6-3: FAR and Ground Coverage in Commercial (Central)

No.	FAR (Maximum)	Ground Coverage
1	2.50	75%

2. Notes

- a. Setbacks need not be insisted except on the front side up to a plot area of 150 sq m. And for plots ranging between 150sqm to 500sqm, no side setbacks shall be insisted. In all other cases setbacks shall be in accordance with Table 5-1 or Table 5-2 depending on the height of the proposed building and the plot size and table 5.5.
- b. If the road width is less than 9.0 m, then the maximum height is restricted to 11.5 meters.

6.3.3 Parking

- a. Buildings with a floor area not exceeding 100sqm are exempted from providing car parking. However, equivalent parking fee shall be levied, as determined by the authority/ M.C.C, from time to time, at the rate fixed by the commissioner. Parking fee shall be credited to a separate head of account and it shall be used for providing parking facilities.
- b. Parking as applicable vide Table 7-1

6.4 COMMERCIAL (BUSINESS)

6.4.1 Description:

Commercial zones identified in the proposed land use maps, outside the inner ring road and Nanjangud Town outside the old bazaar area.

6.4.2 Regulations

1. Permissible land uses:

- a. Main land use category: **C3**
- b. Other land uses permissible (as main land use): **R, I-3, T3 & U4**
- c. (i) if the road width is less than 12.00 m and plot area is less than 240sq.m then, only C-1 and I-1 are permissible.
(ii) If the road width is 12.00m and above but below 18.00 m, the uses under category **C2**, I2 and U4 are permissible.
(iii) Roads of 18mt and above are classified as major traffic roads of the city and are identified as future major commercial access of the city carrying through traffic. Commercial uses upto C3 are permitted in the road under question.
- d. Parks, Playgrounds & open spaces

Table 6-4: FAR and Ground Coverage in Commercial (Business) up to 10000 sq m.

Road width (m)	FAR	Coverage
Less than 9	1.50	55 %
Above 9 and up to 12	1.75	50 %
Above 12 and up to 18	2.00	50%
Above 18.0 up to 24.0	2.25	45 %
Above 24.0 m up to 30.0	2.50	40 %
Above 30.0 m	2.75	40 %

2. Notes

- a. Setbacks shall be in accordance with 5-1 or Table 5-2 depending on the height of the proposed building and the plot size and table 5-5. The land required for road widening shall be handed over to the authority free of cost. The FAR allowed is for the original plot and the coverage is for the reconstituted plot.
- b. If the road width is less than 9.0 m, then the maximum height is restricted to 11.5 meters.

6.4.3 Parking:

As applicable vide Table no 7-1.

6.4.4 Hawking & Non- Hawking Zones

The competent authority may to its description decide upon the areas to be designated as the hawking and non-hawking zones within its local planning area limits. The norms of The Street Vendors (Protection of Livelihood and Regulations of Street Vending) Act, 2014 shall be applicable.

6.5 MUTATION CORRIDORS

6.5.1 Description

The radial corridors and main arteries/corridors of the city are designated as Mutation Corridor Zones. (Refer Table 5-5). These are the main arteries and are generally regional roads, carrying heavy and through traffic. Any developments on either side are required to have separate service roads to minimize interruption to the through traffic. Any development in these corridors is subject to provision of service roads of 9m width, to reduce interference, congestion and strict access control.

Irrespective of the Mutation Corridor shown in the Master Plan 2031, it shall be considered along the outer ring road, peripheral ring road and all proposed 45m radial roads within the conurbation boundary.

6.5.2 Regulations

1. Eligibility for the zone

- a. Plots facing the corridors shall have a minimum frontage of 18m.
- b. For mutation corridor, the maximum depth for zone consideration in case of sub divided layout is two property depth (if they are amalgamated), subject to the condition that entry and exit are provided from the front road only (abutting the Mutation corridor), so that the residential area on the rear side is insulated from the effects of commercial activity. In case, the applicant cannot come up with the reconstituted/amalgamated plot, then, only one property depth shall be allowed.
- c. In case of lands that have no plotted development, a maximum of one property depth, as per the document, which existed prior to the approval of Master Plan-II 2031, subject to a maximum depth of 300 m from the edge of the proposed road.
- d. For the purpose of claiming benefit under Mutation Corridor, if access is provided for the rear property using another property abutting the Mutation Corridor, then the Mutation Corridor benefits shall not be allowed.
- e. Land required for constructing a two lane service road of 9 m width shall be relinquished by the owner to the Authority free of cost, subject to the condition that the coverage shall be for the reconstituted plot and the FAR is for the original plot.
- f. Service roads are subject to strict access control, with access at intervals of not less than 200 m (to be decided by the authority as per the National highway standards), to ensure safety and minimum interference with main traffic.

2. Permissible land uses:

- a. Main Land use category: C4
- b. Other land uses permissible (as main land use): R, I-3, T3 & U4
- c. Parks, Playgrounds & open spaces

Table 6-5: FAR and Ground Coverage in Mutation Corridors (Commercial)

No.	Plot size	FAR	Ground Coverage	Road width
1	All plot sizes upto 10000 sq m.	2.25	55%	Up to 30m
2	All plot sizes above 10000 sq m.	2.50	50%	Above 30m

Note

- a. Setbacks shall be in accordance with Table 5-1 or Table 5-2 depending on the height of the proposed building and the plot size and table 5-5

6.5.3 Parking:

As applicable vide Table no: 7-1

6.6 COMMERCIAL AXES

6.6.1 Description

- 1) The Roads of 18.0 mtrs and above in various residential localities which are bounded by inner and outer ring road are recognized as Commercial Axes & are included in this zone.
- 2) In residential areas, outside the outer ring road (i.e. area beyond the area stated in (1) above), roads of 24.0 mtrs width and above are recognized as Commercial Axes & are included in this zone.

Regulations

1. Permissible land use category

- 1) On all Roads of 18m and above, with-in the area stated in category(1) above, Commercial uses upto C3 are permitted, subject to widening of road, as prescribed in table 5-5 and subject to space standards, as prescribed in table 4-7 and Parking norms.
- 2) In cases stated in category(2) above, on all Roads of 24.0 mtrs and above, Commercial uses upto C3 are permitted, subject to space standards, as prescribed in table 4-7 and Parking norms.
- 3) Parks, Playgrounds & open spaces.

2. FAR and Ground Coverage

The FAR and Ground Coverage Regulations for the Commercial Axes will be same as that of the table for the surrounding residential use through which it passes.

Note:

- a. Setbacks shall be in accordance with Table 5-1 or Table 5-2 depending on the height of the proposed building and the plot size and Table 5-5. The land required for road widening shall be handed over to the authority free of cost. The FAR allowed is for the original plot whereas the coverage is for the reconstituted plot.
- b. If the road width is less than 9.0 m, then the maximum height is restricted to 11.5 meters .

6.6.2 Parking

As applicable vide Table no: 7-1

6.7 Special Commercial Zones

6.7.1 Special Commercial Zones for District centers in Mysore city conurbation Area

The intension of this special regulation is to regulate the development of the “District Centers”, in a planned manner, to achieve the character of a decentralized Commercial Node.

The district centre is to provide for

- (a) Commercial complexes providing shopping malls to cater to departmental stores, various showrooms, professional offices, public offices like zonal offices, banks, reservation counters, post & telegraph offices etc., restaurants, canteens etc., a vegetable market with a separate wing for mutton & fish stalls.
- (b) Off street parking (M.L.C.P) at one or two locations at the centre, with an additional 5% parking over the actual requirement worked out for the various commercial & public activities.
- (c) Open spaces
- (d) Transport facilities, like bus bays, bus stand etc.
- (e) Service roads as access to commercial & public uses.
- (f) Space for informal commercial activity

Commercial development in this zone is subject to abide by the scheme / layout that will be approved by the authority. Alternatively, the authority may take the development, as a scheme or development by any participatory model that may be worked out by the authority.

Development is subject to plot limitations of 4,000sq m and conditions of providing central parking and other desirable facilities

Minimum Plot area 4000 sq.mtrs.

Plot coverage 45%, FAR = 2.5, Maximum height of buildings G+4.

Minimum road width 18m, with access for the commercial complexes from the service roads of adequate width. 10% park area and 5% additional parking in addition to the parking requirement as per table 7-1

6.7.2 Special Commercial Zone for International convention centre in P.D.No.43

Development in this zone is subject to plot limitations of not less than 2.00ha

Permissible uses:

Convention centers, hotels, restaurants, resorts, sports & recreational activities (sports village), stadiums, swimming pool, race course and golf course, yoga centers. Residences, as ancillary to the permissible uses may be permitted, but not residential development for individual ownership or housing development

Minimum plot size 2.00ha

Minimum road width 18.0m

Plot coverage 20%

FAR 0.5

No of floors G+3

Parking layout to be got approved at the time of sanction of Development plan.

6.8 INDUSTRIAL (GENERAL)

6.8.1 Description

This zone supports the establishment of all types of industries

6.8.2 Regulations

1. Permissible land uses

- a. Main land use category: I-1 to I-5
- b. Ancillary land use category: R, C4, U2 & T3
- c. Ancillary use allowable up to 10 % of the total land area.
- d. Minimum road width is 12 m. If the road width is more than 15 m, T3 may be allowed as main land use.
- e. Parks, Playgrounds & open spaces

Table 6-6: FAR and Ground Coverage in Industrial (General)

No	Size of the Plot (sq m.)	Ground Coverage	FAR	Setback Front	Setbacks Rear & Sides
1.	Up to 230	80%	1.00	1.00	1.00
2.	Above 230 up to 1000	60%	1.25	4.50	3.00
3.	Above 1000 up to 2000	50 %	1.25	6.00	5.00
4	Above 2000 upto 4000	40 %	1.25	8.00	5.00
5	Above 4000 upto 8000	35%	1.00	8.00	6.00
6	Above 8000	30%	0.5	15.00	12.00

2. Notes

- a. After leaving minimum setbacks as per the above table, the plot cannot be used for erecting a meaningful building, the Authority may insist for set back as in Table 5-1 or Table 5-2 & 5-5.
- b. If the road width is less than 9.0 m, then the maximum height is restricted to 11.5 meters.
- c. All lands/sites allotted by government agencies like KIADB, KSIIDC etc, for industrial use shall not be permitted to be utilized for any other use, without the NOC from such departments/ agencies as the case may be.
- d. Whenever the minimum plot area is less than the one specified in the particular category the zoning regulations prescribed for the previous category should be adopted
- e. Control of Air & water Pollution
 - i. No industrial effluent shall be disposed or exposed so as to cause nuisance and endanger to public health.
 - ii. Without prejudice to the generality of the above provisions, the Competent Authority may stipulate certain conditions or measures to control the air borne emissions and liquid effluents from industrial units. These measures shall be stipulated as conditions of the development permission.
 - iii. Industries in the special industrial zone (hazardous industries) which emit liquid and gaseous effluents shall not be allowed to emit such effluent unless they are purified and rendered harmless from the public health point of view by provision of purification plants, as may be prescribed by the Competent Authority and/or the Karnataka State Pollution Control Board.
 - iv. Control as prescribed from time to time by the pollution control board / Competent Authority shall be applicable to all development and redevelopment.

6.8.3 Parking

As applicable vide Table no: 7-1

6.9 INDUSTRIAL (Hi –Tech)

6.9.1 Description

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

6.9.2 Regulations

1. Permissible land uses:

- a. Main land use category: I-3
- b. Ancillary Land use: R, C3, T2 & U4
- c. Ancillary use allowable up to 40 % of the total built up area wherever the road width is less than 12m, then on such lands residential developments may be permitted as main use.
- d. Parks, Playgrounds & open spaces

Table 6-7: FAR and Ground Coverage in Industrial (Hi-Tech Zone)

No	Size of the plot (sq m.)	Ground cover	Permissible FAR	Road width (m)
1	Up to 1000	55%	1.75	Up to 12.0
2	Above 1000 up to 2000	50%	2.00	Above 12.0 up to 18.0
3	Above 2000 4000	50%	2.25	Above 18.0 up to 24.0
4	Above 4000 up to 6000	45 %	2.75	Above 24.0 up to 30.0
5	Above 6000 up to 12000	45 %	3.00	Above 30.0

2. Note

- a. Setbacks shall be in accordance with Table 5-1 or Table 5-2 depending on the height of the proposed building and the plot size and table 5-5.
- b. If the road width is less than 9.0 m, then the maximum height is restricted to 11.5 meters.

6.9.3 Parking

As applicable vide Table no: 7-1

6.10 Special Industrial Zone (Film city)

Development in this zone is subject to plot limitation of min. 2.00ha.

Permissible Uses:

Uses associated with film industries, studios, water sports & other sports activity (sports village), stadium of international repute, race course & golf course, yoga centers, convention centers, any other ancillary uses related to the main uses. No sub division of land for residential purposes. Parking layout to be got approved.

Minimum plot size	2.00ha
Plot coverage	20%
FAR	0.5 G+3 floors
Minimum road width	18m

6.11 PUBLIC AND SEMI PUBLIC (P&SP)

6.11.1 Description

This zone includes Government owned complexes and civic amenities and large infrastructure facilities of health, education, sports, cultural and social institutions managed by government or private organizations (Institutions)

6.11.2 Regulations:

1. Permissible land use

Main land use category: **U4**

This shall include Government administrative centers, district offices, law courts, jails, police stations, institutional offices, health facilities (including health tourism), educational, cultural and religious institutions, community halls, working hostel facilities, convention centers of non-commercial nature, utilities and all uses permissible in parks and open spaces.

- a. Ancillary land use category: **R, C2 & T2**
- b. Ancillary uses to the main use shall not exceed 20% of site area.
- c. Parks, Playgrounds & open spaces

Table 6-8: FAR and Ground Coverage in Public and Semi Public

No	Size of the plot (sq m.)	Ground cover	FAR	Setbacks
1	Up to 500	60%	1.50	Refer Table5-1 or Table 5-2 and 5-5 as the case may be
2	Up to 1000	55%	1.75	
3	Above 1000 up to 2000	50%	2.00	
4	Above 2000	45%	2.25	

2. Note

- a. In case, any private property is included within the boundary designated as Public and Semipublic use and if the owner can establish that the ownership of land vests with him/her, the land use adjoining the land shall be assigned to the land in question.(to be decided by the Authority only).
- b. If the road width is less than 9.0 m, then the maximum height is restricted to 11.5 meters.

6.11.3 Parking

As applicable vide Table no: 7-1

6.12 TRAFFIC AND TRANSPORTATION (T&T)

6.12.1 Description

Transportation zones are reserved for Transport and Transport related activities such as railway yards, railway station, railway workshops, bus stands, bus stations, bus shelters, road and transport depots, parking areas, airport, air stations, post offices, telegraph offices, telephone & telephone exchanges, television telecasting, broadcasting stations, microwave stations and offices in their premises, special warehousing, cargo Truck terminals and transfer of cargo between different types of transport (rail, road, air), with residential quarters and watch & ward.

6.12.2 Regulations

1. Permissible land uses

- a. Main land use category: **T4 (For MLCP, refer note below)**
- b. Ancillary land uses: **R, U2, C2, I-3**
- c. Ancillary land uses permissible subject to a condition that the built up area shall not exceed 300 sq m or 5% whichever is higher.
- d. If the road width abutting the land is less than 12m then I-2, U2 or C2 may be allowed as main land use or as independent land use.
- e. For K.S.R.T.C Transport Terminals, the uses specified in G.O No. UDD249BeMaPra2008 dated 09/07/2009. (Railway lines, Railway yards , Railway stations, Railway workshops and sidings, roads, transport depot, bus stations and bus shelters, parking areas, truck terminals, dockyards, jetty piers, airport and air stations, post offices, telegraph offices, telephones and telephone exchanges, television, telecasting and radio broadcasting stations, microwave stations and offices in their own premises and residential quarters for watch and ward.
- f. Parks, Playgrounds & open spaces

Table 6-9: FAR and Ground Coverage in Traffic and Transportation

No	Size of the plot (sq m.)	Ground Coverage	FAR	Setbacks
1	Up to 500	60%	1.00	Refer Table 5-1 or Table 5-2 and 5-5
2	Up to 1000	55%	1.25	
3	Above 1000 up to 2000	50%	1.50	
4	Above 2000	45%	1.50	

2. Uses are permissible under special circumstances:

Retail shops, restaurants and hotels, showrooms, offices, boarding and lodging houses, banking counters, indoor recreational uses, multiplexes, clubs, godowns, two wheeler and four wheeler parking and other conforming commercial activities that are ancillary to the main use like petrol bunk , Provided total area for such ancillary uses shall not exceed 45% of the allowable FAR of the project when taken up by the Central & State government and Public undertakings, and shall not exceed 20% of the allowable FAR in other cases.

Note:

- a. When **Multi Level Car Parking (MLCP)** is proposed on a plot as independent activity, there shall not be any limitation of FAR or height of building subject to condition that it satisfies fire and airport authority restrictions where ever applicable. In heritage control

areas, the Special Heritage Committee's concurrence is mandatory, for the proposals prepared as per the Special Regulations (Vide Chapter 11 of these regulations.)

- b.** Constructions (permanent/Temporary) for cobbler shop/hopcoms/fish stalls, etc., transformer/substations flag post pedestals of local associations shall not be permitted on the road, land and pedestrian path(footpath). This activity can be provided only in specific informal commercial land suitably earmarked.
- c.** Only bus shelters are permitted in the road land.

6.12.3 Parking

As applicable vide Table no: 7-1

6.13 PUBLIC UTILITIES (PU)

6.13.1 Description

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

6.13.2 Notes

- a.** The buffer created for accommodating the utilities such as Power, Water Pipeline, Oil pipelines, and High Voltage lines, gas lines and any other utilities. (“Each buffer”) is dictated by technical standards specified by the competent authority.
- b.** In case of new developments, these shall remain as non-buildable areas and remain as reservations and marked for the purpose intended. They may be considered for calculation of open spaces within the schemes while approving building/development and layout plans.
- c.** For HT Lines, KPTCL standards are to be followed.
- d.** Parks, Playgrounds & open spaces

6.14 PARKS AND OPEN SPACE (P)

6.14.1 Description

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

6.14.2 Regulations

1. Permissible land uses

- a. Uses permissible include: Sports grounds, stadium, playgrounds, parks, swimming pools, cemeteries, garden land, social forests and crematoria.
- b. **Uses permissible under special circumstances by the authority:** Open air theatres, indoor recreational uses, dwelling for watch and ward, sports clubs, and libraries, milk booths, HOPCOMS run by the concerned dept. only. The area of such use shall not exceed 5% of the total area and shall not be more than G+1 floor in any case with required parking facilities,
- c. Setbacks for the above will be decided by the Authority taking into account the surrounding development and traffic scenario in that area.
- d. Parks, Playgrounds & open spaces may be permitted in all other landuse zones, as permissible use.

2. Valley

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

- a. Sewerage Treatment Plants and Water treatment plants
- b. Roads, pathways, formation of drains, culverts, bridges, etc which will not obstruct the water course, run offs, channels.
- c. In case of water bodies a 30.0 m buffer of 'no development zone' is to be maintained around the lake (as per revenue records) with exception of activities associated with lake and this buffer may be taken into account for reservation of park while sanctioning plans.
- d. If the valley portion is a part of the layout/ development plan, then that part of the valley zone could be taken into account for reservation of parks and open spaces both in development plan and under subdivision regulations subject to fulfilling section 17 of KT&CP Act, 1961 and sec 32 of KUDA Act, 1987.
- e. Any land falling within the valley for which permission has been accorded either by the Authority or Government, and then such permission shall be valid irrespective of the land use classification in the RMP 2031. Fresh permissions for developments shall not be accorded in valley zone.
- f. No development what so ever, whether by filling or otherwise, shall be carried out within 45 meters from the boundary of the bank of Kabini River Where there is no river embankment, within 30metres or such distance as may be prescribed under any other general or specific orders of government or appropriate authority, whichever is more.

NOTE:

1. Valley

The valleys have been categorized into 3 types namely primary, secondary and tertiary. These drains will have a buffer of 12mt, 9mt and 6mt (measured from the edge of the valley) respectively on either side. These classifications have been used for the valleys newly identified while finalizing the RMP 2031. In case the buffer has not been marked due to cartographical error for any of the above types of drains, then based on the revenue records buffer shall be insisted in all such cases without referring the land use plan while according approval for building/development/ layout plan. Permissions in sensitive areas earmarked on the land use plan shall be considered only by the planning Authority.

2. Under any circumstances area earmarked for parks/valley/drains cannot be converted to any other uses.

6.15 AGRICULTURE ZONE (AG)

6.15.1 Description

The area outside the conurbation limits.

