



# ZONAL REGULATIONS

MASTER PLAN (Revision-1) 2021

BELLARY LOCAL PLANNING AREA

BELLARY URBAN DEVELOPMENT AUTHORITY  
BELLARY

2010

## Zonal regulations

In order to promote public health, safety and the general social welfare of the community, it is necessary to apply control and reasonable limitation on the development of land and buildings. This is to ensure that most appropriate, economical and healthy development of the Bellary City takes place in accordance with the land use plan, and its continued maintenance over the years. For this purpose, the city is divided into number of use zones, such as residential, commercial, industrial, public and semi public etc. Each zone has its own regulations, as the same set of regulations cannot be applied to the entire Town.

Zonal Regulations protects residential areas from the harmful invasions of commercial and industrial uses and at the same time promotes the orderly development of industrial and commercial areas, by suitable regulations on spacing of buildings to provide adequate light, air, protection from fire, etc. It prevents overcrowding in buildings and on land to ensure adequate facilities and services.

Zoning is not retrospective. It does not prohibit the uses of land and buildings that are lawfully established prior to the coming into effect of these Zonal Regulations. If these uses are contrary to the newly proposed uses, they are termed non-conforming uses and are gradually eliminated over years without inflicting unreasonable hardship upon the property owner.

The Zonal Regulations and its enforcement ensure proper land use and development and form an integral part of the Master Plan. It also ensures solutions to problems of development under local conditions.

The Zonal Regulations for Bellary Local Planning Area prepared under the clause (ii) of sub-section (2) of section 12 of the Karnataka Town and Country Planning Act, 1961 are detailed below,

### a. Establishment of Zones and Zonal Maps:

- i. The local planning area is divided into use zones such as Residential, Commercial, Industrial etc., as shown in the enclosed maps.
- ii. Zonal boundaries and interpretations of Zonal Regulations.
  - a. Where there is uncertainty as regards to the boundary of the zones in the approved maps, it shall be referred to the authority and the decision of the authority in this regard shall be final.
  - b. For any doubt that may arise in interpretation of the provisions of the Zonal Regulations, the authority shall consult Director of Town & Country Planning.

### b. Annexure -I appended to these regulations sets out the uses of land:

- i. Those are permitted.
- ii. Those may be permitted under special circumstances by the Authority in different zones.



- c. The regulations governing minimum size of plot, maximum plot coverage, minimum front, rear and side setbacks, minimum road widths and maximum number of floors and height of structures are set out in Annexure-II appended to these regulations.

## 2.0 DEFINITIONS

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

- 2.1 'Act' means the Karnataka Town and Country Planning Act (KTCP act), 1961.
- 2.2 '**Addition or Alteration**' means a structural change including an addition to the area or change in height or the removal of part of building, or any change to the structure, such as the construction or removal or cutting 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 access ingress or egress or a change to fixtures or equipment as provided in these Zonal Regulations.
- 2.3 '**Agriculture**' includes horticulture, farming, growing of crops, fruits, vegetables, flowers, grass, fodder, trees of any kind or cultivation of soil, breeding and keeping of live stock including cattle, horses, donkeys, mules, pigs, fish, poultry and bees, the use of land which is ancillary to the farming of land or any purpose aforesaid but shall not include the use of any land attached to a building for the purpose of garden to be used along with such building; and 'agriculture' shall be construed accordingly.
- 2.4 '**Amalgamation**' means clubbing of two or more authorized plots.
- 2.5 '**Amenity**' includes roads, street, open spaces, parks, recreational grounds, playgrounds, gardens, water supply, electric supply, street lighting, sewerage, drainage, public works and other utilities, services and conveniences.
- 2.6 '**Apartment / multi dwelling units**' means one or more buildings containing or meant for ~~multi dwelling~~ and contains ~~more than four units in a building~~. This word is synonymous with residential flat.
- 2.7 '**Applicant**' means any person who gives notice to the Authority for any approval with an intention to take up any development work.
- 2.8 '**Auditorium**: Premises having an enclosed space to seat audience and stage for various performances such as concerts, plays, music etc.
- 2.9 '**Authority**' means Development Authority constituted for Bellary under the Karnataka Urban Development Authorities Act, 1987 for the local planning area.
- 2.10 '**Balcony**' means a horizontal cantilever projection including a handrail or



- balustrade, to serve as passage or sit out place.
- 2.11 **'Basement storey or cellar'** means any storey, which is partly / wholly below the ground level. The basement height should not project more than 1.2 m. above the average ground level.
- 2.12 **'Bifurcation'** means bifurcation of a plot into two.
- 2.13 **'Building line'** means the line upto which the plinth of buildings may lawfully extend within the plot on a street or an extension of a street and includes the line prescribed, if any, or in any scheme. No overhead projection are allowed beyond the building line.
- 2.14 **'Building Set Back'** is the minimum distance between any building or structure from the boundary line of the plot.
- 2.15 **'Bus Depot'** means a premises used by public transport agency or any other agency for parking, maintenance and repair of buses. The may include the workshop.
- 2.16 **'Bus Terminal'** means a premises used by public transport agency to park the buses for short duration to serve the public. It may include the related facilities for passengers.
- 2.17 **'Chajja'** means a continuous sloping or horizontal cantilever projection provided over an opening or external wall to provide protection from sun and rain.
- 2.18 **'Chimney'** means a structure usually vertical containing a passage or flue by which the smoke, gas, etc., of a fire or furnace are carried off and by means of which a draught is created.
- 2.19 **Civic Amenity:** "civic amenity" means a market, a post office, a bank, a bus stand or a bus depot, a fair price shop, a milk booth, a school, a dispensary, a maternity home, a child care centre, a library, a gymnasium, a recreation centre run by the Government or local authority, a centre 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 Supply Companies and such other amenity as the Government may by notification specify.
- 2.20 **'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,

restaurants, lodges, nursing homes, cinema theatres, multiplex, kalyana mantapa, community hall, banks, clubs, Petrol bunk, Nursing homes & Hospitals for human care, 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.

2.21 **'Common wall'** means;

A wall built on land belonging to two adjoining owners, the wall being the joint property of both owners.

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

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

2.22 **'Community Hall'** means congregational place to be developed by Government or Local bodies, Trust Society, etc., and having a hall without separate kitchen and dining. No upper floor shall be permitted.

Convention centre means premises having enclosed space for official meetings & discussions, cultural activities without cooking facilities.

2.23 **'Corner plot/site'** means a plot facing two or more intersecting Streets/Roads.

2.24 **'Corridor'** means a common passage or circulation space including a common entrance hall.

2.25 **'Covered Area'** means area covered by building / buildings immediately above the plinth level, but does not include the space covered by;

2.25.1 **Court yard at the ground level**, garden, 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 sides by walls and the like;

2.25.2 Drainage, culvert, conduit, catch-pit, gully-pit, chamber gutter and the like;

2.25.3 Compound or boundary wall, gate, un-storied porch and portico, Chajja, slide, swing, uncovered staircase, watchman booth, including toilet or pump house shall not exceed 3 sqm depending on the size of the plot and its requirement,;

2.25.4 Sump tank and electric transformer.



ana  
itals  
a of  
this  
  
joint  
  
are  
ject  
nent  
  
lose  
the  
  
rent  
hen  
  
ngs  
  
s,  
non  
  
ove  
  
well  
(if  
pen  
  
he  
  
ico,  
ling  
e of

- 2.26 **'Cross wall'** - means an internal wall within the building upto the roof level or lintel level.
- 2.27 **'Cultural buildings'** means a building built by a Trust, Society, Government or Local body for cultural activities.
- 2.28 **'Dharmashala'** is a premises where temporary accommodation for short duration is [provided on non profit basis.
- 2.29 **'Density'** means concentration of population expressed in terms of number of persons per hectare in a particular area.
- 2.30 **'Detached building'** means a building, the walls and roof of which are independent of any other building with open spaces on all sides , except the portion covered by the garage.
- 2.31 **'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 or in the use of any building or land and includes sub-division and amalgamation of any land.
- 2.32 **'Development Plan'**  
Residential Development plan means proposal for construction of one or more residential buildings on a plot measuring more than 5,000 sq m in extent.
- 2.33 **'Drains'** means natural valleys intended for flow of storm water /rain water
- 2.34 **'Dwelling unit / Tenement'** means an independent housing unit with separate facility for living, cooking and sanitary requirements.
- 2.35 **'External Wall'** means the outer wall of the building not being a partition wall even though adjoining a wall of another building and also a wall abutting on an interior open space of any building.
- 2.36 **'First floor'** means the floor immediately above the ground floor, on which second and other floors follow subsequently.
- 2.37 **'Flatted factory'** means a premises having group of non-hazardous small industrial units as given in schedule-I and II and these units may be located in multi-storied buildings.
- 2.38 **'Floor'** means the lower surface in a storey on which one normally walks in a building. The general term 'floor' does not refer basement or cellar floor and mezzanine.
- 2.39 **'Floor Area Ratio' (FAR)** means the quotient obtained by dividing the total covered area on all floors by the area of the plot .