6.15.2 Regulations

1. Permissible land use

- a. Agro processing units using locally produced agriculture produce as raw materials., cold storages
- b. Urban amenities such as burial grounds, college & higher education campuses and health institutions, sports grounds, stadium, playgrounds, parks and garden land, old age homes, housing schemes under Ashraya or other programmes for economical weaker sections .
- c. Public utilities such as solid waste landfills, water treatment plants, Electric sub-stations, power plants, Horticulture, Dairy, Milk Chilling centers, Farm houses and ancillary not exceeding 250 sq.mtrs of plinth area within the plot area limitation of 1.2 Ha limited to G+ 1 floor.
- d. Exhibition centers, storage and sale of farm products produced in the same land / premises.
- e. Service and repairs of farm machinery.
- f. Piggeries and poultry farms, livestock rearing.
- g. Brick Kilns with extraction of clay /earth up to a maximum depth of 3m
- h. When the land is more than 40.0 ha in extent, Golf course along with ancillary uses like administrative office, guest rooms/guest houses and dining facilities are permissible.
- i. Research & development centers run by government / Quasi government.

2. Uses Permissible under Special Circumstances

- a. Uses such as decorticators, quarrying of earth / clay / stone, stone crushers, rice mills, petrol bunks, fuel stations, Kalyana Mantapa, milk chilling centers, truck terminals.
- b. Highway facilities, i.e., ancillary uses of the transportation uses i.e. necessary along the highways, in a minimum of 2.5ha in the case of National Highways and a minimum of 1ha in the case of state highways, may be permitted, subject to the following conditions.
 - i. Applications for permissions for such highway facilities, shall be accompanied with “No objection certificates” from the concerned competent highway authority and also the K.S.P.C. board
 - ii. Such highway ancillary uses shall be permitted as part of the total highway facility plan and not as a separate use, with the specific condition that the proposed permitted ancillary use shall not be changed for any other use.
 - iii. The permitted uses shall be treated as commercial use and the prescribed fee shall be levied as prescribed from time to time.
- c. Windmill, Solar Energy, LPG godowns.

Note:

Before permitting any uses under special circumstances the authority shall publish the proposals calling for public objections in at least 2 leading local daily newspapers allowing a time of 15 days for filing objections.

3. Coverage

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

- b. For Golf courses on land area which is above 40 ha, ancillary uses can be permitted up to a maximum of 5% of total area subject to a building height of G+1 floor only, subject to the condition that the built up area shall be used only for incidental use that go along with the main use. The un-built portion may include parking areas and open space.

4. Regulations for Rural Development

Within 200 m radius from the existing gramathanas (as defined in the note below), for those villages having a population up to 2000 as per 2011 census, and for every additional 1000 population additional 50m for uses permitted under the residential and agriculture zone may be permitted with the following conditions.

For the natural growth of the village the following regulations may be permitted:

- a. FAR : 1.0
- b. Maximum no of floors: G+1
- c. Setbacks and coverage for the respective uses: As per Table no 5-1

Note:

Gramatana means village settlement as earmarked in the revenue survey map (village map). Any addition already made to the gramatana in any form shall not be considered while measuring the distance between land in question and gramatana.

6.16 SPECIAL AGRICULTURE ZONE (S-AG)

6.16.1 Description

Certain agricultural area around Chamundi hill, which is proposed to be an Eco planning district in the Local planning area is declared as a Special agriculture zone with a view to protect the sensitive character of the Chamundi hill and the immediate surroundings. In this agriculture zone, a belt of 100m width adjacent to the Chamundi hill reserve forest boundary all-round the hill is declared as a “NO DEVELOPMENT ZONE”. The regulations for this special agricultural zone are given below.

6.16.2 Regulations

1. Permissible land use

- a. In the “NO DEVELOPMENT ZONE “of 100m width and the forest land of the Chamundi Hill, development is totally prohibited.
- b. Agro processing units using locally produced agriculture products as raw materials.
- c. Outside the “NO DEVELOPMENT ZONE “cited at (a) above, only residential, institutional buildings, like old age homes, Anathashramas are permitted subjected to minimum of 1 ha. extent of land. However no sub division of land for residential layout or other uses are permitted. The intention behind this provision is to maintain the open nature of land to avoid extensive urban infrastructure
- d. Urban amenities such as burial grounds, sports grounds, stadium, playgrounds, parks and garden land, education and health institutions, with 5 % of the site area of the land used for educational and health institutional buildings, with a height of G+1 floor only shall be permitted.
- e. Agriculture, Horticulture, Dairy, Milk Chilling centers, Farm houses and accessory not exceeding 250 sq m of plinth area within the plot area limitation of 1.2 Ha limited to G+1 floor.
- f. Piggeries and poultry farms, livestock rearing.
- g. When the land is more than 40.0 ha in extent, Golf course along with ancillary uses like administrative office, guest rooms/guest houses and dining facilities are permissible.

2. Coverage

- a. 5 % of the sital area of the land may be used for educational and health purposes and a building height of G+1 floor only shall be permitted.
- b. For Golf courses on land area which is above 40 ha, ancillary uses can be permitted up to a maximum of 5% of sital area subject to a building height of G+1 floor only, subject to the condition that the built up area shall be used only for incidental use that go along with the main use. The un-built portion may include parking areas and open space.
- c. For uses other than education, health, 5% of simtal area of the land may be permitted subject to a building height of G+1 floor only.
- d. Setbacks as per Table 5-1.

6.17 Height restrictions near Aerodromes

Table 6-10: Height restriction near aerodrome

No	Limits of distance from the Aerodromes point measured horizontally to buildings structures or installations	Difference between the elevation of the top of the buildings structure or installations and the elevation of the aerodromes (aerodrome reference point)
A. International Civil Airports and their Alternates		
1	Between 8534 m and 22224m	Less than 152 m
2	Between 7315 m and 8534m	Less than 122 m
3	Between 6096 m and 7315m	Less than 91 m
4	Between 4877 m and 6096m	Less than 61 m
5	Between 4297 m and 4877m	Less than 49 m
6	Between 3658 m and 4297m	Less than 37 m
7	Between 3048 m and 3658m	Less than 24 m
8	Between 2438 m and 3048m	Less than 12 m
9	Below 2438 m *	
B. Other Civil Airports and Civil Aerodromes		
1	Between 7925 m and 22324 m	Less than 152 m
2	Between 6706 m and 7925 m	Less than 122 m
3	Between 5486 m and 6706 m	Less than 91 m
4	Between 4267 m and 5486 m	Less than 61 m
5	Between 3658 m and 4267 m	Less than 49 m
6	Between 3048 m and 3658 m	Less than 37 m
7	Between 2438 m and 3048 m	Less than 24 m
8	Between 1829 m and 2438 m	Less than 12 m
9	Below 1829 m *	

(*) Nil except with the prior concurrence of the local the limits of the distance indicated thereto.

Note:

1. For the limits stated in Table 6-10, at a (7 to 9) and at B (7 to 9), no trees shall be planted.
2. Irrespective of their distance from the aerodromes (that is behind 22224 meters of the aerodromes / aerodrome reference point), no radio masts or such, similar type of line installations exceeding 152m in height shall be erected without prior permission of the concerned Civil Aviation Authority.
3. No buildings, structures or installations exceeding the height indicated in Table 6.10 (A) and (B) shall be permitted without prior consultation with the local aerodrome authority; and
4. The location of the slaughter houses and other areas of activities, like garbage-dumps which would attract high flying birds, like eagles, hawks, etc. shall not be permitted within a radius of 10 km from the Aerodrome reference point.

7 PARKING REQUIREMENTS AND NORMS:

7.1 MINIMUM PARKING SPACE

Off-street parking spaces for vehicles shall be provided for every new building constructed for the first use or when the use of old building is changed to any of the uses mentioned in the table below:

Table 7-1: Parking requirements for various uses

No	Type of use	One car parking of 2.5m x 5.5m each shall be provided for every
1	Theaters and Auditoriums except Educational Institutions.	20 seats of accommodation subject to minimum of 20
2	Retail Business (shops, Shopping complexes, Malls, etc)	50sqm of floor area
3	Multiplex integrated with shopping	40sqm of floor area for shopping plus requirement at the rate of one parking for every 15 seats of cinema seating accommodation.
4	Wholesale and Warehouse buildings	150sqm. Plus One lorry parking space measuring 3.5m x 7.5m. One additional parking space for every 200sqm or part thereof
5	Restaurant establishment serving food and drinks and such other establishment	50 sq.mtrs of Floor area
6	Lodging establishments, hotels and Tourist homes	80 sq.mtrs of Floor area.
7	For star hotels	For every 2 rooms. Plus, 10% of the total requirement shall be reserved as parking for visitors.
8	Office buildings (Government/Semi-Government and private)	50 sq.mtrs of Floor area
9	Hostels	10 rooms or 100sq.m of floor area whichever is more.
10	Industrial Buildings	100sqm of floor area plus, One lorry space measuring 3.5m X 7.5m. Additional parking space of 3.5 m x 7.5 m for every 750 sq.mt or part thereof
11	Hospitals and Nursing homes	50sqm of Floor area
12(a)	Single Family dwelling unit	(a) Dwelling unit measuring 100 to 150 sq m (b) 100sq.m. and part thereof beyond 150 sq. m.
(b)	Multi- dwelling Units	(a) Two dwelling units measuring 75sq.m. or less (b) Dwelling units measuring over 75sq.m.

No	Type of use	One car parking of 2.5m x 5.5m each shall be provided for every
		upto 150sq.m (c) 100sq.m and part thereof beyond 150sq.m Note: 10% of car parking shall be provided in addition for visitor vehicles.
13	Kalyana Mantaps, Convention centers	50sq. m of Floor area.
14	Recreational clubs	50sq. m of Floor area.
15	Educational buildings	150sq. m of Floor area
16	Other Public and Semi-Public Buildings	100sq. m of Floor area

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

7.1.1 PARKING PROVISION THROUGH BUILDING ON STILTS

- a. Parking provided on the ground floor with the building on stilts, parking area shall be exempt from the calculation of FAR.
- b. All sides of the stilt parking shall be open.
- c. When stilt parking is provided the height shall not exceed 2.4mtrs from the bottom of the beam, the height shall be considered for calculating the total height of the building
- d. Any place used for parking is not included in the calculation of FAR.
- e. In case, additional car parking is provided as part of parking complex or parking lot in excess of required car parking, such area shall be exempt from reckoning the FAR.

7.1.2 GENERAL PARKING

- a. A marginal space of 3.0 m shall be allowed free from the building, for parking in the setback area.
- b. For parking layouts the following table shall be followed

Table 7-2: Table for parking layouts

Nature of Parking	Drive way width	Nature of movement of vehicles
Oblique parking	3.5 m Drive way	One way
	5.5 m Drive way	Two way
Perpendicular parking	5.5 m Drive way	Two way

- c. In case of stacked / mechanical parking, the height of the basement may be permitted upto a maximum of 4.5mts.
- d. In cases where more parking space is requested, the Competent Authority may grant the request for providing parking in cellar or at upper floors with specific conditions to take care of genuine requirements.
- e. Parking reserved for the visitors shall be provided at ground level only.

7.1.3 THE PARKING LAYOUT SHALL FULFILL THE FOLLOWING CONDITIONS

- a. The minimum width of access to street from parking space shall be 3.5 meters.

- b. If the parking space is not provided at street level the gradient of ramp leading to parking space shall not be more than 1:8 i.e. the vertical rise shall not exceed more than 1 Mt. over a horizontal distance of 8 meters.
- c. Clear head way of 2.4 meters, (from the bottom of the beam) shall be provided on every access leading to parking space and at any point in parking space.

7.1.4 PARKING PROVISION ON MULTI LEVEL OR ON NUMBER OF FLOORS

- a. Access Ramps, elevators, escalators to the upper floors or terrace floor shall not be provided in the setback area.
- b. Car Parking shall not be provided in the setback areas. If provided, a minimum of 3.0 m shall be left free from the buildings in case of Low Rise buildings and a minimum of 6.0 m in case of High Rise buildings .
- c. When Multi Level Car Parking (MLCP) is proposed on a plot as an independent activity, there shall not be any limitation for FAR or height of building subject to condition that they satisfy fire and airport authority restrictions and also requirements as per heritage regulations where ever applicable

8 SUBDIVISION REGULATIONS

A. RESIDENTIAL LAYOUT PLAN

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

- I. The land in question shall be converted for non-agricultural purpose.
- II. The land shall have access from the public road and the use of land shall be in accordance with the DCR of the Master Plan.
- III. The necessary development charges shall be collected as per Section 18 of KTCP Act, as prescribed by the government from time to time.

Regulations

a. Road widths:

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

b. Area for Residential development:

Apart from the provision for amenities and open spaces, the area for residential development shall be up to a maximum of 55 % of the total land area.

c. Parks / open spaces and playgrounds:

Parks / open spaces and playgrounds shall not be less than 10 % of the total land area. This shall be relinquished to the Authority free of cost.

d. Civic amenities:

1. After making provision for parks and roads in the layout, the minimum 5 % of the land should be reserved for civic amenities
2. When ever the total area proposed for formation of layout exceeds 10 acres, than adequate extent of land may be earmarked for provisison/installation of utilities like transformer, sewage treatment plant, overhead water tank, bus bay/shelter.
3. C A sites owned by MUDA could be used for any purpose irrespective of the land use classification in the Master Plan II-2031 but such use shall be based on the need of the locality and the Authority has to take a conscious decision in this regard.

B REGULATIONS FOR SINGLE PLOT LAYOUT PLAN

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

- a. The land in question shall be converted for non-agricultural purpose.
- b. The land shall have access from the public road and the use of land shall be in accordance with the DCR of the Master Plan.
- c. The necessary development charges shall be collected as per Section 18 of KTCP Act, as prescribed by the government from time to time.
- d. If the owner of single plot desires to sub divide the plot at subsequent dates, he shall obtain approval by the Authority treating it as subdivision of land and the norms applies according as prescribed in the DCR.

C REGULATIONS FOR NON- RESIDENTIAL LAYOUT PLAN

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

1. The land in question shall be converted for non-agricultural purpose.
2. The land shall have access from the public road and the use of land shall be in accordance with the DCR of the Master Plan.

3. The necessary development charges shall be collected as per Section 18 of KTCP Act, as prescribed by the government from time to time.

Regulations:

- a. 10% of Total area shall be earmarked for Park.
- b. Minimum width of road shall not be less than 12 m.
- c. 5% of the total area shall be reserved for parking purpose. This is in addition to the parking requirement to be worked out on the proposals of building development in the
- d. individual plots, as per parking requirements vide Table no.7-1
- e. Parks and roads shall be handed over to Authority as per section 32 of KUDA Act, 1987.

Note:

1. When the residential layouts/development plans are proposed/taken up by Govt. Agencies like Mysore Urban Development Authority (MUDA) or Karnataka Housing Board (KHB) or Karnataka Slum Clearance Board (KSCB) etc, then commercial uses may be allowed up to an extent of 5% of the land to facilitate for neighborhood facilities within the residential area.
2. Any development permitted by MUDA on either side of the ring road, peripheral road, arterial roads (road width 45m or more) and for HT Lines minimum of 9m service road shall have to be provided.

D GENERAL CONDITIONS APPLICABLE FOR SUB DIVISION, AMALGAMATION AND BIFURCATION OF PLOT

a. Subdivision

- i. The Authority reserves the right to modify the layout submitted by the applicant / owner and may impose any condition, either from planning point of view or in the interest of public.
- ii. The approval of Layout Plan is subject to the condition that the proposal satisfies all the requirements stipulated under section 17 of KTCP Act, 1961 and section 32 of KUDA Act, 1987 and as prescribed by the government from time to time.

b. Amalgamation

- i. In the case of amalgamation, the proposed sites shall have the same land use.
- ii. Ownership of the amalgamated plot could be in single or multiple names/family members/company. But, amalgamation shall not be considered if the plots are under lease agreement.
- iii. Development controls for the amalgamated plot shall be with reference to new dimensions, subject to the condition that the amalgamated plot shall not over load the existing infrastructure in the locality. The following norms shall be followed.
Resultant amalgamated plot.

Table 8-1: Minimum road widths for Amalgamated plots

No.	Minimum Road width in front	Permissible amalgamated plot size
1	9m	Up to 500 sq.m
2	12m	Up to 1,000 sq.m
3	18m and above	Above 1,000 sq.m

c. Bifurcation

- i.** In the case of all bifurcations, whether corner site or intermediate site, front setback for the resulting site abutting the road shall be the same as that of the original site and not that of the subdivided site.
 - ii.** A Plot/ Site which is a part of the sub division plan/layout/scheme duly approved by the authority maybe further be bifurcated with prior permission of Authority and the sub divided plot shall not be less than the min. plot size of 50sq.m.
 - iii.** Bifurcated plot shall not be less than 50 sq.m. Bifurcated plot shall have a minimum of 3.0m access.
 - iv.** The bifurcated plot shall have a minimum of 6.0m frontage
- REGULATIONS FOR
RESIDENTIAL DEVELOPMENT PLANS AND NON RESIDENTIAL
DEVELOPMENT PLANS**

Approval to Development plans is compulsory if the plot area is 4,000 sq. m. & above in the case of Residential developments and if the plot area is 10,000 sq m. and above in the case of Non-Residential developments. The minimum widths of roads and other stipulations are noted below.

9 REGULATIONS FOR RESIDENTIAL DEVELOPMENT PLAN

1. **10%** of the land shall be reserved for Park & Open space. The open space and park shall be relinquished to the authority free of cost and the same may be allowed to be maintained by the local residents association (registered), if the Authority so desires.
2. A minimum 5% of total plot area shall be provided for Civic amenities and the owner or developer shall develop such civic amenities which finally shall be handed over to the authority free of cost.
3. FAR is calculated on the total land area after deducting public roads, open space areas, civic amenity site as given in Table no: 9-1 below.
4. Parking area requirements shall be as applicable vide Table no: 7-1
5. Roads as shown in the Revised Master Plan 2031 shall be incorporated within Plan and shall be handed over to the authority free of cost.
6. In Residential development plans, through roads, which link the adjacent residential neighborhood, shall be of minimum 12m widths and these have to be public roads. These roads have to be handed over to the authority free of cost
7. In the case of gated community, residential development plans of more than 4.0 ha, a peripheral road of minimum 12m road shall be provided to access any land locked properties (without adequate approach road) beyond the development plan boundary, as decided by the authority. The general guidelines are stipulated in Chapter 8.

Table 9-1: Table FAR & Ground coverage for Residential Development Plan on a site area over 4,000 sq m.

Road width (m)	Coverage	FAR
Above 9m Up to 12.0	60%	1.50
Above 12 and up to 18	55%	2.00
Above 18 and up to 24	55%	2.25
Above 24 m and up to 30	50%	2.50
Above 30.0 m	50 %	2.75

9.1 REGULATIONS FOR NON- RESIDENTIAL DEVELOPMENT PLAN AND FLATTED FACTORIES

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

- a. 10% of the total area shall be reserved for Parks and Open Spaces, which shall be maintained by the owner to the satisfaction of the Authority.
- b. Parking area requirements shall be as applicable vide Table no: 7-1. An additional 5% of the plot area shall be reserved for surface parking.
- c. FAR is calculated based on entire simtal area excluding the area reserved for Park and Open Spaces.
- d. Roads as shown in the Revised Master Plan 2031 shall be incorporated within Plan and shall be handed over to the Authority free of cost.
- e. The FAR and coverage shall be as per Table no 9-2, below.

Table 9-2: FAR & Ground coverage for Non- Residential development Plan and flatted Industries on site area over 10,000 sq m.

Road width (m)	Coverage	FAR
Min 12m	55%	1.50

Road width (m)	Coverage	FAR
Above 12m and up to 15m	55%	2.00
Above 15m to 18m	50%	2.25
Above 18m and up to 24m	50%	2.50
Above 24m and up to 30m	45%	2.75
Above 30m	45 %	3.00

9.2 REGULATION FOR INTEGRATED TOWNSHIP

‘Integrated Township’ concept is gaining more importance in the recent times. To give impetus to economic growth and to retain the vibrancy and dynamism of the urban form for a city like Mysore, the concept of ‘Integrated Township’ with minimum 40Ha of land having access from minimum 24m road width is a good approach for the future of Mysore.

Permissible in Residential / Commercial / Hi Tech / Industrial zones

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

b. Permissible Land Use

- i. Residential
- ii. High Tech
- iii. Industrial
- iv. Commercial

c. Permissible usage (max.% of allowable usage)

- i. Residential - 40%
- ii. Non-Residential
 1. High-Tech (IT, BT related activities) - 55%
 2. Commercial (to support the township) - 5%

d. Minimum Road width required - 24 Meters

e. Other Regulations for approval of integrated town ship

- i. 10% of the total area shall be reserved for parks & open space. It shall be handed over to the authority free of cost & shall be maintained by the developer to the satisfaction of the authority.
- ii. A minimum 5% of total plot area shall be provided for Civic amenities and the owner or developer shall develop such civic amenities which finally shall be handed over to the authority free of cost.
- iii. The FAR is calculated on entire area excluding area reserved for public roads, civic amenities & open space.
- iv. Roads shown in by Revised Master Plan 2031 shall be incorporated within the plan and shall be handed over to the authority free of cost. Through roads passing through the township shall be handed over to the authority and has to be available for public use.

The FAR & coverage shall be as below:

Table 9-3: FAR and Ground coverage for Integrated Township

Road Width	Coverage	FAR Allowable
24m	55%	2.5
Above 24m < 30m	50%	2.75
Above 30m	45%	3.00

10 FIRE PROTECTION REQUIREMENTS AND SAFETY MEASURES AGAINST EARTH QUAKE

10.1 GENERAL

The Planning design and construction of any building shall be such as to ensure safety from fire. For this purpose, unless otherwise specified in these Regulations, the provisions of Part-4, Fire Protection Chapter and National Building Code shall apply. For different types of buildings additional provisions relating to fire protection contained in Annexure C of NBC shall also apply. The minimum requirements for firefighting installation in different types of buildings shall be as per NBC standards (Annexure H). The approach to the building and open spaces on all sides up to 6mtrs width and their layout shall conform to the requirements of the Fire Department. They shall be capable of taking the weight of a fire engine weighing up to 18tonnes. These open spaces shall be free of any obstruction and shall be motorable.

10.2 EXITS

Every building meant for human occupancy shall be provided with exits sufficient to permit safe escape of its occupants in case of fire or other emergency for which the exits shall conform to the following:

a. Types

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

b. General requirement

Exits from all the parts of the building, except those not accessible for general public use, shall

- i.** provide continuous egress to the exterior of the building or to an exterior open space leading to the street;
- ii.** be so arranged that, except in a residential building, they can be reached without having to cross another occupied unit;
- iii.** be free of obstruction;
- iv.** be adequately illuminated;
- v.** be clearly visible, with the routes reaching them clearly marked and signs posted to guide any person to the floor concerned;
- vi.** be fitted, if necessary, with firefighting equipment suitably located but not as to obstruct the passage, clearly marked and with its location clearly indicated on both sides of the exit way;
- vii.** be fitted with a fire alarm device, if it is either a multi-storeyed, high use or a special building so as to ensure its prompt evacuation;
- viii.** remain unaffected by any alteration of any part of the building so far as their number, width, capacity and protection thereof is concerned;
- ix.** so located that the travel distance on the floor does not exceed the following limits:
 1. Residential, educational, institutional and hazardous occupancies: 22.5mtrs.
 2. Assembly, business, mercantile, industrial and storage building: 30mtrs.

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

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

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

10.3 REQUIREMENTS OF INDIVIDUAL EXITS AT EACH FLOOR

The detailed requirements of individual exits at each floor are given below:

a. CORRIDORS

- i.** Exit corridors shall be of a width not less than the total required width of exit doorways leading from them in the direction of travel to the exterior/stairway.
- ii.** Where stairways discharge through corridors, the height of the corridors shall not be less than 2.4 m
- iii.** Where there is more than one staircase serving a building, there shall be at least one smoke-stop door in between the staircases.

b. DOORWAYS

- i.** Every exit doorway shall open into an enclosed stairway, a horizontal exit or a corridor or passageway providing continuous and protected means of egress;
- ii.** An exit doorway shall open outwards i.e. away from the room, but shall not obstruct the travel along any exit. No door, when opened, shall reduce the required width of a stairway or landing to less than 90 cm.
- iii.** An exit door shall not open immediately upon a flight of stairs; a landing equal to at least the width of the door shall be provided in the stairway at each doorway; the level of the landing shall be the same as that of the floor which it serves.
- iv.** Exit doorways shall be openable from the side which they serve, without the use of a key.

c. REVOLVING DOORS

- i.** Revolving doors shall not be used as required exits except in residential, business and mercantile occupancies; they shall not constitute more than half the total required door width.
- ii.** When revolving doors are considered as required exit ways, the multiplier in table 10-1 shall be increased by 33 ⅓ percent and the revolving doors shall not be located at the foot of a discharge through a lobby or foyer.

d. INTERNAL STAIRWAYS

- i.** Stairways shall be constructed of non-combustible materials throughout.
- ii.** Any interior staircase shall be constructed as a self-contained unit with at least one side adjacent to an external wall and shall be completely closed.
- iii.** A staircase shall not be arranged around a lift unless the latter is entirely enclosed by a material of fire resistance rating as that for type of construction itself. For multi-storied, high rise and special buildings, the staircase location shall be to the satisfaction of the Chief Fire Officer.
- iv.** In multi-storied/high rise and special building, access to main staircases shall be gained through at least half-an-hour fire-resisting automatic closing doors placed in the enclosing walls of the staircases. They shall be swing type doors opening in the direction of the escape.
- v.** No living space, store or other space, involving fire risk, shall open directly into a staircase.

- vi. The external exit door of a staircase enclosure at ground level shall open directly to the open space or should be accessible without passing through any door other than a door provided to form a draught lobby.
- vii. In multi-storied high rise and special buildings, exit signs with arrows indicating the escape route shall be provided at a height of 1.5 m. from the floor level on the wall and shall be painted with fluorescent paint. All exit way signs should be flush with the wall and so designed that no mechanical damage to them can result from the moving of furniture or other heavy equipment.
- viii. Where a building has a single staircase, it shall terminate at the ground floor level, and the access to the basement shall be by a separate staircase. Where the building is served by more than one staircase, one of the staircases may lead to the basement level by either a ventilated lobby or a cut-off screen wall without opening, having a fire resistance of not less than 2 hours with discharge point at two different ends or through enclosures. It shall also be cut-off from the basement area at various basement levels by protected and ventilated lobby/lobbies.

e. FIRE ESCAPE OR EXTERNAL STAIRS

Multi-storied/high rise and special buildings shall be provided with fire escape stairs, which will be free of F.A.R., and they should conform to the following:

- i. They shall not be taken into account in calculating the evacuation time of a building.
- ii. All of them shall be directly connected to the ground.
- iii. Entrance to them shall be separate and remote from the internal stair-case.
- iv. Routes to the fire escape shall be free of obstruction at all times, except for a doorway leading to the fire escape, which shall have the required fire resistance.
- v. They shall be constructed of non-combustible materials.
- vi. They shall have a straight flight not less than 75 cm. wide with 15 cm. treads and risers, not more than 19 cm. The number of risers shall be limited to 16 per flight.
- vii. They shall be provided with handrails at a height not less than 90 cm. above the tread.

f. RAMP

- i. All the requirements of sub regulation (10-3d) of this Regulation shall apply to any ramps as they apply to a staircase.
- ii. Ramps shall lead directly to outside open spaces at ground level or courtyards or other safe places.
- iii. In a multistoried, high rise and special building, access to ramps from any floor shall be through a smoke-stop door.

g. REFUGE AREA

- i. In multi-storied and high-rise buildings, at least one refuge area shall be provided on the floor immediately above every 18 meters of building height.
- ii. Such space should abut on external walls.
- iii. It shall have a minimum area of 1.5 sq. meters and a minimum width of 0.75 meters

10.4 STRUCTURAL SAFETY AND SERVICES
STRUCTURAL DESIGN

The structural design of foundations, elements made of masonry, timber, plain concrete, reinforced concrete, pre-stressed concrete and structural steel shall conform to the provisions of part VI Structural Design Section-1 Loads, Section-2 Foundation, Section-3 Wood, Section-4 Masonry, Section-5 Concrete, Section-6 Steel, National Building Code of India, taking into consideration the Indian Standards and Guidelines for hazard safety as given below:

The structural design and safety of the building shall be in conformity with the NBC and shall be the sole responsibility of the structural engineer certifying the building and the owner of the building.

For Earthquake Protection

- a. IS:1893-1984 "Criteria for Earthquake Resistant Design of Structures (Fourth Revision)"
- b. IS:13920-1993 "Ductile Detailing of Reinforced Concrete Structures subjected to Seismic Forces - Code of Practice"
- c. IS:4326-1993 "Earthquake Resistant Design and Construction of Buildings - Code of Practice (Second Revision)"
- d. IS:13828-1993 "Improving Earthquake Resistance of Low Strength Masonry Buildings-Guidelines"
- e. IS:13827-1993 "Improving Earthquake Resistance of Earthen Buildings - Guidelines",
- f. IS:13935-1993 "Repair and Seismic Strengthening of Buildings - Guidelines"
- g. "Improving Earthquake Resistance of Buildings - Guideline", by Expert Group, Government of India, Ministry of Urban Affairs & Employment, published by Building Materials and Technology Promotion Council, 1998.

10.5 BUILDING SERVICES

a. ELECTRICAL INSTALLATIONS:

The planning, design and installation of electrical installation, air-conditioning and heating work shall conform to the provisions of Part - VIII Building Services. Section 2 - Electrical Installations. Section 3 - Air-conditioning and Heating, National Building Code of India.

b. LIFT:

1. PLANNING AND DESIGN:

The planning and design of lifts including their number, type and capacity depending on the occupancy of the building, the population on each floor based on the occupant load and the building height shall be in accordance with Section 5- Installation of Lifts and Escalators, National Building Code of India.

2. MAINTENANCE:

- i. The lift installation should receive regular cleaning, lubrication adjustment and adequate servicing by authorized competent persons at such intervals as the type of equipment and frequency of service demand. In order that the lift installation is maintained at all times in a safe condition, a proper maintenance schedule shall be drawn up in consultation with the lift manufacturer and rigidly followed. A log book to record all items relating to general servicing and inspection shall be maintained. The electrical circuit diagram of the lift with the sequence of operation of different components and parts shall be kept readily available for reference by persons responsible for the maintenance and replacement, where necessary, to the satisfaction of the competent authority.
- ii. Any accident arising out of operation of maintenance of the lifts shall be duly reported to the competent authority.

Table 10-1: Width and Number of Exits for Various Occupancies

No.	Type of Occupancy	Stairway / Corridor		Door minimum width (m)	Exit Multiplier
		Minimum width (m)	Multiplier		
(1)	(2)	(3)	(4)	(5)	(6)
1.	Residential Dwellings	1.2	0.145		0.053
	Row housing (2 storey's)	0.75	0.213		
	Hotels	1.5	0.107		
2.	Educational-up to 24 m High	1.5	0.333		0.667
	Over 24 m high	2.0	0.250		
3.	Institutional i.e. Hospital				
	Up to 10 beds.				
	Over 10 beds	2.0	0.067		
4.	Assembly – fixed seats or loose seats and dance floor	2.0	0.694	1.0	0.926
	No seating facilities and dining rooms	2.0	0.278		
5.	Mercantile - street floor and basement	1.5	0.222		0.222
	Upper sales floors	1.5	0.111		
6.	Business and Industrial	1.5	0.067		0.067
7.	Storage	1.5	0.022		0.22
8.	Hazardous	1.5	0.133		0.125

Note:

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

Any Fire Safety requirement for planning, design and construction shall be in conformity with the norms of the Fire Department. However for the above regulations regarding the Fire Safety Norms, Fire Department is the competent Authority. NOC shall be submitted to the authority/sanctioning authority from the Fire Department, wherever necessary.

11 AREAS OF SPECIAL CONTROL (HISTORICAL / HERITAGE BUILDINGS)

11.1 INTRODUCTION

The Historical monuments reflect the past glory of the city, which has a bearing on the Culture & Heritage of the country. The Culture & Heritage of the country is a resource and is required to be preserved and properly maintained. It is a resource, in so far as its contribution towards development of tourism. In this regard, Mysore - Nanjangud local planning area has a number of Ancient monuments and structures of Heritage value, Religious artifacts, which have been declared by the govt., as protected monuments or Heritage monuments, under Ancient monuments and Archeological sites and remains Act or Heritage Regulation Act. These acts apply to those buildings, artifacts, structures, areas and precincts having aesthetic or Architectural and or cultural and environmental significance (listed in their notification) (both central & state governments) and special Regulations are devised, restricting the developments / Redevelopments / Repair's etc of the said monuments and also the developments around the monuments up to the specified limits.

In the local planning area, in Mysore city, the city palace fort with five temples (namely Kote Someshwara and Kodi Bhiraveshwara temple, Lakshminarayana temple, Prasanna Krishna Swamy Temple, Trinayaneshwara temple and Varahaswamy temple) and Wellington Lodge. Chamundeshwary temple and Mahableshwaraswamy temples & the Nandi statue on

Chamundi hills, and Sree Lakshimikantha temple in Kalale, Nanjangud taluk, Keshava temple in Marase village in Mysore taluk are declared as the State Ancient monuments and Sree Sreekanteshwara temple in Nanjangud town is declared as the Central Ancient Monument.

The Development / Redevelopment / Repairs etc., of these monuments, listed in the relevant notifications and the developments around these monuments shall be permitted only with the specific concurrence of the Heritage conservation committee, constituted under these Acts. Any Proposals of developments around these monuments submitted to this authority for approval, shall, therefore accompany an N.O.C from the prescribed authority, as required under the relevant Acts.

The Heritage area development and conservation experts committee, constituted by government has identified, as many as 199 Heritage structures in the city (vide Chapter 8 Table 8-1 & 8-2 of volume I Report of Master Plan) and has recommended to this authority, for necessary actions to conserve them under KTCP Act 1961. The authority went through the entire list along with various objections and suggestions received by the authority on publishing the Draft approved plan & regulations, and examined the consequences of accepting the entire list of identified structures furnished by the above committee. It was resolved, in its meeting dated 12-3-2013, vide resolution .additional subject no.2, to delete from the list the private owned identified structures ,noted in Vol. 1 of report of this Master plan, but some of the important popular private buildings of pronounced heritage character, listed in Vol.1 of the report are retained.

Further, the planning Authority also observes, besides these Heritage structures & precincts of historic and/or aesthetic and/or Architectural and/or cultural or environmental significance, there are many Heritage Avenues and natural features and sites of scenic beauty in the Local

Planning Area. Therefore, it is felt desirable to identify special Development control areas, for regulation of development around these areas and also the monuments themselves, to preserve the importance of the concerned heritage structure and also to control the surrounding developments, so that the Heritage character of the city is preserved.

In view of the above objectives, the planning Authority considers it necessary to devise special control areas in the Mysore-Nanjangud local planning area, as provided under the provisions of this Act (vide sections 2(1) (ea), 2(1)(eb) and 12 (1) (f) of KTCP Act 1961 for declaration of Areas of Special Development control for conservation of Heritage character of the city and bring within its preview, all the identified Heritage and monumental structures, areas of scenic beauty, heritage avenues and to control development ,in these areas.

The Heritage structures have been grouped, for convenience and Regulation Areas are defined for each one of the groups and specific regulations are prescribed for development controls in the respective regulation areas, for the purposes of achieving the objective.

Further, it is also observed that there is also need to provide for inclusions of any Heritage structure, that may be notified by any competent authority, from time to time, under any provision of law in force, with-in the pervue of these regulations. Hence, any heritage structure that may be declared in future, by any competent authority, from time to time, under any provision of law in force, is deemed to be a heritage structure, from the date of such notification, for the purposes of these regulations also.

The Mysore Urban Development Authority proposes to constitute a Special Heritage Committee to examine the proposals of development or any matter related to development, in the various regulation areas, received by the authority, under the provisions of these special Regulations and to make recommendations to this authority for consideration.

Table 11-1: Special Heritage Committee

1	Deputy Commissioner, Mysore District	Chairman
2	Commissioner, Mysore City Corporation, Mysore	Member
3	Commissioner, Mysore Urban Development Authority, Mysore	Member
4	The Chief Officer, Nanjangud Town Municipal Council, Nanjangud	Member
5	Joint Director- Town Planning / Deputy Director - Town Planning, Mysore City Corporation, Mysore	Member
6	Deputy Director of Archeology, Heritage & Museum, Mysore	Member
7	An Architect / Urban Designer / Urban Planner having experience in the field of Urban Design with a minimum experience of 10 years ,(Nominated by the Authority.)	Member
8	A Structural Engineer with a minimum experience of 10 years (Nominated by the Authority)	Member
9	Town Planner Member, Mysore Urban Development Authority, Mysore	Member Secretary

11.2 IDENTIFICATION OF ANCIENT MONUMENTS AND HERITAGE STRUCTURES

Conservation of heritage value is viewed from **Two considerations**. They are,

- I. Ancient monuments and Heritage structures, and**
- II Natural feature of scenic beauty (visual value)**

11.2.1 Ancient Monuments and Heritage Structures

Five Groups are identified under this category:

I. GROUP A -

Area around the city palace (Ambavilas) Fort (A few State Ancient Monuments are located inside the palace fort)

II. GROUP B -

- B. 1 Area around Jaganmohan palace
- B. 2 Area around Lalitha Mahal palace
- B. 3 Area around the Chamundeshwari temple complex(State Ancient Monument) and Rajendra Vilas palace on the Chamundi Hill
- B. 4 Area around Big Nandi statue on Chamundi Hill (State Ancient Monument)
- B. 5 Area around St. Philomena church
- B. 6 Area around Sree Sreekanteshwara Temple, Nanjangud Town (Central Monument)
- B. 7 (a) Area around Sree Lakshimikantha temple, Kalale, Nanjangud taluka (State monuments)
- (b)Area around Keshava temple, Marase village Mysore Taluk (State monument)

III.GROUP C

Area comprising important public offices / Educational Institutions housed in monumental structure/s in the following groups.

- C. 1** They are the Deputy Commissioner Office, Maharani's college, Maharaja's teachers College, Maharaja and Yuvaraja's colleges, Vice Chancellors' residence, Maharaja's college centenary hall, Crawford Hall, Oriental library, Bharat Scouts & Guides building, District Courts, Zilla Panchayat Offices & Ursu boarding School compound.
- C. 2** Govt. Hospital complex and other important Monumental structures and Jeevanrayana Katte (Govt. medical college) playground.
- C. 3** Government House
- C. 4** Karangee Mansion
- C. 5** Wellington Lodge (State Monument)

IV.GROUP D

- D. 1** Dasara procession Route and monumental circles/statues.
- D. 2** Boulevards
 - 1. Krishnaraja Boulevard
 - 2. Narsimharaja Boulevard (Lalith Mahal Road)
- D. 3** Identified Heritage Roads (Chapter 5 vol. I Table 5-3 in Report & Analysis for Master Plan for Mysore-Nanjangud Local Planning Area)

V. GROUP E

Other Heritage structures

The Heritage structures identified under this group are spread over the entire city ,at random and are listed as Heritage structures (Group E), as stated in column 4 of list of Heritage structures in Mysore city. Table 11-2(a)

11.2.2 Natural feature of Scenic beauty (Visual value):

- (a) Chamundi Hill Range and the skyline back drop viewed from different areas of the local planning area.
- (b) Conservation & Regulation of - beautification of circles, road, intersection & junctions.

NATURE OF CONTROLS

The nature of controls specified in these regulations is:

- (a) Development controls for specified limits to restrict height of buildings / Structures and Architectural control, façade etc.
- (b) Development control to conserve visual values:

This is basically control of developments and /or control of obstruction etc. with a view to protect certain vision values in the city. Putting up hoardings / Advertisement Boards or posters / sign boards (including temporary / Ad-hoc) etc in certain areas or locations, result in obstruction of views or mar the beauty of the location. Issue of permissions for advertisements is a municipal subject under KMC Act 1976 and local bodies Acts. But putting up any structure / board for advertisement amounts to development, hence development permission under this Act is necessary. The local bodies are to be guided by these regulations in protecting the vision values in the urban areas while issuing permission, in the interest of the cultural heritage and also maintaining the beauty of the city. The local bodies may adopt a general policy to regulate the issue of permission by restricting the size of advertisement boards / adopt suitable designs / uniformity etc. so that the beauty of the roads, avenues areas etc are not affected.

11.3 DEVELOPMENT AROUND ANCIENT MONUMENTS & HERITAGE STRUCTURES

11.3.1 CONTROL AREA LIMITS AND SPECIFIED DEVELOPMENT CONTROLS (UNDER VARIOUS CATEGORIES)

I. Group A: Area around the city palace

(a) Regulation area:

The running boundary of the regulation area specified , is one property depth or 100mtrs (one hundred meters) from the outer edge of the roads (whichever is less), starts from the Hardinge circle located on Bangalore – Nilgiri road (B-N road)in the north east, runs along B – N road up to Gun house, turns south west and runs along the extension road of Chamaraj double road up to the New Sayyaji Rao Road and runs further west along Chamaraj Double road upto the south west corner of the Sanskrit college, turns north & runs along the Dalvoy High School road and Santhepet road, cross Devaraja Urs Road and runs upto Shivrampet Road and turns east and runs along the new Shivrampet road upto the Gandhi Square, turns south east and runs along the Old Mysore – Bank Road upto the Ashoka Road, turns south and runs along Ashoka Road upto Sree Harsha Road, turns east and runs along the Sree Harsha road upto B – N Road, turns south east and runs along the B – N Road until it reaches the starting point, at the Hardinge Circle.