<b>FAR</b>	<b>Total covered area of the floors Plot Area</b>
------------	---

- 2.40 '**Footing**' means the projecting courses at the base of a wall to spread the weight over a large area.
- 2.41 '**Foundation**' means that part of structure which is below the lowest floor and which provides support for the superstructure and which transmits the load of the superstructure to the bearing strata.
- 2.42 '**Frontage**' means the width of any site/land abutting the **access/public** road.
- 2.43 '**Garage**' means a structure designed or used for the parking of vehicles.
- 2.44 '**Government**' means the Government of Karnataka.
- 2.45 '**Ground floor**' means immediately above the level of the adjoining ground level on all sides or above the basement floor.
- 2.46 '**Garage**' means a structure designed or used for parking of vehicles
- 2.47 '**Gas Godown**' means premises where LPG cylinders are stored
- 2.48 '**Habitable Room**' means a room occupied or designed for occupancy by one or more persons for study , living, sleeping, Eating, cooking but does not include bathrooms water closet compartments, laundries serving and storage pantries , corridors , cellars, attics and spaces that are not used frequently or during extended periods.
- 2.49 '**Hazardous Building**' means a building or part thereof used for:
- 2.49.1 Storage handling, manufacture of processing of radioactive substances or of highly combustible or explosive materials or of products which are liable to burn with extreme rapidity and / or producing poisonous fumes or explosive emanations;
- 2.49.2 Storage, handling, manufacture or processing of which involves highly corrosive, toxic or noxious alkalis, acids, or other liquids, gases or chemicals producing flame, fumes and explosive mixtures, etc. or which result in division of matter into fine particles capable of spontaneous ignition.
- 2.50 '**Head room**' where a finished ceiling is not provided the lower side of the joists or beams or tie beams shall determine the clear headroom.
- 2.51 '**Heavy Industries**' means a industry employing more than 500 workers.
- 2.52 '**Height of Building**' means the vertical distance measured in the case of flat roofs from the average level of the ground and contiguous to the highest point of the building (ie last floor terrace top) and in the case of pitched roofs up to the



point where the external surface of the outer wall intersects a finished surface of the sloping roof and in case of gable facing the road, the midpoint between the eave-level and the ridge.

the

Architectural features, Water tank, Chimneys, Pent house, Lift room, Stair case room, and Parapet are also excluded for the purpose of measuring height. The aggregate area of such structures shall not exceed 1/10<sup>th</sup> of the roof area of the building upon which they are erected.

and  
d of

2.53 **'Heritage building'** means a building possessing architectural aesthetic, historic or cultural values, which is declared as Heritage building by the Bellary Urban Development Authority within whose jurisdiction such building is situated.

d.

2.54 **'Heritage Precinct'** means an area comprising heritage building or buildings and precincts there of or related places which is declared as such by the Bellary Planning Authority within whose jurisdiction such building is situated.

level

2.55 **'High-rise Building'** means a building with ground floor plus four or more floors above the ground floor or a building exceeding 15 m in height. The building shall be permitted on a plot of minimum depth / width of 21 m.

one  
not  
age  
y of

2.56 **'Hospital'** is a premises providing medical facilities of general or specialized nature for treatment of indoor and outdoor patients.

tive  
of  
or

2.57 **'Industrial building'** means a building wholly or partly used as a factory, for the manufacture of products of all kinds and related activities.

ves  
ses

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

of

2.59 **'Kalyana Mantapa'** means premises where marriages social and religious functions are conducted with cooking facilities.

ists

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

flat  
sint  
the

2.61 **'License'** means an authorization or permission in writing by the authority to carry out work regulated by the zoning regulations.

2.62 **'Loft'** means a residual space above normal floor level which may be constructed or adopted for storage purposes.

2.63 **'Lodging House'** is a premises used for lodging on payment.

2.64 **'Lift'** means an appliance designed to transport persons or materials between two or more levels in a vertical direction by means of a guided car platform.