(b) Regulation:

1. No developments or redevelopments, renovation, repairs including the paintings of buildings or replacement of special features shall be permitted except with the prior permission of the competent authority under these regulations. Before granting any such permission the authority shall consult the Special Heritage committee constituted under these regulations.
2. No Building / Structure shall be taller than G+2 floors limited to 12metres height and in any case not taller than the central tower of the city palace.
3. The competent authority shall also consider the Architectural Façade of the existing important buildings in the vicinity, viz, the palace offices building , the Gun house , Shivaratreshwara Administrative offices, the Sanskrit college, the City Municipal Corporation offices, Banumaiah's college, Janata Bazaar, Lansdowne buildings, the Krishnaraja Wodeyar statue and the surrounding commercial building blocks, Devraja Market & the Duffrin clock tower, Subramanyeshwara temple, the Rangacharlu Memorial (the Town hall) the silver Jubilee Clock Tower, Chamarajendra Wodeyar statue and the Hardinge circle , while permitting any development.
4. No hoardings, Signboards shall be allowed to be displayed in the regulation area except the traffic route guide boards at relevant points. The frontages of the palace fort and other existing structures in the defined limits stated at (iii) above, shall be protected from any Hoardings /Signboards, which may result in obstructing the vision of the fort or any other buildings / structures or mar the beauty of the area.

Note

In the case of all Heritage structures (identified in table 11.2a), in this regulation area, any proposals of development/s or improvement/s, made by the owner(State govt. / Central govt./ Quasi govt. / Private) within the premises of the Heritage structure and the Heritage structure itself, has to get such proposals of development/s or improvement/s approved by the special Heritage committee under these regulations, which takes into considerations the various aspects of importance of the Heritage structure such as

- a) Historic / Heritage value.
- b) Architectural façade
- c) Visual value and any others, which the Special Heritage committee deems fit.No hoarding / Advertisement boards are permitted inside the premises of the Heritage structure or on the frontage/s of the premises.

II. Group B

This group is categorized as B1, followed by B2 to B7.

B.1 Area around Jagan Mohan Palace**(a) Regulation Area:**

The area, as defined under b(i) below and is enclosed by Deshika road on the east, Lakshmi Vilas road on the south, the western boundary of the Jagan Mohan Palace on the west and Krishnavilas road on the north.

(b) Regulation:

- i. Buildings up to and inclusive of first floor up to a height of 7.0metres from the ground level whichever is less only are permissible, within a distance of 30metres or one property depth whichever is less from the outer edge of road / roads abutting the Jagan Mohan palace premises.

- ii. No hoardings / signboards are permitted on the frontages on all the three sides of the monument which will obscure the view of the palace from these roads.
- iii. See note below.

B. 2 Area around Lalith Mahal Palace

(a) Regulation Area:

The control area as defined in (b) (i) below and bounded by on the:

East - By T. Narasipura Road and 100 meters limit from the boundary of the Lalith Mahal premises whichever is less.

South - By Lalithadripura road

North - Lalith Mahal road

(b) Regulation:

- i. Buildings upto and inclusive of first floor upto a height of 7.0 meters from the ground level, whichever is less only are permissible within a distance of 100 meters or one property depth whichever is less from the area specified.
- ii. No hoardings / Advt. Boards / signboards shall be permitted in the regulation area along the various roads and also on the top of the various buildings that are permitted as per regulations, including mobile phone signal towers.
- iii. See note below.

B. 3 Area around Chamundeshwari temple complex and the Rajendra palace on Chamundi Hill

(a) Regulation Area:

The entire area around Chamundeshwari temple, Mahabaleshwara temple and the other existing temples and normal village developments and the Rajendra palace including the various hill roads and the temple tank (Devikere) area forms the Regulation Area.

(b) Regulation:

- i. No new development shall be permitted within 100metres from the outer edge of the car street around these two temples.
- ii. No new development shall be permitted within 100metres from Rajendra palace premises.
- iii. All proposals of development around the temple complex shall be with the specific concurrence of the Karnataka Ancient and Historical Monuments, Heritage sites and Remains Act 1961.(State Act)
- iv. In the belt along the various hill roads and also around Rajendra palace & Devikere, any development shall be only with the express sanction of the authority with the concurrence of the Heritage committee constituted under these regulations and also the Tourism Department.
- v. No hoardings, advertisement boards, sign boards shall be permitted around the monuments. In other parts of the regulation area specific NOC shall be obtained from the Heritage committee before issuing permission.

B. 4 Area around Big Nandi on Chamundi Hill

(a) Regulation Area:

Area around 100 meters from the pedestal of the Nandi Statue all around

(b) Regulation:

Development is totally prohibited in the area. No hoardings, advertisement boards, Signs boards of any kind shall come up except the sign board put up temporarily by the Tourism Department, viz “WELCOME” with lights during Dasara festivals only.

B. 5 Area around St. Philomena Church**(a) Regulation Area**

The Regulation Area as defined in b(i) below and bounded by St. Mary’s school on the east, Loordanagara road on the south, Ashoka road on the west and the Narihaleyamma temple road on the north.

(b) Regulation

- i. In the limits of 30.0 meters or one property depth, whichever is less from the boundary of the church premises, only buildings up to and inclusive of first floor upto a height of 7.0 meters from ground level, whichever is less only shall be permitted.
- ii. No hoardings / Advt. boards / Signboards shall be permitted on the frontage of the church premises which results in obscuring of the view of the structure from the roads. No hoardings / Advertisement Boards are permitted in the regulation area and also on the top of buildings in the regulation area.
- iii. See note below.

B. 6 Area around Sree Kanteshwara temple, Nanjangud Town (Central monument)**(a) Regulation Area:**

The area around the declared monument upto a distance of 100 meters from the premises is the restricted area and further 200 meters distance is the control area.

(b) Regulation:

No development or Redevelopment is permitted in the restricted area. Any proposals of development in the control area belt shall be examined by the authority only with an N.O.C from the relevant competent authority under the provisions of the Ancient Monument and Archeological Sites and Remains Rules 1959 (Central Act).

B. 7**(i) Area around the Sree Lakshmi Kantha Temple, Kalale (Nanjangud Taluk - State Monument)****(ii) Area around Keshava temple, Marse village (Mysore Taluk)****(a) Regulation Area**

The area around these declared monuments upto a distance of 100metres is the restricted area and further 200metres is the control area.

(b) Regulation:

No development or Redevelopment is permitted in the restricted area. Any proposals of development in the control area belt shall be examined by the authority only with an N.O.C. from the relevant competent authority under the provision of the Karnataka Ancient and Historical Monument and Heritage Sites and Remains Act 1961.

Note:

In the case of all Heritage structures (identified in table 11.2a), in these regulation areas, any proposals of development/s or improvement/s, made by the owner(State govt. / Central govt./ Quasi govt. / Private) within the premises of the Heritage structure and the Heritage structure itself, has to get such proposals of development/s or improvement/s approved by the special

Heritage committee under these regulations, which takes into considerations the various aspects of importance of the Heritage structure such as

- a) Historic / Heritage value.
- b) Architectural façade
- c) Visual value and any others, which the Special Heritage committee deems fit.

No hoarding / Advertisement boards are permitted inside the premises of the Heritage structure or on the frontage/s of the premises.

III Group C

Introduction

It is observed that some important public & semipublic buildings of monumental character exists in large extents of land, with large open areas or large setbacks presenting an open space character in different parts of the city, as already listed above under this group. They are observed to have an individual Architectural beauty of their own. Many of them have been named in honor of the family rulers of Yadhuvamsha (Wodeyar's family) or based on the functional characters or the Cultural heritage.

Many of these monumental buildings belong to various Government Departments or University of Mysore. Although mandatory license for constructions / developments are not necessary in their respective premises or areas, the respective Govt. Departments / the University of Mysore have to obtain formal concurrence of the competent authority for their proposals of developments, which has a role to examine the respective proposals by a screening expert committee (the Heritage Conservation committee constituted for the purpose under these regulations) to maintain the cultural Heritage / Architectural beauty etc., which keeps in view the stated objective. It is, in this context the development controls are specified in these control areas.

(a) Regulation areas (This group is categorized as C1, followed by C2, C3, C4 and C5.)

C. 1 The Regulation area is 30metres depth or one property depth whichever is more beyond the outer edge of roads on the

- East : J. L. B. Road, Krishnaraja boulevard road
 South : Chamaraja Road (Fire brigade road)
 West : Kala Bhavan Road (Pampapathy Road), Railway line
 North : Hunsur Road

C. 2 The Regulation area is 30metres depth or one property depth whichever is

C. 3 more beyond the outer edge of the roads, on the

- East : Sayyaji Rao Road
 South : Dhanvantri Road
 West : J. L. B. Road
 North : Irwin Road (Railway station Road)

C. 4 The Regulation area is 30metres depth or one property depth whichever is more beyond the outer edge of the roads, on the

- East : Hyder Ali Road
 South : Theobald Road & Nazarabad Road linking B. N. Road & Theobald Road
 West : B. N. Road
 North : B.N Road & Hyder Ali Road.

C. 5 The Regulation area is 30metres depth or one property depth whichever is more beyond the outer edge of the roads, on the

- East : Road linking T.Narasipur Road and Sangolli
 Rayanna circle on LalitMahal Road

South : Lalith Mahal Road
 West : Vasanth Mahal Road (Karanji Tank Bund Road)
 North : T.Narasipur Road

C. 6 The Regulation area is as prescribed for the State Monuments Act.

1. Regulations:

2. No developments in the respective premises itself shall be made which is likely to mar the beauty of the existing monumental or Heritage structures in the premises. The proposed developments shall not protrude beyond the already established building line of the monumental structure on that road.
3. Any new proposals shall go along with the Architectural feature, façade etc. of the heritage building listed above. Such proposals shall be examined by the Heritage committee before according clearance for the proposals by the competent authority.
4. Any proposals of development, outside the premises boundary roads cited above but within the Regulation area shall be examined by the Heritage committee before according approval by the competent authority. Any such new proposals, shall take into consideration the Architectural façade of the monumental structure / structures in the area cited under the respective groups.
5. No hoardings / Advertisements / Sign Boards except the traffic route guide boards shall be permitted in the area, which result in obstruction of the vision of the Heritage structures.
6. In addition, in the case of C5 above concurrence from the concerned authority as required under the state monuments act shall be obtained.

Note

In the case of all Heritage structures (identified in table 11.2a), in these regulation areas i.e C1 to C5, any proposals of development/s or improvement/s, made by the owner(State govt. / Central govt./ Quasi govt. / Private) within the premises of the Heritage structure and the Heritage structure itself has to get such proposals of development/s or improvement/s approved by the special Heritage committee under these regulations, which takes into considerations the various aspects of importance of the Heritage structure such as

- a) Historic / Heritage value.
- b) Architectural façade
- c) Visual value and any others, which the Special Heritage committee deems fit.

No hoarding / Advertisement boards are permitted inside the premises of the Heritage structure or on the frontage/s of the premises.

IV Group D

Introduction

The Dasara (Nadhabba) procession route and the two boulevards named after the royal rulers of the city, namely Krishnaraja and Narsimharaja, are lined up with monumental buildings, circles and statues presenting a beauty of a unique character. Keeping in view the necessity of maintaining the cultural heritage of the city and also to maintain the beauty of the city, the authority devise development control in the area around along the boulevards and the Dasara procession route.

Important Avenues

D. 1 Dasara procession Route, Monumental circle / statues etc.

D. 2 Boulevards – Krishnaraja Boulevard and Narsimharaja Boulevard (Lalith Mahal Road)

D. 3 A few other important roads have also been laid out with special characteristics with monumental structures of Architectural conservation interest (Vide Chapter-5; Vol.1, Table: 5-3 - Report & Analysis). Some of them are already within the special control regulation area, either under one or the other groups cited above. The roads which are not covered in any of the S.C.R. areas are listed below in table 11-2.

Regulation Area Limits

D. 1 Dasara procession Route, Monumental circle / statues etc.

The regulation area starts from the Harding circle and run along Albert victor Road, Chamaraja circle, K. R. Circle, Sayyaji Rao Road upto the millennium circle (TNN Circle) via, Bannimantap.

D. 2 Boulevards

1. Krishnaraja Boulevard starting Kantharaja Urs Road running towards north via District courts, Zilla Panchayat office, oriental library, the Crawford Hall, Attara Kacchari buildings up to Hunsur Road.
2. Narsimharaja Boulevard starting from zoo garden circle on M. G. Road running along the Lalith Mahal Road up to T. Narasipura Road

D. 3 Other important Roads and Avenues within the Planning Area are mentioned below:

Table 11-2: Important Heritage Roads and Avenues Identified within the LPA

Important Heritage roads & avenues identified within the LPA			
No		Name of the Road	Stretch of the Road
1		Dasara procession Route	
	a	Albert Victor Road	Hardinge Circle to K.R Circle
	b	Sayyaji Rao Road	From K.R Circle to Millennium Circle via Bannimantap Road
2		Krishnaraja Boulevard	From Kantharaja Urs Road to Hunsur Road
3		Narasimharaja Boulevard	From Zoo Garden Circle to T.Narasipura Road
4		Other Important Roads	Roads around the city Palace (Ambavilas Palace and Fort)
	a	B.N. Road	
	b	New Sayyaji Rao Road	
	c	Purandhara Dasa Road	
	d	Chamaraja Double Road	
	e	Jansi Lakshmi Bai Road	From Hardwick to Rajaji Circle (Railway Station Circle)
	f	Radhakrishna Avenue	From M.N. Jois Circle to Vishvamanava Double Road
	g	Princess Road	From J.L.B Road to Yadavagiri Circle
	h	Vinoba Road	From Metropole Circle to Valmiki Road
	i	Ashoka Road	From Albert Victor Road to Silver Jubilee Clock Tower
	j	Krishnavilas Road	Roads around JaganMohan Palace
	k	Desika Road (Parkal Mutt Road)	
	l	JaganMohan Palace Road	
	m	Lakshmi Vilas Road	

Regulations

1. Any proposals made in any area/premises along these stretches of avenues or roads shall be in commensurate with the Architectural character of the other already existing important monumental structures / statues / features in the Dasara procession route or the Boulevards, on the Heritage roads as the case may be, and the façade design of such proposals shall be approved by the authority in concurrence with the Heritage committee constituted under these regulations. No new building or structure shall protrude beyond the already established building lines / setbacks of the existing monumental structure in the respective avenues / roads.
2. No hoardings / Advt. boards / Sign Boards are permitted in these Roads / Boulevards, except the traffic route sign boards where it is absolutely required.

Note

In the case of all Heritage structures (identified in table 11.2a), in these regulation areas, i.e the regulation limits of D1 to D3, any proposals of development/s or improvement/s, made by the owner(State govt. / Central govt./ Quasi govt. / Private) within the premises of the Heritage structure and the Heritage structure itself has to get such proposals of development/s or improvement/s approved by the special Heritage committee under these regulations, which takes into considerations the various aspects of importance of the Heritage structure such as

- a) Historic / Heritage value.
- b) Architectural façade
- c) Visual value and any others, which the Special Heritage committee deems fit. No hoarding / Advertisement boards are permitted inside the premises of the Heritage structure or on the frontage/s of the premises.

V Group E (Identified Heritage structures vide column 4 of table 11.2a)

These are the Heritage structures, located at random, in different parts of the city. No separate control areas are delineated for these Heritage structures. However, the regulations made, here under, are specific to the Heritage structures concerned, premises and the frontage/s, it enjoys on the locations.

Regulations

1. The identified Heritage structure has its own Heritage character and value and the same has to be maintained, as such.
2. Any proposals of development/s or improvement/s, made by the owner(State govt. / Central govt./ Quasi govt. / Private) within the premises of the Heritage structure and the Heritage structure itself, has to get such proposals of development/s or improvement/s approved by the special Heritage committee, under these regulations, which takes into considerations the various aspects of importance of the Heritage structure, such as
 - a) Historic / Heritage value.
 - b) Architectural façade
 - c) Visual value and any others, which the Special Heritage committee deems fit. No hoarding / Advertisement boards are permitted inside the premises of the Heritage structure or on the frontage/s of the premises.

Table 11-2: (A): List of Heritage Buildings in Mysore City

List of Heritage Building in Mysore (Identified by Heritage Expert committee constituted by government under the Chairmanship of Deputy Commissioner Mysore District)			
No.	Name of the Heritage Buildings	Location	Heritage Structure Identified under different groups in these regulations (Subject to Development Control, as prescribed under groups for all dev. In the control areas)
1	2	3	4
1	Amba Vilas Palace	Palace Complex	Group A
4	City Corporation Offices	New Sayyaji Rao Road	Group A
5	Banumaiah's School	New Sayyaji Rao Road	Group A
6	Janatha Bazar	New Sayyaji Rao Road	Group A
7	Central Telegraph Office	New Sayyaji Rao Road	Group A
8	Rangacharlu Memorial Hall	Ashoka Road(Curzon Park)	Group A
9	Silver Jubilee Clock tower	Ashoka Road	Group A
10	Chamarajendra Circle	Junction Of Albert Victor Rd and Ashoka Rd Opposite Palace North Gate	Group A
11	Hardinge circle	Nishat Bagh	Group A & D
12	Gun House	South of Palace	Group A
13	Jagadguru Suttur Sri Shivaratreeshwara Mutt	Chamaraja Rd	Group A
14	Sri Jayachamarajendra Art Gallery	Jaganmohan Palace	Group B
15	Sri Brahmatantra Swatantra Parakal Mutt	Opp-Jaganmohan Palcae	Group B
16	Devaraja Market	New Sayyaji Rao Road	Group A
17	Wesley Cathedral And Hall	Church Rd	Group E
18	St.Bartholomew's Church	Church Rd	Group E
19	Vanivilas Ladies Club	Nazarbad	Group E
20	Institute of Education	Nazarbad	Group E
21	Band House	Mirza Rd	Group E
22	Landowne Building	New Sayyaji Rao Road	Group E & A
23	Railway Station And Railway Offices	Jhansi Rani Lakshmi Bai Rd	Group E & C
24	Park House	Mirza Rd	Group E
25	Lokranjan Mahal	Ittigegud	Group E

List of Heritage Building in Mysore (Identified by Heritage Expert committee constituted by government under the Chairmanship of Deputy Commissioner Mysore District)			
No.	Name of the Heritage Buildings	Location	Heritage Structure Identified under different groups in these regulations (Subject to Development Control, as prescribed under groups for all dev. In the control areas)
1	2	3	4
26	Attara Katchri	Gordon Park	Group C
27	Crawford Hall	Gordon Park	Group C
28	Oriental research Institute	Gordon Park	Group C & D
29	Maharaja's College	Gordon Park	Group C & D
30	Yuvaraja's College	Gordon Park	Group C & D
31	Union Building	Gordon Park	Group E
32	Old University Office Building & Council Hall	Mysore University	Group E
33	Maharaja's Junior college & High school	Jhansi Rani Lakshmi Bai Rd	Group C & D
34	Maharani's Science College	Jhansi Rani Lakshmi Bai Rd	Group C & D
35	"High View"	Vinoba Rd	Group E & D
36	"Jalasannidhi"	Vinoba Rd	Group E&D
37	Jaladarshini"	Vinoba Rd	Group E&D
38	Professor's Quarters University Bungalow	Old Kanthraj Urs Rd Sarawathipuram	Group E
39	Law Courts	Krishnaraja Boulevard	Group C & D
40	District Board Office	Krishnaraja Boulevard	Group C& D
41	Sri Chamrajendra Ursu Boarding School	Krishnaraja Boulevard	Group C&D
42	Maharaja's College Hostels	Chamaraja Double Rd	Group E
43	Maharaja's College Hostels Warden's Qtrs	Chamaraja Double Rd	Group E
44	Office of the Joint Director of Public Instruction	D.Subbaiah Rd,K.R.Mohalla	Group E
45	Office of the Conservator forests	Dewan's Rd	Group E
46	"Padmalaya"	Dewan's Rd	Group E
47	Dewan Sheshadri Building	Dewan's Rd	Group E

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No.	Name of the Heritage Buildings	Location	Heritage Structure Identified under different groups in these regulations (Subject to Development Control, as prescribed under groups for all dev. In the control areas
1	2	3	4
48	Chamundi Guest House (Staff Qts)	Dewan's Rd	Group E
49	Chamundi Guest House (East Building)	Dewan's Rd	Group E
50	Chamundi Guest House (West Building)	Dewan's Rd	Group E
51	Nanjaraja Bahadur's Chatram	Vinoba Rd	Group E & C
52	Hotel Mayura	Jhansi Rani Lakshmi Bai Rd	Group E & D
53	Hotel Metropole	Jhansi Rani Lakshmi Bai Rd	Group E & D
54	Mysore Sports Club & Qtrs	Lalitha Mahal Rd	Group E & D
55	Mysore Race Club, Office Bldg	Race Course Rd	Group E
56	Mysore Race Club, Grand Stand	Race Course Rd	Group E
57	Mysore Race Club, Fodder House	Race Course Rd	Group E
58	Mounted Police Head Qtrs	Lalitha Mahal Rd	Group E & D
59	K.S.R.P Qtrs	Lalitha Mahal Rd	Group E & D
60	Office of the Commandant	Lalitha Mahal Rd	Group E & D
61	Govt. Certified school for Girls	Lalitha Mahal Rd	Group E & D
62	Professors Quarters, University Bungalow	Sarawathipuram	Group E
63	Hardwicke High School	Jhansi Rani Lakshmi Bai Rd	Group E & D
64	Govt. Tamil Higher Primary school	Vani Vilas Rd	Group E
65	Police Station	1979, Ambedkar Rd	Group E

List of Heritage Building in Mysore (Identified by Heritage Expert committee constituted by government under the Chairmanship of Deputy Commissioner Mysore District)			
No.	Name of the Heritage Buildings	Location	Heritage Structure Identified under different groups in these regulations (Subject to Development Control, as prescribed under groups for all dev. In the control areas
1	2	3	4
66	Govt. Boys Higher primary School	Jhansi Rani Lakshmi Bai Rd	Group E
67	Vani Vilasa Market	New Sayyaji Rao Road	Group E
68	Residence, Dept. of Sericulture	Narayanashastri Rd, Lakshmipuram	Group E
69	Hardwicke Church	Vani Vilas Rd,Lakshmipuram	Group E
70	Seetha Vilas Sardanada Dharmashala	Chamaraja Double Rd	Group E
71	Govt. Higher Primary Girls School	Chamaraja Double Rd	Group E
72	Chamarajendra Technical Institute	Sayyajirao Rd	Group D & C
73	Krishnarajendra Hospital	Sayyajirao Rd	Group D & C
74	Sri Muthia Chettiar Ppthalmic Block	K.R.Hospital , Sayyajirao Rd	Group D & C
75	Sir Ismail Sait Outpatient Dispensary	K.R.Hospital , Sayyajirao Rd	Group D & C
76	Sri Jayadeva Murugarajendra Pathological Labs	K.R.Hospital	Group D & C
77	Cheluvamba Hospital	K.R.Hospital Complex	Group D & C
78	Govt. College of Indian Medicine & Hospital	Sayyajirao Rd	Group D & C
79	Govt.Medical college	Irwin Rd	Group D & C
80	Govt. Boys Higher primary School	Princess Rd, Yadavgi	Group E
81	Jayalakshmi Vilas Mansion	Manasagangotri	Group E
82	cheluvamba Vilas	CFTRI	Group E
83	Holdsworth Memorial Hospital (Weslyan Mission Hospital)	Idgah	Group E
84	St.Joseph's Cathedral	North of palace	Group E

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No.	Name of the Heritage Buildings	Location	Heritage Structure Identified under different groups in these regulations (Subject to Development Control, as prescribed under groups for all dev. In the control areas
1	2	3	4
85	Forbes Transformer Station	Narasimharaja Mohalla	Group E
86	Vanivilas Water Works(Filter Stn)	K.R.Sagar Rd	Group E &D
87	Wellington Lodge	Irwin Rd	Group C
88	Govt.House	North east of palace	Group C
89	Karanji Mansion	Nazarbad	Group C
90	Vasantha Mahal	Nazarbad	Group E
91	Lalith Mahal	East of palace	Group B &D
92	Rajendra vilas	Chamundi Hills	Group B
93	Madhuvan Epitaphs	West Nanajangud Rd(South Of Doddakere)	Group E
94	Dhobi Ghat, opp. Kukkarahalli lake	Sarawathipuram	Group E &D
95	Old Adult Education Council Bldg(Publication Division)	Opp.Ganesh Park Krishnamurthypuram	Group E
96	Old Adult Education Council Bldg	J.L.B.Rd	Group E
97	Lakshmpuram Girl's School	J.L.B.Road	Group E
98	Fire Brigade Bldg	Saraswathipuram	Group E
99	Krishnaraja Police stn	M.G.Road	Group E
100	Duffrin Clock Tower	Sayyajirao Road	Group A &D
101	Medical College Hostel Warden's House(Opp.MUDA)	Ramavialas Road	Group E ,C &D
102	Ramakrishna Ashram Bldg	Railway Qtrs, V.V.Mohalla	Group E
103	VRC17, "Sahyadri"	Railway Qtrs, V.V.Mohalla	Group E
104	VRC 18, "Hemadri"	Railway Qtrs, V.V.Mohalla	Group E
105	VRC 19, :Rajatadri"	DRMs	Group E

List of Heritage Building in Mysore (Identified by Heritage Expert committee constituted by government under the Chairmanship of Deputy Commissioner Mysore District)			
No.	Name of the Heritage Buildings	Location	Heritage Structure Identified under different groups in these regulations (Subject to Development Control, as prescribed under groups for all dev. In the control areas
1	2	3	4
		Residence,Railway Qtrs,V.V.Mohalla	
106	VRC 20,"Shringadri"	Railway Qtrs,V.V.Mohalla	Group E
107	VRC 22,"Thunga"	Railway Qtrs,V.V.Mohalla	Group E
108	VRC 23,"Bhadra"	Railway Qtrs,V.V.Mohalla	Group E
109	VRC 24,"Kapila"	Railway Qtrs,V.V.Mohalla	Group E
110	VRC 25,"Kaveri"	Railway Qtrs,V.V.Mohalla	Group E
111	Ramakrishna Institute of Moral & Spiritual Education	K.R.S.Road	Group E
112	Sri Balasubramanyaswamy temple	K.R.S.Road	Group E
113	Ramakrishna Vidyashala	Yadavagiri	Group E
114	Residence Of Late R.K.Narayan Writer	No.13, vivekananda Rd,Yadavgiri	Group E
115	Krishnarajendra Bank	V.V.Market Circle	Group E
116	Bus Shelter	V.V.Market Circle	Group E
117	Sri Vaishnava Temple	Thyagaraja Rd	Group E
118	Kasi Viswanathaswami Temple	Ramanuja Rd	Group E
119	Sri Chamundeshwari temple	M.G.Rd	Group E
120	Nishad Bagh Park	Near Hardinge circle	Group E
121	Guard Room ,Chamundi Vihar Near Chamundi Vihar Stadium	Haider Ali Rd,Nazarbad	Group E
122	RITZ House,QTRs of Police Commissioner	Nazarbad	Group E

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No.	Name of the Heritage Buildings	Location	Heritage Structure Identified under different groups in these regulations (Subject to Development Control, as prescribed under groups for all dev. In the control areas)
1	2	3	4
123	Guard house ,Gate Way, Lalitha Mahal entrance	Lalitha Mahal Rd	Group E &D
124	Dalvoy school	Thyagaraja Rd	Group E
125	Bidaram Krishnappa Rama Mandira	Narayanashasthri Rd	Group E
126	Ram Mandira	Srirampet	Group E
127	Chittaranjan Mahal	Hunsur Rd	Group E
128	Fort Wall & Bastions	Near CPC Polytechnic	Group E
129	Hamilton Bldg Police Stn	Irwin Rd	Group E
130	Shilpa Nilaya	Superintending engineers office building P.W.D. Nazarbad	Group E
131	Vivekananda Mantapa .	Adjacent to Seshadri House (D.C office commercial tax), Krishnavilas road, Mysore	Group E

11.4 NATURAL FEATURES OF SCENIC BEAUTY (CONSERVATION OF VISUAL VALUE)

11.4.1 INTRODUCTION

(a) Chamundi Hill range

Mysore city with a beautiful skyline back drop of the Chamundi Hill at the horizon, on the south east, is a “Visual Resource”. The skyline has its own visual beauty from different directions, as one approaches the city, from different radial routes, as well as from different parts of the city itself. Some important city roads have a vista vision character with the Chamundi hill skyline at their horizon. Some stretches of roads also have a clear view of the skyline across open use areas or parking areas. The Chamundi hill skyline, the hill roads and the footsteps on the hill are lined up with electric lights (A contribution of the Royal family). The Dasara (Annual festival) committee also welcomes tourists by putting up “WELCOME” sign lights on its north western face during Dasara festival time. This ‘Welcome’ sign is seen during nights from different parts of the city and also as one approaches the city from north & west. This visual beauty is a worthy conservation. In this context the planning Authority devise a special Development control to preserve this “visual value”.

(b) Conservation and regulation of Important circles, Junctions, Intersections

Mysore city has been identified as a Heritage city with its monumental palaces, features like statues, circles, boulevards, wide roads etc. Scenic beauty is an important character that goes with the city's Heritage. Maintaining this beauty and further enhancing it, is an essential requirement of the development regulation, to protect the Heritage character and Tourism development interests of the city.

Apart from the proposals of beautification of the city, it is proposed to eradicate the ugly features that exist or which proliferate into important roads, Junctions like Circles, Intersections, or 'T' junctions etc., in the form of gigantic advertisement boards mounted on trestles or otherwise, to gain the maximum advantage of the markets. Such eradication of ugly features adds to the beauty of the areas or locations, which go a long way in beautifying the city. The city fathers may devise beautification programmes like erection of monuments like busts / statues etc. at these locations. Such measure sends a message to the new visitors to the city that they are in a Heritage city worth visiting again & again.

11.4.2 VISUAL CONTROL ZONE – I (V Z –I)

Regulation Area

This area is defined as the area South of T.Narasipur road & Bannur Road and east of Bangalore –Nilgiri road, which includes the Chamundi hill and the surrounding areas on the south eastern part of the city. This area has the unique natural feature of the Chamundi Hill Range and the visual beauty as one observes from the north & west and also from areas South East of Chamundi Hill (i.e. Area which is part of the new conurbation proposed for development for the year 2031).

Regulations

1. In the areas designated in the master plan as open space use areas such as parks, playgrounds, B.G., C.G. Race course area, Golf, ground, parking areas etc. construction or development of any structure is prohibited. Any incidental structure that is absolutely necessary for satisfactory functioning of that use shall be put up only with the express permission of the authority in concurrence with the Heritage committee constituted under these regulations, which will examine the fact that such structure does not obscure the view of the Chamundi hill and the skyline behind the Chamundi hill, including the view of the palace and the Chamundeshwari temple tower. Any condition that the authority may impose shall be strictly followed.
2. In areas designated for any urban use in the Regulation area, hoardings on top of the buildings are totally prohibited. Hoardings advertisement etc. shall not be permitted on the frontages of all open space use areas in the regulation limits
3. Further along the specified roads, as stated in the table appended, the developments are restricted, as specified therein. No advertisement boards / Sign board's hoardings are permitted either along the frontages of Sites / plots along these roads or on the top of the building, in the interest of protecting the beauty and the vision value in the area.

11.4.3 VISUAL CONTROL ZONE - II

Regulation Area

Entire local planning area excluding Zone I mentioned above

1. Along the specified roads, as stated in the table appended (in the specified stretches), a clear view of the Chamundi hill and/or the skyline (either in part or otherwise) can be observed along its alignment on the horizon. This has a visual value. Further, there are certain locations in the city, by virtue of its relative elevation and also that of the open use

character of the area; one can view the whole or part of the Chamundi hill. The authority desires to protect these vision values. These areas and also the stretches of the important roads are specified in the table appended.

Regulations

1. Along the roads specified (In the stretches indicated in the table) no hoardings, advertisement boards or sign boards, across the roads, either hanging or suspended, which obscure the vista view of the Chamundi Hill, except the traffic route sign boards, are permitted
2. In the specified stretches of these roads, advertisement boards, sign boards etc are also not permitted in the frontages, in the setbacks and also on the top of the buildings or structures, which are permissible as per the regulations
3. In the open space use areas / parking areas specified in the table, no buildings / structures are permitted. Only permissible incidental structures in these areas, which are absolutely necessary for satisfactory functioning of the use, is permitted under special circumstances, which shall be examined by the competent authority in each case on individual basis.
4. No hoarding/advertisement boards/signboards shall be permitted along the frontages of these open space use area

Table 11-3: Statement showing the list of roads and stretches of the roads where Special Development Control Regulation Apply

No .	Name of Road	From	To	Types of Restriction	Building Line Prescribed	Remarks
Zone - I						
1	Bangalore-Nilgiri Road (Eastern side)	Gowrishankar School	APMC Area	Regulation as stipulated in regulation 11.4.2 shall apply	15mts beyond the proposed road edge	A clear view of the Chamundi hill sky line backdrop is observable from this road. This vision value is proposed to be preserved
2	Race Course road	Somasundhar am Circle	B-N Road	The frontage on the southern side of this road in this stretch has an open space character use as defined in SCR. The development control shall be regulated as stipulated in regulation no.11.4.2	-	A clear view of the Chamundi hill sky line backdrop is observable from this road. This vision value is proposed to be preserved

No	Name of Road	From	To	Types of Restriction	Building Line Prescribed	Remarks
3	Uthanahalli Road (Northern Side)	B-N Road	Upto the commencement of no development zone around Chamundi hill	on the northern side of the road in this stretch no new building or structure shall be built which may obstruct the view of the Chamundi hill and the skyline backdrop behind the hill	4.5mts from the edge of the proposed deviation of B-N road	A clear view of the Chamundi hill sky line backdrop is observable from this road. This vision value is proposed to be preserved
4	Proposed Outer Ring Road (on southern side of Chamundi hill)	Bannur Road	B-N Road	Regulation as stipulated 11.4.2 shall apply	4.5m from edge of the proposed road	
5	On the frontage of the proposed No Development Zone around Chamundi hill on the southern side	Lalitadripura Road	Uthanahalli Road	Regulation as stipulated 11.4.2 shall apply. Regulation no.20.9.3 shall also apply	-	-
6	All Major roads of 18mts and above width aligned east-west on the eastern side of Chamundi hill also includes any other major road of 18mts wide and above that may be developed in the east west direction (in future) in this zone)	Area north of Yandahalli	Area south of Bhugathagalli	Regulation 11.4.3 apply	-	-

No	Name of Road	From	To	Types of Restriction	Building Line Prescribed	Remarks
	Zone - II A					
1	JLB Road	Srinivasa Circle	B-N Road Junction	Regulation 11.4.3 apply	-	-
2	Udhayaravi Road	Paduvana Road	Dr.Ambedkar Road	Regulation 11.4.3 apply	-	-
3	All Major roads of 18mts and above width aligned west-east in Visvesvarapuram (Industrial suburb)			Regulation 11.4.3 apply	-	-
4	Link Road	Manandavadi Road (H.D Kote road)	B-N Road	Regulation 11.4.3 apply	-	-
5	Sarvajanika Hostel road	H.D Kote Road	Ramanuja Road	Regulation 11.4.3 apply	-	-
6	N.I.E Road	H.D Kote Road	Ramanuja Road	Regulation 11.4.3 apply	-	-
7	Vidyaranyapuram Main Road	H.D Kote Road	Ramanuja Road	Regulation 11.4.3 apply	-	-
8	J.P Nagar Main Road	Railway Line	East end	Regulation 11.4.3 apply	-	-
9	Outer Ring Road (south)	Akkamaha Devi Road	B-N Road	Regulation 11.4.3 apply	-	-
10	Rajkumar Road	Mahadevpura road	B-N Road	Regulation 11.4.3 apply	-	-
11	New B-N Road	JSS Medical College	Millinium Circle	Regulation 11.4.3 apply	-	-
12	Hyderali Road	Govt.House Main Gate	Chamundi Vihar sports complex	Regulation 11.4.3 apply	-	-
13	Sayyaji Rao Road	Bomboo Bazaar	K.R Circle	Regulation 11.4.3 apply	-	-
	Zone - II B (Open space Uses)				-	-
1	Ovals Ground	Hunsur Road	Oriental Library	Regulation 11.4.3 apply and 20.9 apply	-	-

No	Name of Road	From	To	Types of Restriction	Building Line Prescribed	Remarks
2	J.K Ground	-	-	Regulation 11.4.3 apply and 20.9 apply	-	-
3	Manuvana Park	-	-	Regulation 11.4.3 apply and 20.9 apply	-	-
4	Kukkarahalli Tank	Hunsur Road	Bogadi Road	Regulation 11.4.3 apply and 20.9 apply	-	-
5	University Sports Stadium and Open Air Theater	Senate hall	Bogadi Road	Regulation 11.4.3 apply and 20.9 apply	-	-
6	Lingambudi Tank	-	-	Regulation 11.4.3 apply and 20.9 apply	-	-
7	Open Space & Sports Ground near JSS School in J.P Nagar	-	-	Regulation 11.4.3 apply and 20.9 apply	-	-
8	Gadichowka in Madhwachar Road	-	-	Regulation 11.4.3 apply and 20.9 apply	-	-

11.5 IMPORTANT LOCATIONS OF SCENIC BEAUTY

The following locations of scenic beauty, like circles, junctions or intersections are identified by the city planning authority where the development of erection of Advertisement hoardings erection of trestles, signboards, electronic signs, transmission towers etc. or temporary advertisement buntings shall be prohibited either on road land or on buildings or land.

Table 11-4: Important Locations – Roads, Intersections, Junctions and Circles

No	Name of Circle / intersection Junctions	Remarks
Mysore City		
A	Important Locations around the City palace and along Heritage Roads	
1	K. R. Circle	These locations may have developments like improvements to Geometric designs of the Junctions, to
2	Chamaraja circle	
3	Millennium circle (TNN Circle)	
4	Hardinge circle	

No	Name of Circle / intersection Junctions	Remarks
Mysore City		
5	Shivarathreeshwara Rajendra Circle (Suttur Mutt Circle)	improve the traffic efficiency, erections of statues, busts or monuments which may enhance the heritage value and add to the beauty of the locations subject to the condition that such an action do not obscure the view of the traffic. All such developments shall be with the specific approval of the Heritage committee constituted under these regulations
6	B. Rachiah Circle.	
7	Silver Jubilee Clock Tower Circle	
8	Gandhi Square	
9	Gun house Circle	
10	Basaveshwara Circle (Patashala Circle)	
11	Intersection of Prabuthva Bhavan Road and Shalivahana Road	
12	Visveshwaraya Circle	
13	Ramaswamy Circle	
14	Nehru Circle	
15	Chathri Mara Circle	
16	Intersection of Irwin Road and B. N. Road (Arch gate)	
17	Govt. House North gate 'T'-junction	
18	Government House South gate Circle	
19	Entrance gate to Chamundi hill (Intersection of Chamundi hill road and Proposed 24 m link Road)(An Arch gate may be designed and built here)	
B	Other Important locations in the City	
20	CFTRI main gate junction	
22	New B. N. Road - Old B. N. Road junction (old toll gate)	
23	B. N. Road - Ring road Junction (North)	
24	B. N. Road - Ring road Junction (South)	
25	Ring road – Hunsur Road Junction	
26	Ring road – Bogadi Road Junction	
27	Ring road – H. D. Kote Road Junction	
28	Ring road – Bannur Road Junction	
29	Ring road – Mahadevapura Road Junction	
30	Ring road – K.R.S. Road Junction	
31	Ring road – Vishwamanava Double Road Junction (Near power grid)	
32	Ring road – R. T. Nagar Junction	
33	Aditya circle in Outer Ring Road	
34	Vishwamanava Road – Radhakrishna Avenue 'T' Junction	
35	Open Air Theatre Road - Bogadi Road Junction	
36	Open Air Theatre Road - Hunsur Road Junction	

No	Name of Circle / intersection Junctions	Remarks
Mysore City		
37	Temple Road - K.R.S. Road Junction	
38	Temple Road - Hunsur Road Junction	
39	Gokulam Road – Hunsur Road Junction	
40	Gokulam Road – K.R.S. Road Junction	
41	Intersection of Vishwamanava Double Road and Kantharaja Urs Road	
42	Intersection of Ring Road and New Kantharaja Urs Road	
43	Andolana Circle	
44	Vivekananda Circle	
45	Intersection of J. L. B. Road and B. N. Road	
46	Intersection of J. L. B. Road and H. D. Kote Road (Sreenivasa Circle)	
47	Intersection of J. L. B. Road and Kantharaja Urs Road	
48	Hardwick Circle	
49	Intersection of Krishnaraja Boulevard Road and Kantharaja Urs Road	
50	Intersection of Krishnaraja Boulevard Road and Hunsur Road (T- Junction)	
51	Maharaja College Hostel Circle (Ekalaviah Circle)	
52	Kautilya Circle	
53	Railway Station Circle (Babu Jagajeevan Ram circle)	
54	Intersection of K. R. S. Road and J. L. B. Road	
55	Abul Kalam Azad Circle	
56	Fountain Circle	
57	F.T.S (Forbes Transformer Station) Circle	
58	Madhava Rao Circle	
59	Maharaja Rana Pratap Singh Circle	
60	Sangolli Rayanna Circle	
61	Intersection of Rajkumar Road and Mahadevapura Road	
62	Intersection of Kalidasa Road and Temple Road	
63	Panchavati Circle	
64	Intersection of Bogadi Road and J.C.E. College Road	
65	S.P Office Circle	
66	Shantaveri Gopal Gowda Circle	
67	Yadavgi Circle	

No	Name of Circle / intersection Junctions	Remarks
Mysore City		
68	Intersection of Hunsur Road and Valmiki Road (T-Junction)	
69	Ashoka Circle	
70	Metropole Circle	
71	Race Course circle	
72	St. Philomena's circle	
73	Panchavati Circle	
74	Rajkumar-Bannur Road Junction	
75	Lalith Mahal - T.Narasipura Road Junction	
Nanjangud Town		
76	Intersection of B. N. Road & Hullahalli Road	These locations may have developments like improvements to Geometric designs of the Junctions, to improve the traffic efficiency, erections of statues, busts or monuments which may enhance the heritage value and add to the beauty of the locations subject to the condition that such an action do not obscure the view of the traffic. All such developments shall be with the specific approval of the Heritage committee constituted under these regulations
77	Junction of B. N. Road & R. P. Road ('T' Junction)	
78	Junction of Railway Station Road & Chamarajanagar by Pass Road	
79	Junction of B. N. Road & Industrial Area Main Road ('T' Junction)	
80	Bangalore Nilgiri Road – Chamarajanagar Road Junction	

11.6 Provisions regarding Violation of Special Control Regulations

No condonation / compounding shall be permissible for any violation of these special Regulations, for any development / erection of signboards / Advertisements etc, in the area specified. Any such violation shall be liable to be demolished and the cost of such demolition shall be recovered from the developer/agency responsible for such Violation.