2.65 **'Master Plan'** means Master Plan/ Master Plan (Revised) prepared for the



- Local Planning Area of the Bellary approved by the Government under the Karnataka Town and Country Planning Act, 1961.
- 2.66 **'Medium Industry'** is an industry which employs not more than 500 workers and conforming to performance standers and are as listed in schedule -3
- 2.67 **'Mezzanine floor'** means an intermediate floor between Ground floor and First floor only, with area of mezzanine floor restricted to 1/3 of the area of that floor and with a minimum height of 2.20m. Mezzanine floor is not permitted in Residential buildings. Such Mezzanine floor shall be accessible only from the Ground floor.
- 2.68 **'Multilevel Car Parking (MLCP)'** means multilevel R.C.C. structure used for car parking connected to all floors by means of ramps/ mechanical elevators. MLCP can be an independent structure or part of a building with other land uses.
- 2.69 **'Multiplex complex'** means a building housing a entertainment and cultural centre including cinema theaters, restaurants, food courts, shops etc.
- 2.70 **'Nursing home'** a premises having medical facility for indoor and outdoor patients, having upto 30 beds.
- 2.71 **'Open Space'** means an area forming an integral part of the plot left open to sky in a plot.
- 2.72 **'Owner'** includes the person for the time being receiving or entitled to receive, whether on his own account or as an agent, power of attorney holder, trustee, guardian, manager or receiver for another person or for any religious or charitable purpose, the rent or profits of the property in connection with which the word is used.
- 2.73 **'Parapet'** means a low wall or railing built along the edge of a roof.
- 2.74 **'Parking space'** means an area enclosed or unenclosed, covered or open sufficient in size to park vehicles together with a drive-way connecting the parking space with a street or any public area and permitting the ingress and egress of the vehicles.
- 2.75 **'Penthouse'** means a covered space not exceeding 20 square meters on the roof of a building, which shall have at least one side completely open.
- 2.76 **'Plinth'** means the portion of a structure between the surface of the surrounding ground and surface of the floor immediately above the ground.
- 2.77 **'Plinth area'** means the built up covered area of the building / buildings immediately above plinth level.
- 2.78 **'Plinth level'** means the level of the floor of a building immediately above the



surrounding ground.

- 2.79 **'Plot or site'** A parcel of land enclosed by definite boundaries.
- 2.80 **'Porch or portico'** means a roof cover supported on pillars or cantilevered projection for the purpose of pedestrian or vehicular approach to a building.
- 2.81 **'Public and semi-public building'** means a building intended to be used by the public and owned by State or Central Government or Quasi government or Local authorities such as offices, religious institutions, educational institutions, health institutions, library, cultural and recreational institutions of non commercial nature, or any other place of public assembly.
- 2.82 **'Pump Room'** means a room provided below ground level adjacent to sump tank to house various types of pumps with self priming mechanism however the entrance shaft of the pump room of a maximum of 2Mx2M may be permitted above the ground level.
- 2.83 **'Recreational Club'** is a premises used for assembly of a group of persons for social and recreational purposes with all related facilities.
- 2.84 **'Repair Shop'** is a premises similar to retail shop for carrying out repair of house hold goods, electronic gadgets, automobiles, cycles ect.,
- 2.85 **'Residential building'** means a building used or constructed or adopted to be used wholly for human habitation and includes garages, and other out-houses necessary for the normal use of the building as a residence.
- 2.86 **Restaurant** is a premises used for serving food items on commercial basis including cooking facilities, with covered or open space or both having seating facilities.
- 2.87 **'Retail Shop'** is a premises for sale off commodities directly to the consumer with necessary storage.
- 2.88 **'Road level'** is the level of the road at the access to the property or in the event of more than one entrance to the property the road level considered shall be at the centre of the property frontage. The level of the road shall be taken at the centre of the carriage way.
- 2.89 **'Road Width'** means the distance between the boundaries of a road including footways and drains measured at right angles to the centre of the plot. In case of roads having service roads in addition to the main road, the width of road shall be the aggregate width of service roads and main roads for determining FAR and number of floors.
- Note:** In case of sites a T junction or at the intersection of multiple roads, the width of the road parallel to the site shall be considered.
- 2.90 **'Room Height'** means the vertical distance measured between the finished floor surface and the finished ceiling surface where a finished ceiling is not provided, the underside of the joist or beams or tie beams shall determine the



- upper point of measurement. The minimum height of the room shall be 2.75M.
- 2.91 '**Row Housing**' means a row of houses with only front rear and interior open spaces.
- 2.92 '**Service Apartments**' means fully furnished room or suite or rooms with kitchen, which is intended to be used on rental basis.
- 2.93 '**Semi detached Building**' means a building detached on three sides with open spaces as specified in these regulations.
- 2.94 '**Service Road**' means a road / lane provided at the front, rear or side of a plot for service purposes.
- 2.95 '**Service industry**' means an industry where services are offered & the sital area shall not exceed 240 sq m. Service industries shall be permitted in the Residential zone under special circumstances as given in Schedule I.
- 2.96 '**Set back**' means the open space prescribed under these Zonal Regulations between the plot boundary and the plinth of the building.
- 2.97 '**Stair case room**' means a room accommodating the stair and for purpose of providing protection from weather and not used for human habitation.
- 2.98 '**Stilt floor**' means open parking area provided at ground level. The height of the stilt floor shall be minimum of 2.4m and shall not exceed 3.0m. The height shall be considered for calculating the total height of the building. In case of mechanical or multi level parking the maximum height shall be 3.6M.
- 2.99 '**Storey**' means the space between the surface of one floor and the surface of the other floor vertically above or below.
- 2.100 '**Staircase Room**' means a room accommodating the stair for the purpose of providing protection from weather and not used for human habitation.
- 2.101 '**T.D.R.**' – Transferable Development Rights available for plots as prescribed under KTCP Act, and as per the terms and conditions as and when notified by the State government.
- 2.102 '**Villa**' is an independent house or dwelling on a given plot.
- 2.103 '**Zonal Regulations**' means Zoning of Land use and Regulations prepared under the Karnataka Town and Country Planning Act, 1961 prescribing the uses permissible in different land use zones, the open spaces around buildings, plot coverage, floor area ratio, height of the building, building lines, parking, etc.