Note:

Open Space use Areas: For purposes of these special regulations, "open space use areas" means uses in such areas do not pose any visual obstructions, while performing their functions like open space, uses such as parks, playgrounds, burial grounds, etc., Traffic & Transportation uses like parking area, road land, railway, etc. , land covered by water body and the like.

12 PROVISION FOR PHYSICALLY CHALLENGED PERSONS

12.1.1 SHORT TITLE, EXTENT & COMMENCEMENT

These regulations shall apply to the public buildings only to facilitate the physically challenged persons.

They shall extend to the whole of Mysore- Nanjangud LPA Area

12.1.2 DEFINITIONS

12.1.3 NON - AMBULATORY DISABILITIES

Impairments that regardless of cause or manifestation, for all practical purposes confine individuals to wheel- chairs

12.1.4 SEMI-AMBULATORY DISABILITIES

Impairments that cause individuals to walk with difficulty or insecurity. Individuals using braces or crutches, amputee's arthritics, spastics, and those with pulmonary and cardiac ills may be semi- ambulatory.

12.1.5 HEARING DISABILITIES

Deafness or hearing handicaps that might make an individual insecure in, public areas because he is unable to communicate or hear warning signals

12.1.6 SIGHT DISABILITIES

Total blindness or impairments affecting sight to the extent that the individual functioning in public areas is insecure or exposed to danger

12.1.7 WHEEL CHAIR

Chair used by Disabled people for mobility. The standard size of wheel chair shall be taken as 1050x750 mm.

12.1.8 SCOPE

These regulations are applicable to all buildings and facilities used by the public. It does not apply to private & public residences.

12.1.9 SITE DEVELOPMENT

Level of the roads, access paths and parking areas shall be described in the plan along with specification of the materials.

12.1.10 ACCESS PATH / WALK WAY

Access path from the entry and surface parking to Building entrance shall be a minimum of 1,800 mm. wide having even surface without any steps. Slope if any, shall not have gradient greater than 5%. Selection of floor material shall be made suitably to attract or to guide visually impaired persons (limited to colored floor material whose colour and brightness is conspicuously different from that of the surrounding floor material or the material that emit different sound to guide visually impaired persons here in after referred to as "guiding floor material" (regulation no.12.6). Finishes shall have a non slip surface with a texture traversable by a wheel chair. Curbs wherever provided should blend to a common level.

12.1.11 PARKING

For parking of vehicles of physically challenged people the following provisions shall be made:

Surface parking for two car Spaces shall be provided near entrance for the physically challenged persons with maximum travel distance of 30 Mts. from building.

The width of parking bay shall be minimum 3.60 meter.

The information stating that the space is reserved for wheel chair users shall be conspicuously displayed.

Guiding floor materials shall be provided or a device which guides visually impaired persons with audible signals or other devices which serves the same purpose shall be provided.

12.1.12 BUILDING REQUIREMENTS

The specified facilities for the building for physically challenged persons shall be as follows.

Approach to plinth level.

Corridor connecting the entrance/ exit for the physically challenged.

Stair-ways.

Lift.

Toilet.

Drinking water.

12.1.13 APPROACH TO PLINTH LEVEL

Every building should have at least one entrance accessible to the physically challenged and shall be indicated by proper signage. This entrance shall be approached through a ramp together with the stepped entry.

12.1.14 RAMPED APPROACH

Ramp shall be finished with non slip material to enter the building minimum width of ramp shall be 1800 mm. with maximum gradient 1:12, length of ramp shall not exceed 9.0 Mts. having 800 mm high hand rail on both sides extending 300 mm. beyond top and bottom of the ramp. Minimum gap from the adjacent wall to the hand rail shall be 50 mm.

12.1.15 STEPPED APPROACH

For stepped approach size of tread shall not be less than 300 mm. and maximum riser shall be 150 mm. Provision of 800 mm. high hand rail on both sides of the stepped approach similar to the ramped approach.

12.1.16 EXIT / ENTRANCE DOOR

Minimum clear opening of the entrance door shall be 900 mm. and it shall not be provided with a step that obstructs the passage of a wheel chair user. Threshold shall not be raised more than 12 mm.

12.1.17 ENTRANCE LANDING

Entrance landing shall be provided adjacent to ramp with the minimum dimension 1800x2000 mm. The entrance landing that adjoin the top end of a slope shall be provided with floor materials to attract the attention of visually impaired persons (limited to colored floor material whose colour and brightness is conspicuously different from that of the surrounding floor material or the material that emit different sound to guide visually impaired persons hereinafter referred to as guiding floor material.

Finishes shall have a non-slip surface with a texture traversable by a wheel chair. Curbs wherever provided should blend to a common level.

12.1.18 CORRIDOR CONNECTING THE ENTRANCE / EXIT FOR THE PHYSICALLY CHALLENGED

The corridor connecting the entrance / exit for physically challenged leading directly outdoors to a place where information concerning the overall use of the specified building can be provided to visually impaired persons either by a person or by signs, shall be provided as follows:

“Guiding floor materials” shall be provided or devices that emit sound to guide visually impaired persons.

The minimum width shall be 1500 mm.

In case there is a difference of level slope ways shall be provided with a slope of 1:12.

Hand rails shall be provided for ramps / slope ways.

12.1.19 STAIR WAYS

One of the stair-way near the entrance / exit for the physically challenged shall have the following provisions:

The minimum width shall be 1350 mm.

Height of the riser shall not be more than 150 mm and width of the tread 300mm. The steps shall not have abrupt (square) nosing.

Maximum number of risers on a flight shall be limited to 12.

Hand rails shall be provided on both sides and shall extend 300 mm. on the top and bottom of each flight on steps.

12.1.20 LIFTS

Wherever lift is required as per bye-laws, provision of at least one lift shall be made for the wheel chair user with the following cage dimensions of lift recommended for passenger lift of 13 persons capacity by bureau of Indian standards.

Clear internal depth : 1100mm

Clear internal width : 2000mm

Entrance door width : 900mm

A hand rail not less than 600 mm. long at 1000 mm. above floor level shall be fixed adjacent to the control panel.

The lift lobby shall be of an inside measurement of 1800mmx1800mm or more.

The time of an automatically closing door should be minimum 5 seconds and the closing speed should not exceed 0.25 m/sec.

The interior of the cage shall be provided with a device that audibly indicates the floor the cage has reached and indicates that the door of the cage for entrance/exit is either open or closed.

12.1.21 TOILETS

One special W.C. in a set of toilet shall be provided for the use of physically challenged with essential provision of wash basin near the entrance for the physically challenged.

The minimum size shall be 1000mm x 1750 mm.

Minimum clear opening of the door shall be 900 mm. and the door shall be swing out

Suitable arrangement of vertical / horizontal hand rails with 50 mm clearance from wall shall be made in the toilet.

The W.C seat shall be 500 mm. from the floor.

12.1.22 DRINKING WATER

Suitable provision of drinking water shall be made for the physically challenged near the special toilet provided for them.

12.1.23 DESIGNING FOR CHILDREN

In the buildings meant for the predominant use of the children, it will be necessary to suitably alter the height of the hand- rail and other fittings & fixtures etc.

12.1.24 EXPLANATORY NOTES**12.1.25 GUIDING / WARNING FLOOR MATERIAL**

The floor materials to guide or to warn the visually impaired persons with a change of colour or material with conspicuously different texture and easily distinguishable from the rest of the surrounding floor materials is called guiding or warning floor materials. The material with different texture gives audible signals with sensory warning when a person moves on this surface with walking stick. The guiding / warning floor material is meant to give the directional effect or warn a person at critical places. This floor material shall be provided in the following areas:-

The access path to the building and to the parking area.

The landing lobby towards the information board, reception, lifts, stair-cases and toilets.

Immediately at the beginning / end of walkway where there is a vehicular traffic.

At the location abruptly changing in level or ramp.

Immediately in front of an entrance / exit and the landing.

12.1.26 PROPER SIGNAGE

Appropriate identification of specific facilities within a building for the physically challenged persons should be done with proper signage. Visually impaired persons make use of other senses such as hearing and touch to compensate for the lack of vision. Whereas visual signals benefit those with hearing disabilities. Signs should be designed and located so that they are easily legible by using suitable letter size (not less than 20 mm. high). For visually impaired persons information board in Braille should be installed on the wall at a suitable height and it should be possible to approach them closely. To ensure safe walking there should not be any protruding sign which creates obstruction for walking. Public Address System may also be provided in busy public areas. The symbols /information should be in contrasting colour and properly illuminated because people with limited vision may be able to differentiate amongst primary colors. International symbol mark for wheel chair is installed at the lift, toilet, staircase, parking areas etc. that have been provided for the physically challenged

13 CONTROL OF SIGNS (HOARDINGS) AND OUTDOOR DISPLAY STRUCTURES AND PAGING TOWER AND TELEPHONE TOWER AND OUTDOOR DISPLAY STRUCTURES

13.1 PERMISSION

Only authorized signs (Hoarding) paging tower and telephone towers will be permitted.

13.2 DESIGN AND SIZE

Every hoarding shall be designed so as to withstand the wind, dead, seismic and other loads and other structural requirements in accordance with the NBC. In the case of shopping units in commercial areas and/or residential-cum-commercial buildings, the display boards shall be at the same height above the shopping arcade and shall ordinarily be 45.5 cm to 61 cm in height. The placement and size of the boards shall form a part of the building permission and no change therein shall be permitted nor shall any additional boards be allowed to be displayed. Size of the hoarding along the various roads shall be permitted as prescribed by appropriate authority. The appropriate authority shall prescribe size of the hoarding according to the local conditions and requirements with prior intimation to the state government.

13.3 PROHIBITED SIGNS

The following signs are prohibited along major roads, having width beyond 18.00 m.

1. Any sign that by reason of its shapes, position or colour may be confused with an authorized traffic sign or signal.
2. Any sign containing the word "Stop" ,"Look" ,"Danger" or other similar word that might mislead or confuse the travelers.
3. Any sign that is attached to or printed on a rock or other natural objects and
4. Any sign that is located within a public right-of-way unless it is an official street name, traffic sign or signal or other official sign.

13.4 GENERAL RESTRICTIONS

1. No ground sign shall be erected to a height according to local conditions and requirements lighting, reflections may extend beyond the top of face of the sign.
2. Every ground sign shall firmly support and anchored to the ground. Supports and anchors shall be of treated timber in accordance with good practice or metal treated for corrosion resistance or masonry or concrete.
3. No ground sign shall be erected so as to obstruct from access to or egress from any building and
4. No ground sign shall be set nearer to the street line than the established building line.
5. Distance from the junction of road: No sign or hoarding along roads shall be permitted in such a way that it is not obstructing the vision required for safe traffic movement.
6. Any hoarding which in the opinion of the Authority is likely to be confused with unauthorized traffic sign or signal shall not be permitted.
7. Any hoarding containing the words "Stop", "Look", "Danger" or other similar words that might mislead or confuse the travelers shall not be permitted.
8. No hoarding shall be permitted after keeping distance, according to local condition and requirements from any public park.
9. No hoarding shall be permitted in the open margin space of the building.
10. All permissions for hoarding shall be given only after getting certificate from registered structural engineer for the stability, safety of hoarding to be erected.

13.5 HOARDING ON ROOF

Following provisions shall apply for Roof Signs.

1. Location: No roof sign shall be placed on or over the roof of any building, unless the entire roof construction is of non-combustible material. The top of sign board should conform the building height regulations.
2. Projection: No roof sign shall project beyond the existing building line of the building on which it is erected or shall extend beyond the roof in any direction.
3. Support & Anchorage: Every roof sign shall be thoroughly secured and anchored to the building on or over which it is erected. All loads shall be safety distributed to the structural members of the building.

13.6 WALL SIGNS

Following provisions shall apply for wall signs.

1. Dimensions: The total area of the sign shall not exceed 25 percent of the total area of the facade on which the sign is erected. The facade of the building shall be subdivided into blocks of uniform height and the area of the sign erected on particular block shall not exceed 25 percent of the area of that block.
2. Projection: No wall sign shall extend above the top of the wall or beyond the ends of the wall to which it is attached. At any place where pedestrians may pass along a wall, any wall sign attached there to shall not project more than 7.5cms. There from within a height of 2.5 Mts. measured from the level of such place.
3. Support & Attachment: Every wall sign shall be securely attached to walls, wooden blocks or anchorage with wood used in connection with screws, staples or nails shall not be considered proper anchorage, except in the case of wall signs attached to walls of wood.
4. Reflectors: Lighting reflectors may project 2.4 Mts. beyond the face of the wall provided such reflectors are at least 4 m above the footpath level, but in no case shall such reflectors project beyond a vertical plane one meter inside the kerb line.

13.7 PROJECTING SIGNS

No projecting sign or any part of its supports or frame work shall project more than 2 meters beyond the main face of the building to which such sign is attached. At every place where pedestrians may pass underneath a projecting sign, an over-head clearance of at least 2.5 Mts. shall be maintained. Comprehensive Sign Design: Particularly in the case of an existing structure where because of the code amendment new signage is likely to cover less of the building facade than previously, it is hoped that Comprehensive Sign Designs will encourage the rehabilitation of the building front itself as well as the careful design of the sign that goes on it.

13.8 SIGNS IN URBAN RENEWAL PROJECT AREAS

These signs must conform with the zoning regulations and with the urban renewal plan or special restrictions for the area, which may include additional regulations or requirements.

13.8.1 BANNERS, SIGN-BOARDS ETC

Banners, signboards and several other kinds of signs other than on-premise signs shall be only temporarily permitted. No signs within 30m distance of a park entrances or institutional entrances shall be permitted.

13.9 HISTORIC BUILDINGS

The Competent Authority is empowered to deny the permission on the ground of ambience of heritage buildings and precincts.

- a. No hoarding shall be permitted around the ancient monument or heritage structures identified in the Special Control Regulation in the respective regulation area, which may mar the beauty of the ancient monument or Heritage structure or Heritage roads
- b. No hoarding or advertisement boards shall be permitted along identified heritage roads, circles, intersections and T - junctions in the Special Control Regulation, except the traffic signals or traffic guide boards, as stipulated in the Special Control Regulation.
- c. No hoardings or advertisement boards shall be permitted along the frontage of identified open space use areas , listed in the Special Control Regulations, so that a clear view of the Chamundi hill skyline backdrop through these open space use areas are observable at these locations/areas.
- d. Small road side advertisement, with specific clearance from the Heritage committee may be permitted.

13.10 DEPOSIT AND FEES

The fees for erection and maintenance of the hoarding shall be charged as decided by Competent Authority from time to time.

The fees for hoarding shall be paid by the applicant in advance, for the calendar year or part thereof.

13.11 TELECOMMUNICATION INFRASTRUCTURE (PAGING, CELLULAR MOBILE, 'V' SAT., MTNL ETC.)

1. Following provisions shall apply for telecommunication infrastructure.

- a. **Location:** The Telecommunication Infrastructure shall be either placed on the building roof tops or on the ground or open space within the premises subject to other regulations.
- b. Type of structure:
 - i. Steel fabricated tower or antennae's on M.S. pole.
 - ii. Pre-fabricated shelters of fiber glass or P.V.C. on the building roof top/terrace for equipment.
 - iii. Masonry Structure/Shelter on the ground for equipment.
 - iv. D.G. Set with sound proof covers to reduce the noise level.
- c. **Requirement:**
 - i. Every applicant has to obtain/ procure the necessary permission from the "Standing Advisory Committee on Radio Frequency Allocation" (SACFA) issued by Ministry of Telecommunications.
 - ii. Every applicant will have to produce the structural stability certificate from the registered structural engineer which shall be the liability of both parties
 - iii. Applicant has to produce/ submit plans of the structure to be erected.
- d. **Projection:** No Pager and/or Telephone Tower shall project beyond the existing building line of the building on which it is erected in any direction.

2. **DEPOSIT AND FEES:** The fees for erection and maintenance of the hoarding shall be charged as decided by Competent Authority from time to time.

14 MINNING, QUARRYING AND BRICK KILN

The following regulations shall govern the mining, quarrying and brick kiln operations.

- 1.** No mining, quarrying and brick kiln operations where no blasting is involved shall be permitted within a distance of 50 meters from the boundary of any public road, railway line, canal, transmission line or any other building. No mining and quarrying operations and brick kiln operations which involves blasting shall be permitted within a distance of 200 meters from any public road, railway line, canal, transmission line or any other building.
- 2.** No building operations shall be permitted on the plot on which mining and quarrying and kiln operations have been permitted, without the prior approval of the Authority.
- 3.** The mining, quarrying and brick kiln shall be permitted for a stipulated period not exceeding three years from the date of development permission at a time and shall be so prescribed in the development permission.
- 4.** The following shall govern the mining, quarrying and brick kiln operations and shall form conditions of the development permission:
 - a.** The mining, quarrying and brick kiln operations shall not cause any nuisance to people in the vicinity.
 - b.** The mining, quarrying and brick kiln operations below the average ground level shall be permitted only for the extraction.
 - c.** Mining, quarrying operations shall not be permitted in the urbanisable area

15 RELAXATION

1. In the case of plot owned by : i) Competent Authority, ii)Government, iii)Housing Board, and iv)any corporate body constituted under a statute, the competent authority may for reasons to be recorded in writing relax or waive any of the regulations in the public interest. Provided that no relaxation or waive of any of the development regulations concerning maximum built-up -area on any floor, common plot(CP), marginal open space, provisions of high rise buildings, F.A.R. and parking shall be made, unless specifically provided in these Regulations.
2. Notwithstanding anything contained in foregoing Regulations of the Master Plan, in case where these regulations cause hardships to the owners because of their application to the alterations not involving addition to the existing structures erected prior to the coming into force of these regulations, the Competent Authority after considering the merits of each individual case may relax or waive, for reasons to be recorded in writing, the regulation of the Development Plan.
3. Provided that this relaxation shall not be made in any regulations for high rise building.

16 SUPPLEMENTAL AND MISCELLANEOUS PROVISIONS

16.1 INTERPRETATION

If any question or dispute arises with regard to implementation orders by the competent authority, the decision of the Authority shall be final.

16.2 DISCRETIONARY POWERS

In conformity with the intent and spirit of these Regulations, the Competent Authority may decide on matters:

- i.** Where it is alleged that there is an error in any order, requirement, decision, determination made by any Competent Authority under delegation of powers in Regulations or interpretation in the application of these Regulations.
- ii.** Interpretation of road alignment as per site situation.
- iii.** Authorize the erection of a building or the use of premises for a public service undertaking for public utility purposes only, where he finds such an authorization to be reasonably necessary for the public convenience and welfare, even if it is not permitted in any land use classification.

16.3 APPEAL COMMITTEE

The authority shall form an appeal committee of

- 1.** Chairman MUDA - Chairman
- 2.** Municipal Commissioner, Mysore City Corporation
- 3.** Commissioner MUDA, Member Secretary
- 4.** Town Planner Member, MUDA
- 5.** Joint Director of Town Planning, M.C.C. Mysore
- 6.** Chief Officer of T.M.C. Nanjangud

This committee shall only function for any dispute arising out of any interpretation of the Zoning and Development Control Regulation. For any doubt regarding interpretation of these regulations, the Director of Town & country Planning shall be consulted.

In case of any person, referring his case to the committee, the person shall have to pay appeal fee equal to the amount paid as scrutiny fee, to Mysore –Nanjangud Local Planning Authority (MUDA).

The appeal committee can take decision, on hearing the applicant either to recommend the request made by applicant to the government for approval or to reject the request of the applicant, giving reasons for rejection. However the appeal committee cannot exercise its discretionary powers, either to relax the provisions of the regulations to accommodate the applicant's request. The decision of the govt. is final.

17 PENALTIES

Any person contravening any of the aforesaid regulations or any of the provisions of the Master Plan shall on such contravention be liable to a punishment as provided in the KTCP Act 1961, as amended from time to time.

18 GASOLINE (MOTOR FUEL) FILLING STATIONS AND GASOLINE FILLING CUM SERVICE STATIONS

18.1 DEFINITION

1. The term “Filling Station” is a place of retail business engaged in supplying and dispensing of Gasoline (Motor- Fuel) and motor oil essential for the normal operation of automobiles.
2. The term “Filling cum Service station” is a place of retail business engaged in supplying goods and services essential for the normal operation of automobiles. These include dispensing Gasoline and Motor- oil, the sales and services of tyres, batteries and other automobiles accessories and replacement item and washing and lubrication. They do not include the body of tender work, painting or other major motors repairs and over hauling.