**Note:** The words and expressions not defined in these regulations shall have the same meaning as in the Karnataka Town and Country Planning Act, 1961 and National Building Code of India 2005;

7PM COPY

**ANNEXURE – I**

For the purpose of these regulations, the Local planning area of Bellary is divided into following use zones.

1. Residential
2. Commercial
3. Industrial
4. Open Spaces
5. Public and Semi-Public
6. Public Utilities
7. Monument area
8. Transportation and Communication
9. Agriculture

Uses of land that are permitted and those that may be permitted under special circumstances by the Bellary Urban Development Authority in different zones of the local planning area shall be as follows.

- Note:**
- 1) All uses permitted under special circumstances shall be considered after placing the subject before the authority;
  - 2) All permissions for change of landuse by the Government shall be treated as conforming uses irrespective of the classification made in Master Plan (R-I).

**1. RESIDENTIAL ZONE****a. Uses permitted:**

Dwellings, Bus shelters, KPTCL counters, Milk booths, HOPCOM centers. Open spaces and Play grounds, Post and Telegraph offices & Telephone exchanges, Telecommunication & Micro wave towers and stations subject to production of the structural stability certificate from a registered structural engineer. Public & Semipublic uses, Roads and commercial uses in the layout plans as specified in the Subdivision regulations of these regulations.

**b. Uses that are permitted under special circumstances by the Authority:**

Hostels including working women and gents hostels, Old age homes, Orphanages, Places of Worship, Neighborhood or Convenience shops, Doctors consulting rooms, Office of advocates, Cemeteries, Burial grounds, Public libraries, Public toilets, Integrated townships, Vehicle parking including Multilevel car parking, Service apartments.

**Note:**

1. NOC from District Commissioner of the Bellary district, shall be obtained before permitting buildings for Places of Worship vide GO No: Kan.E/65/MuAaBi/2001 Dt.24.12.2001;
2. When Service apartments are permitted, fee under section 18 of KTCP Act, 1961 for the commercial use shall be levied;



## 2. COMMERCIAL ZONE

### a. Uses permitted:

All uses specified in definitions clause <sup>2-10</sup> 2.18 & 2.19 of these regulations. Places of amusement or assembly, advertising signs conforming to relevant building byelaws. Educational institutions subject to space standards given in the Table-1, warehouse, auditoriums and all uses permitted and uses permitted under special circumstances in Residential zone.

### b. Uses that are permitted under special circumstances by the Authority:

Meat and Fish markets, Cold storage, Automobile workshops & Garages, Storage of inflammable materials, Truck terminals, Weigh bridges. Service industries as per the list given in **Schedule-I**

## 3. INDUSTRIAL ZONE

### a. Uses permitted:

All industries which would not cause excessive injurious or obnoxious fume, odour, dust, or any other objectionable effluents etc. as listed in **Schedule - II**, Covered storage for industry, Public utilities and related buildings, logistics, Dairy and Poultry farms, Information Technology & Bio Technology industries, Stock yards, Crushing units, Sports and recreational uses. Bus and Truck terminals, and all uses permitted and uses permitted under special circumstances in the Commercial use zone.

### b. Uses that are permitted under special circumstances by the Authority:

All industries listed in **Schedule -III**.

**Note:** All industries listed in a. and b. above are to be cleared by the Pollution Control Board.

## 4. OPEN SPACES

### a. Uses permitted:

Parks, Play grounds, Stadium, Boulevards, Cemeteries and Crematoria, Burial grounds, Public toilets, Parking, Water storage reservoirs. Sewage treatment plants.

### b. Uses that are permitted under special circumstances by the Authority:

Open air theaters, Water sports and amusement theme parks, Recreational clubs (Non commercial nature), Libraries, Aquarium, Planetarium, Museum, Balabhavan, Art gallery, Horticultural Nursery, Swimming pool and ancillary uses such as Canteens, Milk booths, Hopcom centres to the above permissible uses. The area of such ancillary use shall not exceed 5% of total area and shall not be more than Ground + one floor in any case.

**5. PUBLIC AND SEMI-PUBLIC USES****a. Uses permitted:**

All uses specified in definitions clause <sup>2.81</sup> (2.62) of these regulations. Fire fighting stations, Banks, and all uses permitted and permitted under special circumstances under Open spaces.

**b. Uses that are permitted under special circumstances by the Authority:**

Retail shops, Restaurants, Filling stations, Clubs, Banks, and Canteens May be permitted upto an extent of 5% of the total area in their own premises as ancillary to the respective institutions. Dwellings required for proper maintenance and functioning of public and semi-public uses in the zone not exceeding 10% of the total area. Orphanages and old age homes.

**6. PUBLIC UTILITIES****a. Uses permitted:**

Water supply and Sanitary installations including treatment plants and disposal works, Storage reservoirs, Drying beds, Dumping yards, Power plants, Transformers, High and low tension transmission lines, Sub-stations, Gas installations and Gas works, Fire stations, Microwave towers, Public toilets and such other Public utilities.

**b. Uses that are permitted under special circumstances by the Authority:**

Canteens, Offices, Banking Counters, Indoor recreational use, in their own premises as an ancillary to the respective institutions not exceeding 5% of the total area, Dwellings required for proper maintenance and functioning of public utility uses in the zone not exceeding 10% of the total area.

**Note:** Uses permitted in Public Utilities zone shall also be permitted in all other land use zones except in Open spaces and Monument area.

**6. MONUMENT AREA****Uses permitted:**

No developments in monument area shall be permitted except the conservation and preservation activities and such activities shall be permitted subject to the approval of the Archaeological Survey of India / Department of Archaeology and Museums. Parks and open spaces, Natural landscaping, Planting of saplings.

**7. TRANSPORTATION AND COMMUNICATION****a. Uses permitted:**

Railway lines, Railway yards, Railway stations, Railway workshops and sidings, Roads, Road transport depot, Bus stations & Bus shelters, Parking areas, Truck terminals, Dock yards, Jetties, Piers, Airports and Air stations, Post offices, Telegraph offices, Telephone exchanges, Television telecasting and Radio broadcasting stations, Microwave stations and offices in their own premises and residential quarters for watch and ward.



**b. Uses that are permitted under special circumstances by the Authority:**

Retail shops, Restaurants and Hotels, Show rooms, 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. Provided total area for such ancillary uses shall not exceed 45% of the allowable floor area ratio of the project when taken up by the Central and state government and public undertakings; and shall not exceed 20% of the allowable floor area ratio in other cases.

**8. AGRICULTURAL ZONE****a. Uses Permitted:**

Agriculture, Horticulture, Dairy and poultry farming, Cold storage, Farm houses and their accessory building and uses not exceeding 200 sq. mt. of plinth area within the plot area limitation of 1.20 hectares. Brick kilns, Quarrying and removal of clay and stone up to 3.0 mts. depth, Filling stations, Weigh bridges, Vehicle parking & Terminals abutting National & State highways, Uses specifically shown as stated in the land use plan like Urban village, Residential developments within the area reserved for natural expansion of Villages and buildings in such should exceed two floors (G+1).

**b. Uses that are permitted under special circumstances by the Authority:**

Highway facilities, Helipads, Stadiums, Parks, open spaces and playgrounds, Burial grounds, Ashraya houses for economically weaker section, Rehabilitation schemes of government, Institutions relating to agriculture, Research centers, Storage and sale of farm products, Service and repairs of farm machinery and agricultural supplies, Ore stock yards, Crushing units, Old age and orphanages homes, Agro food processing industries as listed in Schedule-IV.

**Note:**

1. Highway facilities in combination shall be permitted as specified in Government circular No:NaAaE16: BemRuPra: 2004, Bangalore, Dated 20-12-2004.(See Annexure);
2. A buffer of 45 mt. (On both the banks) shall be assumed all along the flow of the River and Tanks, which shall be treated as no development zone;
3. Maximum coverage of 20% of the total area of the land may be permitted for non residential uses and building of (G+1) only shall be permitted.