18.2 REQUIREMENTS OF FILLING STATIONS AND FILLING-CUM SERVICE – STATION

18.2.1 SPACE REQUIREMENTS

1. The minimum size for the location of Filling Station and filling cum Service Station shall be as follows: filling station 30.00 m. x 36.50 m. Filling cum service station shall be 2000 sq m. Having frontage not less than 30.00 m.
2. Except in hilly terrain, the plot should be on level ground.
3. Every filling station should provide for one parking space for each four employees with a minimum of two car parking space.
4. In the case of filling cum service stations in addition to parking space requirements given above provision should also be made for one car parking space for each service station.
5. Common plot shall not be required.

18.3 TRAFFIC REQUIREMENTS

1. A filling station or filling cum service station is a major generator of traffic and as such present a degree of traffic hazard on the road on which it is sited. This potential traffic hazard determines the number of station that can be permitted in any section of the road or the highway or in a section of a city, the objective being to keep the traffic hazard to the minimum.
2. A filling station or filling cum service station should not be located opposite a break or opening in the central verge on a dual carriage as this will encourage the traffic to cross the road while entering a filling station or filling cum service station.
3. A filling station or filling cum service station preferably may not be sited too close to an intersection to a traffic island on the main road. To assure satisfactory wearing distances, the minimum desirable distance between an access to a station and the tangent point of the traffic island or intersection should be 80.00 m.
4. In the case of main road provided along with a service road or a marginal access road, the access to the station should be provided from the service the marginal access road and not from the main road.
5. On road having heavy traffic, it is desirable to provide one station on either side of the road so that vehicles are not required to cross the road. On roads the traffic cannot support two filling station open on either side, one may be located on either sides provided the site is not close to a junction and confirm to the requirements of the 3 above.
6. Sitting of the stations on road curves or bends are a safety hazard and should be avoided. Filling cum service station should not be located adjacent to the residential houses.

7. The minimum distance of the property line of the filling station from the central line of the road must not be less than 15.00 m. or half the proposed right of way of the road, whichever is more. In the case of National Highways, and major road in the urban areas they should be set back so as to be outside the ultimate right of way of the highway along which it is to be located. However, variations can be approved in special cases if allowed by the competent Authority after complete investigation.
8. The heaping up of the oil cans and other goods within the premises which tend to create a sort of ugly character to the area should be discouraged, Preferential locations in highly congested highways in urban areas create traffic problems which need proper and careful examination. Similarly the concentration of filling station and service station etc. along traffic or arteries creates problems in maintaining street capacity thereby depriving the community facility for mass and quick transport along the highway in urban.

18.4 ENTRANCE AND EXIT CONSIDERATIONS

- a. In all location of filling stations. The basic principle governing location as well as exit and entrance consideration is to minimize as much as possible interference with normal flow of traffic on the road.
- b. For easy flow of the traffic a minimum frontage of 30 m. shall be provided with wide and easy entrance and exit kerbs, vehicles entering and leaving the station should be fully visible to the traffic on the main road and there should not be any obstruction to view between the filling station pumps and the road.
 - i. The following minimum requirements for the ingress should be observed.
 - ii. Maximum width of the drive ways at the side walk: 9m
 - iii. Minimum angle of intersection of drive ways with the street pavement 60 (degree)
 - iv. Minimum angle of intersection of drive ways with the street pavement 60 (degree)
 - v. Minimum distance from any drive way to any exterior property line: 6 m.
 - vi. Minimum distance from any driveway to any interior plot line: 3 m.
 - vii. Minimum distance between kerbs sites: 9 m

19 PLANNING PERIMETERS AND SCHEMES

19.1 PLANNING PERIMETERS

Those areas that are proposed to be taken up as detailed schemes are shown as planning perimeters and schemes. The planning perimeters include the Area improvement scheme, transport and utilities perimeters, which are delineated on the map or proposals and serve as informational tool. Detailed studies and action plans, for the same have to be taken up, in due course in the Revised Master Plan period.

Some of these detailed scheme mentioned below may be taken up after detailed investigations and necessary notifications by the concerned local authorities, in public interest and the provision of the **Transfer of Development Rights**, detailed in Annexure C, appended to these regulations may be adopted, which shall be as per the provisions under section 14-B of KT&CP Act, 1961 and terms and conditions notified by Government from time to time.

Area improvement schemes:

These are identified areas, which require detailed planning and design of schemes that can be implemented by the Government, Private sector and ULBs. The specifics and the program content of the scheme needs to be approved by the Local planning Authority. Slums, poorly serviced infrastructure areas and any other area that have significant impact at Planning district level are to be taken up, within the area improvement perimeters and detailed out for implementation.

In Mysore city, a few haphazard unauthorized residential developments are observed in certain localities, which need immediate attention. This may be taken up for a detailed study, to identify them and to work out an action plan to evict the unauthorized encroachments of government lands, to provide the needed civic amenities. The improvement of these have to be taken up on priority and action plans have to be prepared and implemented by the Urban Development Authority and / or MCC.

1. District Centers:

The analysis of the studies in Vol.I of the report reveals that the business activity is concentrated at a few locations of the city, in an un-planned manner apart from the planned areas of CBD and other localities like Fort Mohalla and Mandi Mohalla, where the central market and the other local market were built by the princely rulers, before independence. The unplanned locations can be observed, in different locations, along the major arteries of the city.

It is not too early to identify and reserve, a few new commercial nodes, at locations in different parts, in outer areas where, the authority can develop new centers of commercial and service activities in a planned manner. Major commercial uses, services and transport uses can be designed in advance, to prevent unplanned development. Such local commercial nodes are identified in this master plan at locations of 2 to 3 km apart, at locations linked by major traffic corridors in outer areas, in Planning District No (4,7,8), (7,8,33), (16,22,23), (18) (28,40),(8,32),(33),34 and(39). Special Development Control Regulations are provided for this purpose. The authority proposes to prepare action plans for land acquisition and development of these new commercial nodes in a planned manner, to prevent unplanned commercial activities in these existing or proposed major traffic corridors.

These district centers development are proposed to be taken up under coordinated planning schemes by MUDA for developing commercial nodes.

These district centers have been visualized at about 3 to 4 km apart and located at the junctions of major circulation network. These centers may vary from 5 to 10 ha of area and are to provide for the following.

- a. Commercial complexes
- b. Off street parking areas / Multi level car parking
- c. Open spaces
- d. Public & semipublic uses
- e. Bus bays or bus stands
- f. Service roads to face commercial complexes with access control on major roads
- g. Circulation pattern to link the other areas.

Detailed studies and action plans for implementation of these district centers will be taken up by the authority.

2. Transport and utilities scheme:

Detailed project planning and implementation by the relevant authority is necessary in respect of certain areas such as road underpass, Geometric design of important circles, multilevel level car parking, at identified locations, is required to be taken up. Necessary studies are to be carried out, in order to implement the proposals. This shall be, in consultation with the Authorities concerned.

3. Heritage conservation Areas (Beautification Programme)

Mysore city has been identified as a Heritage city with monumental palaces, statues, circles etc. Scenic beauty is an important character that goes with the city's heritage. Important statue circles, intersections, 'T' junction in the Mysore- Nanjangud local planning area are identified, whose beauty can be enhanced by suitable measures of adopting a proper Geometric design, Architectural character etc. Action plans are required in this regard. Provision is made in the Special Control Regulation, to remove or prevent ugly features like undesirable hoardings and the like, at such identified locations, which will enhance the beauty at these points. An action plan for this beautification programme may be drawn up in consultation with the Heritage committee, constituted under the Special Area Control Regulations of the Master Plan.

19.2 REDEVELOPMENT SCHEME

Following regulations shall apply for all redevelopment schemes taken up by Karnataka Slum Clearance Board/MUDA/KHB within the local planning area

- (a) Redevelopment schemes (including slums) may be allowed in the following Land uses: Residential (Main), Residential (Mixed), Commercial (Central), Commercial (Business), Industrial (General) & Industrial (Hi-tech).
- (b) Maximum plot coverage is allowable up to 60%.
- (c) Maximum FAR is allowable up to 2.50
- (d) In case of Layout/Group housing, minimum of 10 % of area for Park and 5% of area for C.A shall be reserved and maintained by the respective authorities.

Note: Set back shall be applicable as per Table 5-1 or 5-2 as the case may be and table 5-5

**APPLICATION FOR DEVELOPMENT PERMISSION UNDER SECTIONS 14 & 17
KT&CP ACT, 1961**

To,

The Commissioner / Chief Officer,

Urban Development Authority / Municipal Corporation / Town Municipal Council

I/We hereby apply for permission for development as described in the accompanying maps and drawings. The names of the persons employed by me for the preparation of plans, structural details and supervision of the work area as under:

- a. The plans are prepared by Registered Architect/Engineer/Town planner
Mr. _____
- b. The structural report, details and drawings are to be prepared and supplied by
Mr. _____

I have read the Development Control Regulation / Bye-laws framed by the Authority under the provisions of the relevant Act and claim to be fully conversant with it. I shall fulfill my duties and responsibilities in accordance with the provisions of the Development Control Regulation / Bye-laws.

Signature of Owner/Builder/ Organizer/Developer or Authorized agent of owner:

Date:

1	Applicant's name	:	
2	Postal Address for correspondence	:	
3	Applicant's interest in land with respect of rights	:	
4	Description of Land, village, Town Planning Scheme, Revenue Survey Numbers, Final Plot No	:	
5	What is the present use of the land and/ other building if they are to be put to more than one kind of use, Please give details of each use	:	
6	Please describe in short the development work stating the proposed use of land for the building. If land and/or the building are to be put to more than one use, please give details of each use	:	
7	Is this land included in a layout sanctioned by the appropriate authority	:	
7A	If yes, please give date of sanction and	:	

	reference number with a copy of the sanctioned layout. If not, is it approved by any other Authority?		
7B	Give the name of such Authority with date of sanction and reference no with a copy of the sanctioned layout.	:	
8	For residential use, number of dwelling units and floor	:	
9	Nature and manner of working of Industrial / commercial establishment in case the proposed use is for Industry / Commerce	:	
10	What separate arrangements have been proposed to be made for loading and unloading of goods from the industrial or commercial goods vehicles?	:	
11	What arrangements have been proposed to be made for disposal of industrial waste effluent?	:	

Signature of Owner / Builder / Organizer / Developer or Authorized agent of owner:

Date:

FORM NO - A
CERTIFICATE OF UNDERTAKING OF REGISTERED
ARCHITECT/ENGINEER/TOWN PLANNER

To,

Reference: Proposal work of _____

(Title of the project) C.S.No.R.S.No/F.P.No. _____

Inward No. _____ at village _____

Taluka _____ of _____

(Village/Town/City) for _____ (Name of
Owner/Organizer/Developer/Builder)

Address: _____

Telephone Number: _____

I am a member of Council of Architects/Engineers and I am possessing current registration to act as registered Architect/Engineer.

I hereby certify that I am appointed as the Registered Architect/Engineer/Surveyor to prepare the plans, sections and details as required under the provisions of the Act/ Development Control Regulations for the above mentioned project and that I have prepared and signed the same and that the execution of the project shall be carried out under my direction and supervision of supervisor or owner, as per the approved drawings. I am fully conversant with the provisions of the Regulations, which are in force, and about my duties and responsibilities under the same and I undertake to fulfill them in all respects, except under the circumstances of natural calamities.

I also undertake to provide my guidance for the adequate measure to be taken by the owners for installation of plumbing, drainage, sanitation and water supply. The appointment of site supervisor, clerk of works, building contractor, plumbing contractor and electrical contractor shall be made at the appropriate stage by the owner before the relevant work commences.

Signature: _____

Registration Number: _____ Date _____

Name: _____

Address: _____

Telephone Number: _____

FORM NO - B:
CERTIFICATE OF UNDERTAKING OF REGISTERED STRUCTURAL DESIGNER

To,

Reference: Proposal work of _____
(Title of the project) C.S.No.R.S.No/F.P.No. _____
Inward No. _____ at village _____
Taluka _____ of _____
(Village/Town/City) for _____ (Name of
Owner/Organizer/Developer/Builder)

Address: _____

Telephone Number: _____

I possess the required qualification and experience to act as a Structural Designer. This is to certify that I am appointed as the registered structural designer to prepare the structural report, structural details and structural drawings for the above mentioned project. I am fully conversant of my duties and responsibilities under the Regulations and assure that I shall fulfill them in all respects. I have prepared and signed the structural design and drawings of the proposed building as per the prevailing Indian Standard Specifications and further certify its structural safety and stability in design.

I undertake to supply the owner and the supervisor the detailed drawings. If my services are terminated, I undertake to initiate the Authority in writing.

Signature: _____

Registration Number: _____ Date _____

Name: _____

Address: _____

Telephone Number: _____

FORM NO - C:
CERTIFICATE OF UNDERTAKING FOR HAZARD SAFETY (REGULATION NO. 18-4) REQUIREMENT

To,

Reference: Proposal work of _____
 (Title of the project) C.S.No.R.S.No/F.P.No. _____
 Inward No. _____ at village _____
 Taluka _____ of _____
 (Village/Town/City) for _____ (Name of
 Owner/Organizer/Developer/Builder)

Address: _____

Telephone Number: _____

1. Certified that the building plans submitted for approval satisfy the safety requirements as stipulated under Building Regulation No. 18.4 and the information given therein is factually correct to the best of our knowledge and understanding.
2. It is also certified that the structural design including safety from hazards based on soil conditions shall be duly incorporated in the design of the building and these provisions shall be adhered to during the construction

Signature of Owner with date _____ Name in Block Letters _____ Address _____	Signature of the Engineer / Structural Engineer with date _____ Name in Block Letters _____ Address _____
Signature of Developer with date _____ Name in Block Letters _____ Address _____	Signature of the Architect with date _____ Name in Block Letters _____ Address _____

Note: The certificate of Undertaking shall be signed by person concerned as per the provisions of these regulations.

ANNEXURE - A**DECISION OF THE AUTHORITY****1. GRANT OR REFUSE OF THE PERMISSION APPLICATION**

On receipt of the application for Development Permission, the Competent Authority after making such inquiry and clearance from such an expert whenever considered necessary for the safety of building, as it thinks fit may communicate its decisions granting with or without condition including condition of submission of detailed working drawing/structural drawing along with soil investigation report before the commencement of the work or refusing permission to the applicant as per the provisions of the Act.

The Competent Authority, however, may consider to grant exemption for submission of working drawing, structural drawing and soil investigation report in case the Competent Authority is satisfied that in the area where the proposed construction is to be taken, similar types of structure and soil investigation reports are already available on record and such request is from an individual owner/developer, having plot of not more than 500 sq. m. in size and for a maximum 3 storeyed residential building.

As per the guidelines on "soil testing" if the local site conditions do not require any soil testing or if a soil testing indicates that no special structural design is required, a small building having ground +1 or +2 floors, having load bearing structure, may be constructed.

If the proposed small house is to be constructed with load bearing type masonry construction technique, where no structural design is involved, no certificate from a Structural Designer will be required

2. SUSPENSION OF PERMISSION

Development permission granted under the relevant section of the Act deems to be suspended in cases of resignation by any of the licenses till the new appointments are made during this period construction shall not be done on the site. Any work on site during this time shall be treated as unauthorized development without any due permission.

3. GRANT OF DEVELOPMENT PERMISSION

Shall mean acceptance by the Authority of the following requirements:

- (a) Permissible built-up area.
- (b) Permissible FAR.
- (c) Height of a building and its various stories.
- (d) Permissible open spaces enforced under regulations, common open plot (C.P), Marginal spaces, other open spaces, setbacks etc.
- (e) Permissible use of land and built spaces.
- (f) Arrangements of stairs, lifts, corridors and parking.
- (g) Minimum requirements of high-rise buildings including N.O.C. from Fire Officer/Fire Safety Consultant as appointed by the Appropriate Authority.
- (h) Minimum requirement of sanitary facility and other common facility.
- (i) Required light and ventilation.

Provided that it shall not mean acceptance of correctness, confirmation, approval or endorsement of and shall not bind or render the Authority liable in any way in regard to:

- i. Title of the land or building.
- ii. Easement rights.
- iii. Variation in area from recorded areas of a plot or a building.
- iv. Structural reports and structural drawings.
- v. Workmanship and soundness of material used in construction of the building.
- vi. Location and boundary of the plot.

4. LIABILITY

Notwithstanding any development permission granted under the Act and these regulations, any person undertaking any development work shall continue to be wholly and solely liable for any injury or damage or loss whatsoever that may be caused to any one in or around the area during such construction and no liability whatsoever in this regard shall be cast on the authority.

5. RESPONSIBILITIES OF THE APPLICANT

Neither the grant of development permission nor the approval of the plans, drawings and specifications shall in any way relieve the applicant of the responsibility for carrying out the development in accordance with requirement of these regulations.

6. DEVELOPMENT WITHOUT PRIOR LEGITIMATE PERMISSION

In cases where development has already started / commenced on site for which development permission in writing of the Competent Authority is not obtained, but where this development on site is in accordance with the provisions of these regulations, the development permission for such work on site without the prior permission may be granted by the Competent Authority on the merits of each individual case. For such development works, over and above such other charges/fees may be otherwise livable, the additional amount shall be charged on such total built up area as per the following rates:

1	Application for development permission is made but development is commenced as per submitted plan.	:	5 times the scrutiny fee under rule 36(2 A) and fee under rule 37/A of K.P.A Rules 1965
2	Application is made but development has been commenced but not as per submitted plan, but the construction is as per the regulations.	:	10times the scrutiny fee under rule 36(2A) and fee under rule 37/A of K.P.A Rules 1965

NOTE: Minimum additional amount shall be Rs.1,000/- for residential and Rs.5,000/- for others.

FORM NO – 1**COMPLETION REPORT**

Reference No.

Owner's Name:

Location:

Submitted on:

Received on:

The Commissioner / Chief Officer

Mysore Urban Development Authority / Mysore City Corporation / Nanjangud town
Municipal Council

Sir,

The work of erection/re-erection of building as per approved plan is completed under the Supervision of Architect/Developer/Engineer who has given the completion certificate which is enclosed herewith.

We declare that the work is executed as per the provisions of the Act and Development Control Regulations/Byelaws and to our satisfaction. We declare that the construction is to be used for _____ the purpose as per approved plan and it shall not be changed without obtaining written permission.

We hereby declare that the plan as per the building erected has been submitted and approved. We have transferred the area of parking space provided as per approved plan to an individual/association before for occupancy certificate.

Any subsequent change from the completion drawings will be our responsibility.

Yours faithfully,**(Developer's Signature)****Name of Developer:****Date:****(Owner's Signature)****Name of Owner:****Date:****Address:****Encl: Completion Certificate**

FORM NO – 2**BUILDING COMPLETION CERTIFICATE**

Reference No.

Owner's Name:

Location:

Submitted on:

Received on:

The Commissioner / Chief Officer

Mysore Urban Development Authority / Mysore City Corporation / Nanjangud town
Municipal Council

Sir,

1. The building/s has/have been constructed according to the sanctioned plan.
2. The building/s has/have been constructed as per approved plan and structural design (one set of structural drawings as executed and certified by the Structural Engineer is enclosed) which incorporates the provision of structural safety as specified in relevant prevailing Indian Standard Specifications/ Guidelines.
3. Construction has been done under our supervision/guidance and it adheres to the drawings submitted and records of supervision have been maintained by us.

**Signature of the
Supervising Engineer/Owner****Name:****Date:****Signature of the
Structural Designer****Name:****Date:**

Address: _____

Address: _____

ANNEXURE – B**ISSUE OF OCCUPANCY CERTIFICATE**

The competent authority to issue occupancy certificate, interim or final, shall before doing so shall consult the concerned designated Authority, to inspect the building and issue a certificate that necessary requirements for the fire protection under these regulations as per regulation in Chapter 18 have been fulfilled and if not so, the applicant shall be asked to carry out necessary additions, alterations or rectification to the satisfaction of the designated Authority before issuing occupancy certificate.

The Authority issuing occupancy certificate before doing so shall ensure that:

- (a) Parking space is properly paved & the lay-out of parking space is provided as per the approved plans. Sign- boards indicating the entrance, exit and location of parking spaces for different types of vehicles shall be permanently erected and maintained at the prominent place in every building unit and that approach to parking lots in the basement floor has suitable ramp as per regulations.
- (b) Proper arrangements are made for regular maintenance of lift as provided in NBC and in these regulations
- (c) The Certificate of Competent Authority and or fire department for completion and or fire requirements as provided in these regulations has been procured and submitted by the owner.
- (d) Proper arrangements are made for regular maintenance of fire protection services as provided in NBC and in these regulations
- (e) There shall be a percolating well in a building unit having area more than 1500 sq. m.
- (f) If any project consists of more than one detached or semidetached building/buildings in a building unit and any building/buildings thereof is completed as per provisions of these regulations (Such as Parking, Common Plots, Internal Roads, Height of the Building, Infrastructure facilities, lift and fire safety measure), the competent authority may issue completion certificate for such detached or semidetached building/buildings in a building unit.