**SCHEDULE - I**

**Illustrative list of service industries those are permissible in Commercial zone under special circumstances by the Authority.**

Sl. No.	Description
1.	Aerated water and fruit beverages
2.	Art weavers and silk screen printing and batik work
3.	Automobile two wheelers and cycle servicing and repairs
4.	Areca nut processing unit
5.	Assembly and repair of measuring instruments(excluding handling of mercury and hazardous materials)
6.	Bamboo and cane products
7.	Beedi & Agarbathi rolling
8.	Bread and bakeries, Biscuit making, Confectionery, candies and sweets
9.	Card board box and paper products including paper (manual only)
10.	Candles and wax products
11.	Clay & modeling with plaster of Paris.
12.	Cotton and silk printing/ screen printing
13.	Dairy products e.g. cream, ghee, paneer, etc.
14.	Electric lamp fitting / Assembly of Bakelite switches.
15.	Flour mills
16.	Fruit canning and preservation
17.	Furniture (wooden)
18.	General jobs and machine shops
19.	Handlooms (small scale)
20.	Household kitchen appliances
21.	Household utensil repair, welding, soldering, patching and polishing(kalai)
22.	Ice cream
23.	Jewellery, gold ornaments and silver wares
24.	Laundry, dry cleaning and dyeing facilities
25.	Milk cream separation
26.	Manufacture of jute products
27.	Manufacture of Bindi
28.	Mirrors and photo frames
29.	Musical instruments repair shops
30.	Optical lens grinding, watch and pen repairing
31.	Packaging of shampoos & hair oil
32.	Photo copying of drawings including enlargement of drawings and designs.
33.	Photograph, printing (including sign board printing)
34.	Power loom for silk twisting
35.	Printing, book binding, embossing, etc.
36.	Power looms (silk reeling unit)
37.	Radio repair shop



38.	Rubber stamps
39.	Shoe making, repairing
40.	Sports goods and its repair shops
41.	Tailoring
42.	Umbrella assembly
43.	Utensil washing powder (only mixing and packaging)
44.	Velvet embroidery shops
45.	Vulcanizing
46.	Wood carving and stone carving
47.	Washing soaps small scale only

**SCHEDULE – II****Illustrative list of industries permitted in industrial zone**

Sl. No.	Description
1	Aluminium wires, cake and pastry moulds
2	Automobiles repair workshop
3	Black smithy
4	Brushes (household, sanitary and toilet)
5	Buckets and metal containers, plastic jugs and fixtures metal embossing
6	Button clips
7	Cement products
8	Chalk, crayon, artist's colour
9	Cotton and silk cordage's, twine thread and thread ball making
10	Conduit pipes fabrication (not exceeding 2" diameter)
11	Cutlery
12	Cycle parts and accessories
13	Door and window fittings
14	Electroplating, mica plating, engraving
15	Electric industries, computer and software
16	Electric lamps, fittings, shades, fixtures, etc.
17	Furniture making (steel)
18	Gold and silver thread
19	Hand tools
20	Hard wares
21	Hats, caps, turbans including garments
22	Hosiery including knitted garments
23	Ice and freezing plants
24	Information Technology & Bio Technology
25	Laboratory porcelain wares
26	Lantern, torches and flash lights
27	Leather goods
28	Mathematical instruments
29	Metal polishing
30	Musical instruments

31	Optical frames
32	Oil stoves and pressure lamps
33	Padlocks and pressed locks
34	Paper mill (small scale) hand made
35	Precision instrument of all kinds
36	Radio assembly and parts TV, Mobile phones, Air conditioner, Fridge assembly parts.(small scale)
37	Rope making (vegetable fiber)
38	Safety pins
39	Screws, bolts, nuts, pulleys, chains, gears
40	Stationery items including educational and school drawing instruments
41	Steel wire products
42	Sheet metal works
43	Tin products
44	Toy making (earthen paper, wooden plastic metal and tin)
45	Tyre re-treading
46	Upholstery springs and other springs
47	Wax polishing

### SCHEDULE III

**Illustrative list of industries that are permissible in industrial zone under special circumstances**

Sl. No.	Description
1.	Abattoir.
2.	Airports.
3.	Asbestos and Asbestos products.
4.	Audio & video film processing including polyester film processing
5.	Automobile body building with metal processing
6.	Bleaching.
7.	Bio mass power generation.
8.	Bulk drugs and pharmaceuticals.
9.	Fiber glass production and processing
10.	Cement plants with horizontal rotary kilns including bagging.
11.	Cement plants with vertical shaft kiln technology.
12.	Chemical fertilizers.
13.	Chemical industries.
14.	Chlor-alkali industry.
15.	Coke oven plant, Coke oven by-products and coal tar distillation products.
16.	Coke making, coal liquefaction and fuel gas making industries.
17.	Common disposal facility –hazardous waste, bio medical waste