The occupancy certificate shall not be issued unless the information is supplied by the owner and the Engineer / Architect concerned in the schedule as prescribed by the Competent Authority from time to time.

FORM NO – 3
FORM OF OCCUPANCY CERTIFICATE
(Brief description of nature of development)

On Survey No. _____ of village _____ Taluka
_____ Plot No. _____ Street _____ Ward/Sector
_____ owned by _____ in the development area, completed
and constructed as per plan prepared by _____ under the supervision of
_____ (Architect/Engineer)(Supervising Engineer/Owner)
Architect has been inspected on _____ and I declare that the development has
been carried out in accordance with the Development Permission No. _____
dated _____ and that the development is fit for the use for which it has been permitted.

Commissioner / Chief Officer
Mysore Urban Development Authority / Mysore City Corporation / Nanjangud town
Municipal Council

Date:

ANNEXURE - C**TRANSFER OF DEVELOPMENT RIGHTS (TDR)**

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

TERMS AND CONDITIONS FOR GRANT & UTILISATION OF TDR

As per KT&CP Act, 1961 section 14(B) and its rules.

ANNEXURE –D**REGISTRATION OF ARCHITECT, ENGINEER, STRUCTURAL DESIGNER,
TOWN PLANNER/CLERK OF WORKS, DEVELOPER****APPLICATION FOR REGISTRATION**

The Competent Authority shall register Architect, Engineer, Structural Designer, Town planner Clerk of Works, Site Supervisor, Developer. Application for registration as Architect, Engineer, Structural Designer / Town planner Clerk of Works, Site Supervisor, Developer, shall be in Form No.4 and 5. Registration shall be valid for the period of five years or part thereof and shall be renewable or part thereof.

REVOCAION OF REGISTRATION

A registration shall be liable to be revoked temporarily or permanently by the Competent Authority if the registered person is found guilty of negligence or default in discharge of his responsibilities and duties or of any breach of any of these Regulations. Provided that he shall be given a show cause notice and afforded reasonable opportunity of being heard by the Competent Authority for the purpose of these Regulations.

DUTIES & RESPONSIBILITIES**GENERAL DUTIES AND RESPONSIBILITIES APPLICABLE TO ALL**

- a) They shall study and be conversant with the provisions of the Local Acts, the rules and made there under, The Karnataka Town Country Planning Act 1961 & Urban Development Act-1987, the rules and regulations made there under, policy-orders and standing orders approved by the Competent Authority and the other instructions circulated by the Competent Authority and the provisions in force from time to time along with the instructions printed/mentioned on prescribed application forms & permission letter.
- b) They shall inform the Competent Authority of their employment/assignment/resignation for any work within 7 days of the date of such employment / assignment / resignation.
- c) They shall prepare and submit all plans either new or revised when necessary, required documents and other details they are required to do so in a neat, clean and legible manner and on a durable paper properly arranged and folded in accordance with the provisions prevailing time to time.
- d) They shall submit plans, documents and details without any scratches or corrections. Only small corrections will be permitted with proper initials. They shall correctly represent all the site conditions including grown up trees.
- e) They shall personally comply with all requisitions/ queries received from the Competent Authority in connection with the work under their charge, promptly expeditiously and fully at one-time. Where they do not agree with requisitions / queries, they shall state objections in writing; otherwise for non-compliance of any requisition/query within stipulated time, the plans and applications shall be filed forthwith, and shall not be re-opened.

- f) They shall immediately intimate to the owners the corrections and other changes they make on the plans, documents and details as per requisitions/queries from the Competent Authority.
- g) They shall clearly indicate on every plan, document & submission, the details of their designation such as registered Engineer, registered Structural Designer, Town planner etc. with registration number with date, full name and their address below the signature for identification.
- h) They or their authorized agent or employee, shall not accept the employment for preparation and submission of plans-documents and supervision of any work if the same is intended or proposed to be or being executed or already executed in contravention of provisions of Local Acts, Karnataka Town & Country Planning Act 1961 & U.D.A Act-1987, rules, regulations and any orders made there under and any Regulations or rules for the time being in force under the Act.
- i) The registered person shall apply for undertaking the responsibility for the particular work in the forms prescribed by the Appropriate Authority.
- j) The registered person shall provide the information and undertaking for the work undertaken by him in the forms prescribed by the Competent Authority from time to time.
- k) They shall compulsorily appoint a clerk of works irrespective of type of building/construction in all building units having proposed built-up areas more than 1000 sq.mts. for overall constant supervision of construction work on site and such person appointed shall not be allowed to supervise more than one such site at a time.
- l) The Architectural, Structural Designer and Town planner shall be responsible for adhering to the provisions of the relevant and prevailing 'Indian Standard Specifications'. They will not be held responsible for the severe damage or collapse that may occur under the natural forces going beyond their design forces provided in the above 'Indian Standard Specifications'
- m) Registered Architect / engineer /planner may jointly be engaged in a project to discharge the respective functions involved in the project.

ARCHITECT

QUALIFICATION AND EXPERIENCE

A person registered under the provision of Architect Act, 1972 as an Architect OR Bachelors Degree in Architecture/Diploma in Architecture Equivalent to B.Arch. with 2 yrs. experience.

SCOPE WORK & COMPETENCE

- (a) Preparation of site plans and Building plans & submission drawings and to submit certificate of supervision, progress report & certificate of completion for all types of buildings in accordance to the provisions of building regulations
- (b) Supervision & execution of construction work as per specifications & drawings prepared by authorized registered structural designer & engineer.

DUTIES AND RESPONSIBILITIES

- (a) He/she shall be responsible for making adequate arrangements to ensure not only that the work is executed as per the approved plans but also is confirmation with the stipulations of the National Building Code and the I.S.I. standards for safe and sound construction and non-hazardous, functioning of the services incorporated in the building and for making

- adequate provisions for services and equipment for protection from fire hazards as per the stipulations of the National Building Code in the buildings and shall obtain N.O.C from the Chief Fire Officer or concerned designated Authority/Consultant before applying for occupation certificate.
- (b) He or She shall, on behalf of the owner, submit the progress certificates, completion certificates and the occupation certificate and obtain the same as required under the regulations.
 - (c) If the services of the registered architect are terminated, he shall immediately inform the Competent Authority about his termination and the stage of work at which his services have been terminated. The registered architect appointed as replacement of the preceding architect shall inform about his appointment on the job, and inform the Competent Authority of any deviation that might have occurred on the site with reference to the approved drawings and the stage at which he is taking over the charge. After Competent Authority has inspected the site for his report, the newly appointed architect shall allow the work to proceed under his direction.
 - (d) The registered architect appointed on the work shall inform the Competent Authority immediately on termination of the services of the registered/structural designer/Town planner construction contractor, clerk of works, site supervisor, plumber or electrician and shall not allow the work to continue till the vacancy is filled by appointment of another person and the certificate of appointment of such person is submitted in the appropriate Authority.
 - (e) He or she shall instruct the relevant agency that adequate provisions are made for ensuring the safety of workers and others during excavation, construction and erection.
 - (f) He or she shall instruct the relevant agency that adequate provisions are made for providing safe and adequate temporary structures required for construction and development.

REGISTRATION

- (a) The registration fee if any shall be payable as prescribed by the Competent Authority from time to time.
- (b) The Competent Authority may black-list an architect in case of serious defaults or repeated defaults and shall inform the council of Architect, India to take suitable action against such person under the provisions of Architect Act-1972. The registration shall be liable to be revoked temporarily or permanently by the Competent Authority in such cases of negligence or default.
- (c) As per Form No. 4 and 5

ENGINEER

QUALIFICATION AND EXPERIENCE

A degree in Civil Engineering or Associate Membership (Civil Engineering) of the Institution of Engineers, India (AMIE) or building construction or its equivalent qualification recognized by All India Board of Technical Education or a Diploma in Civil Engineering or Diploma in building construction recognized by State Board of Technical Examination of any State of India. In addition to the qualifications stated above, the applicant should have at least five years experience in professional work if he is a holder of a Diploma in Civil Engineering/or AMIE.

SCOPE OF WORK & COMPETENCE

- (a) Preparation & planning of all types of building except special structures such as cinema halls, theatres, meeting halls, lecture halls & town halls and preparation of drawings for submission and submit certificate of supervision & completion for all types of buildings. Provided person having qualification of a Diploma in Civil Engineering shall be permitted for low rise buildings only.
- (b) Supervision & execution of construction work as per specifications & drawings prepared by authorized registered structural designer.
- (c) He/she can prepare & submit structural details & calculations for buildings of load bearing structures.

DUTIES AND RESPONSIBILITIES

As per Form No. 4 and 5 with reference to engineer in place of Architect

REGISTRATION:-

- (a) The registration fees if any shall be payable as prescribed by the Competent Authority from time to time.
- (b) If he/she is found negligent in/his/her duties & responsibilities. The Competent Authority may black-list an Engineer in case of serious defaults or repeated defaults and shall inform the Institution of Engineers, India to take suitable action against such person. The registration shall be liable to be revoked temporarily or permanently by the Competent Authority in such cases of negligence and default.

STRUCTURAL DESIGNER**QUALIFICATION AND EXPERIENCE**

A Degree in Civil Engineering or its equivalent qualification recognized by All India Council of Technical Education or Associate Member (Civil Engineer) of the Institute of Engineers. In addition to above qualification, the applicant should have at least five years experience in structural design, two years of which must be in a responsible capacity in form of structural designer

OR

a Master's degree in structural engineering from a recognized institute and at least two years experience in structural design work.

OR

A Doctor's degree in structural design from a recognized institute and at least one year experience in structural design work.

SCOPE OF WORK & COMPETENCE

To prepare & submit structural details for -

- (a) All types of Buildings.
- (b) Special structures

DUTIES AND RESPONSIBILITIES

- (a) To prepare a report of the structural design
- (b) To prepare detailed structural design and to prescribe the method and technique of its execution strictly on the basis of the National Building Code or relevant Indian Standard specifications.
- (c) To prepare detailed structural drawings and specifications for execution indicating thereon, design live loads, safe soil bearing capacity, specifications of material, assump-

tions made in design, special precautions to be taken by contractor to suit the design assumptions etc. whatever applicable.

- (d) To supply two copies of structural drawings to the site supervisor
- (e) To inspect the works at all important stages and certify that the work being executed is up to the satisfaction of the Architect/Engineer.
- (f) To certify the structural safety and overall structural soundness of the building to the Architect/Engineer
- (g) To advise the Owner/Architect/Engineer for arranging for tests and their reports for soil, building material etc. for his evaluation and design consideration.
- (h) He shall prepare the revised calculations & drawings in case of any revision with reference to the earlier submission of drawing & design in a particular case.
- (i) To submit the certificate of structural safety and over all structural soundness of building to Competent Authority
- (j) To inform in writing the Competent Authority within 7 days, if for any reason he is relieved of his appointment/responsibilities as the registered Structural designer for the development.
- (k) Not to provide services to further or advance work of any type on any development that does not comply with the regulation or is unauthorized as per the regulations.

REGISTRATION

As per Form No. 4 and 5 with reference to structural designer in place of Architect.

TOWN PLANNER

Qualification and Experience

A post graduate in Town & country planning / Urban and Regional planning from any planning Schools / University recognized by the Institute of Town planners (India) / a degree in Town planning with 3 years of experience.

i. Scope of work of competence

To prepare site plans, layout plans, development plans / detailed project reports in respect of urban plans.

Duties and Responsibilities

1. To prepare site planning exercises/layout plans/project reports.
2. Laying of layout plans,
3. Execution of layouts and advice engineer on site in laying out of streets, etc of the layouts.
4. Certify the layout plans executed advise the owner in regard to planning exercise in furnishing completed plans as per approved plans.

Registration

As per Form No. 4 and 5 with reference to town planner in place of Architect

DEVELOPER

QUALIFICATION AND EXPERIENCE

The person/firm acting as Developer shall be of proved merits and experience.

DUTIES AND RESPONSIBILITIES

- (a) The responsibilities of developers shall be:

- (b) To obtain and submit to the Competent Authority, along with application for development permission, each progress report and application for occupation certificate.
- (c) To appoint a Registered Architect/ Engineer and Structural Designer/ Town Planner.
- (d) To obtain at relevant stages certificates from them, for submission to the Competent Authority, that in designing the real estate development and providing detailed drawings and specifications for it they have complied with requirements as laid out in the regulations.
- (e) To appoint a registered site supervisor
- (f) To obtain and adhere to the quality assurance procedure prepared by the registered site supervisor
- (g) To adequately enable the site supervisor to carry out his responsibilities.
- (h) To certify along with the site supervisor that construction of the real estate development has been carried out as per the design, detailed drawings and specifications provided by the Architect/Engineer and the Structural Designer/ Town Planner.
- (i) To obtain development permission from the Competent Authority prior to commencement of construction of the real estate development
- (j) To regularly submit progress reports and certificates as required by the Competent Authority
- (k) To inform in writing the Competent Authority within 7 days, if for any reason he ceases to be the developer or is relieved of his responsibilities as the developer of the real estate development
- (l) To inform in writing the Competent Authority within 7 days, if for any reason any of the registered professionals appointed by him have been relieved of their responsibilities
- (m) The appointment of the registered Architect/ Engineer /Town Planner shall mean that he has authorized the Architect/Engineer / Planner to do all things necessary and to take all adequate measures for preparing the design, drawings and specifications for the project and to appoint on his behalf appropriate persons to act as registered, clerk of works site supervisor, required for the proper execution of the project and to retain on behalf of the owner any other specialist or expert required on the work of the project
- (n) He shall not cause or allow any deviations from the approved drawings in the course of the execution of the project against the instruction the instruction of Architect /Engineer /Town Planner/Site Supervisor/Clerk of Works/Structural Designer and shall bear all responsibility for any irregularity committed in the use and function of the building or its parts for which the approval has been obtained
- (o) When no registered construction contractor or site supervisor is required to be appointed and not appointed he shall be responsible for their duties and responsibilities under the Regulations
- (p) He shall not commence the use of building or shall not give the possession to occupy the building to any one before obtaining the occupancy certificate from the Competent Authority
- (q) He shall provide adequate safety measures for structural stability and protection against fire hazards likely from installation of services like electrical installation, plumbing, drainage, sanitation, water supply etc. wherever required under the regulations.
- (r) He shall exhibit the names of registered persons only, on site and no additional names will be exhibited / displayed.

- (s) He shall explain the construction design and its intended use as per approved plan only, to the prospective purchaser of the premises under construction.

REGISTRATION

As per Form No. 4 and 5

RESPONSIBILITIES OF OWNERS

THE RESPONSIBILITIES OF AN OWNER SHALL BE

- (a) To appoint a registered architect/engineer and structural designer/Town planner;
- (b) To obtain at relevant stages, for submission to the Competent Authority, certificates from them that in designing the development and providing detailed drawings and specifications for it they have complied with requirements as laid out in the regulations.
- (c) To appoint a registered site supervisor.
- (d) To obtain and adhere to the quality assurance procedure prepared by the registered site supervisor.
- (e) To adequately enable the site supervisor to carry out his responsibilities.
- (f) To certify along with the site supervisor that construction of the development has been undertaken as per designs, detailed drawings and specifications provided by the Architect/Engineer and the Structural Designer/Town planner.
- (g) To obtain development permission from the Competent Authority prior to the development.
- (h) To regularly submit progress reports and certificates as required by the Competent Authority.
- (i) To obtain occupancy certificate from the Competent Authority prior use being made of the development.
- (j) To inform in writing the Competent Authority within 7 days, if for any reason he ceases to be relieved of his responsibilities as the owner of the development. Refer Form 6 and 7
- (k) To inform in writing the Competent Authority within 7 days if for any reason any of the registered professionals appointed by him have been relieved of their responsibilities.

APPOINTMENT OF EMPLOYEES

(a) IN CASE OF TERMINATION OF EMPLOYEES

In case of termination of employment of any of the persons employed under regulations. It shall be the duty of the person employed to intimate immediately in writing to the Competent Authority specifically indicating the stage up to which he has supervised the construction. In the absence of any such intimation and until such intimation has been received, person so last engaged shall be deemed to continue to supervise the work in question.

(b) IN CASE OF DEATH OF EMPLOYEES:

Where any of the persons employed under these Regulations and required for the execution of the projects dies or ceases to be employee before such building work is completed, the further erection of such building or the further execution of such work shall forthwith be suspended until another person as required under these regulations is engaged and his name has been duly communicated to the Competent Authority.

FORM NO – 4**REGISTRATION FOR ARCHITECT / ENGINEER / STRUCTURAL DESIGNER /
TOWN PLANNER / DEVELOPER****APPLICATION FORM**

1	Name	:	
2	Address (Local)	:	
3	Permanent Address	:	
4	Telephone No.	:	
5	Qualifications	:	
6	Experience	:	
7	Are you serving anywhere? (Give detailed address of employer and his no Objection Certificate)	:	
8	Registration/Registration renewal fee/remitted in person/by M. O. etc. (No such fees shall be payable by Architect/Engineer/Town planner registered with the, India, National corporate Institution such as I.A(I), I.E(I),I.T.P.(I), I.S.E(I)	:	
9	Last year's Registration No.	:	
10	Further particulars, if any	:	

I hereby undertake to abide by all Rules, Regulations, Standing Orders, Requisitions and instructions given by the Authority and shall carry out duties and responsibilities as prescribed in Development Control Regulations. I also understand that if, I fail to perform my duties as above, the Authority will be entitled to withdraw my Registration and forfeit my Registration fee, if any.

Kindly grant me a new/renewed Registration for the year _____. Registration Book may be sent to me when ready. I send herewith two passport size copies of my photographs signed by me.

(Signature of applicant)

Name:

Date:

FORM - 5**AFFIDAVIT**

I hereby certify that the erection, re-erection, material alternation in the building bearing property Survey No. _____, Plot Number _____, Village _____, Hobli _____, Taluka _____ will be carried out under my supervision and I certify that all the materials (type and grade) and the workmanship of the work and structural safety of the building will be in accordance with the general and detailed specifications submitted along with this certificate and that the work will be carried out according to the sanctioned plan.

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

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

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

Signature _____

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

Registration Number of the registered Architect / Planner / Engineer _____

Address of the registered Architect / Planner / Engineer _____

Dated: _____

Place: _____

FORM - 6**UNDERTAKING BY THE APPLICANT**

To,
The Commissioner / Chief officer
 MUDA / MCC / TMC
 Mysore / Nanjangud

Sir,
Subject:

I/We, Smt. /Shri _____ Residing at/carrying on business at _____

Are the owners/developers of the property bearing Survey Number/C.T.C. No/K.No _____ of _____ village _____ Hobli, _____ Taluka _____ Mysore / Nanjangud / Srirangapatnam, do hereby agree and undertake as under.

Whereas, I/We are absolutely owner of the property bearing C.T.C. No. / K. No _____ of _____ village _____ Hobli, _____ Taluka, _____ Mysore / Nanjangud /Srirangapatnam.

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

And whereas, the Commissioner, Mysore Urban Development Authority/ Mysore Mahanagara Palike, the Chief Officer, TMC, Nanjangud has intended to grant Development Rights Certificate on compliance of various terms and conditions vide letter under No _____, dated _____

I/We hereby agree and undertake as under:

1. I/We have leveled the aforesaid land up to the formation level as stipulated by the authority. I/We hereby agree and undertake to rectify any defects in respect of filling and leveling of the aforesaid land within period of one year from the date of handing over possession of the said land.
2. This undertaking is binding upon me/us by my/our heirs, executors and administrators and assignees.

Dated this _____ day of _____ 20__

Witness:

- 1.
- 2.

Yours faithfully

FORM - 7**PRO FORMA FOR AFFIDAVIT TO BE GIVEN BY OWNER(S)**

I/We _____ Aged _____ of Indian inhabitant residing at _____

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

Having its registered office at _____ is/am the owner(s) of the land bearing C.S.No./C.T.S.No./K.No _____ of _____ village _____ Hobli _____ Taluk _____ Bangalore.

State on affirmation as under:

The aforesaid land is partly/fully reserved for the purpose of _____ as per the sanctioned R.M.P 2031.

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

Dated this _____ date of _____ the year _____

Deponent:

Identified by me:

Advocate

Name:

Address:

Before me

Notary/Magistrate



"ಸರ್ಕಾರದ ಆದೇಶದ ಸಂಖ್ಯೆ : ನಆಇ.597.ನಗರಾಭಿವೃದ್ಧಿ/2011(೨೦೧-೨)
ದಿನಾಂಕ : 12-01-2016 ಇದರಲ್ಲಿ ಸೂಚಿಸಿರುವ
ಷರತ್ತುಗಳಿಗೆ ಒಳಪಟ್ಟು ಮಹಾ ಯೋಜನೆಗೆ : ತಾತ್ಕಾಲಿಕ :
ಅಂತಿಮ ಅನುಮೋದನೆ ನೀಡಲಾಗಿದೆ "


V. RAJENDRA
Under Secretary to Government
Urban Development Department