18.	Composite textile processing.
19.	Dairy
20.	Degreasing.
21.	Distilleries.
22.	Dry coal processing/mineral processing industries like ore sintering, beneficiation, pellatisation, etc.
23.	Dyes & Dye Intermediates.
24.	Dyeing & Printing.
25.	Electro-thermal products.
26.	Electro-chemicals.
27.	Electric arc furnaces (mini steel plants).
28.	Electric bulb filament processing.
29.	Explosives.
30.	Ferrous and Non-Ferrous metal extraction.
31.	Fire Crackers
32.	Food Processing
33.	Formulation of Pesticide, herbicide, insecticide, & fungicide
34.	Foundries.
35.	Galvanizing.
36.	Glue and Gelatin.
37.	Hazardous waste processing facilities and dump sites.
38.	Hot mix plants
39.	Incineration plants.
40.	Independent ore /mineral crushing units
41.	Industrial carbons
42.	Instant Tea/Coffee processing.
43.	Large scale Petroleum storage, gas filling and transfer facilities.
44.	Leather industry including tanning and processing.
45.	Lead refining.
46.	Lead Recycling units involving melting.
47.	Lime kilns
48.	Liquid propulsion & rocket testing facility
49.	Manufacture of photographic films, papers and photographic chemicals including film processing.
50.	Manufacture of lubricating oils and grease.
51.	Manufacture of soaps & detergents.
52.	Manufacture of insecticides, fungicides, herbicide and pesticides.
53.	Manufacture of Office & Household equipments and appliances using fossil fuel for combustion.
54.	Manufacture of Organic nutrients including use of spent wash from distillery.
55.	Manufacture of Bio fertilizer involving spent wash.
56.	Manufacture of Chocolate, cocoa, mass etc.
57.	Mining projects, Mining and quarry industries.
58.	Municipal Solid Waste treatment and disposal facility
59.	Natural Latex

60.	Nuclear power and related projects such as Heavy Water Plants, Nuclear Fuel Complex, Rare Earths.
61.	Nylon Plants
62.	Paints, enamels and varnishes.
63.	Paper board and straw boards manufactured using pulp.
64.	Pesticides.
65.	Petroleum Refineries including crude and product pipelines.
66.	Petrochemical complexes.
67.	Phosphate rock processing plants.
68.	Pigment dyes and their intermediates.
69.	Potash manufacturing.
70.	Polypropylene.
71.	Polyester filming yarn
72.	Power plants.
73.	Printed circuit board manufacturing units.
74.	Processing of fish.
75.	Pulping and fermenting of coffee beans.
76.	Primary metallurgical industries (such as production of Iron and Steel, aluminum, Copper, Zinc, Lead and Ferro Alloys).
77.	Refractories
78.	Research laboratories involving chemicals/animals.
79.	River valley projects including hydel power, major irrigation and their combination including flood control.
80.	Rubber reclaiming
81.	Shaving blade manufacturing
82.	Slaughtering houses, washing of meat & fish and processing.
83.	Stone crushers
84.	Storage batteries integrated with manufacture of oxides of lead and lead antimony alloy.
85.	Surface coating industries.
86.	Surgical and medical products.
87.	Sugar Mills.
88.	Synthetic fibers.
89.	Synthetic resin and plastic products.
90.	Synthetic rubber.
91.	Sponge iron unit
92.	Tobacco products
93.	Tourism projects coming under CRZ.
94.	Tyre manufacture.
95.	Vanaspathi hydrogenated vegetable oils and industrial purposes.
96.	Vegetable oil refinery.
97.	Viscose staple fiber and filament yarn.



**SCHEDULE IV**

**Illustrative list of Agro Food Processing Industries that are permissible under special circumstances in the Agricultural zone:**

Sl. No.	Description
1.	Bread, Oilseed meals (edible), breakfast foods, biscuits, confectionery (including cocoa processing and chocolate oil expellers and refining, malt extract, protein isolates, high protein foods, weaning foods, extruded/other ready to eat food products and all other processed foods (excluding non-packed food items served in Hotels & Restaurants of all categories).
2.	Bio-technology and Bio-informatics industry.
3.	Commodity grading and packing industries.
4.	Cold Storage Units.
5.	Dairy products (including milk processing and milk based products).
6.	Decorticators
7.	Fish processing.
8.	Floriculture.
9.	Food grain milling/processing, using modern technology and equipment to be specified separately by the directorate of Industries & Commerce.
10.	Fruit based ready to serve beverages.
11.	Fruit & Vegetable processing, including grading/packing.
12.	Processing of plantation crops including tea, coffee, forest produce such as herbal, medicinal and aromatic plants, coconut based products and arecaunut/areacunut based products.
13.	Processing of poultry, eggs, meat and meat products.
14.	Refrigerated transport vehicles / containers ( excluding second hand refurbished vehicles/containers
15.	Rice mills, Dal mills, Sugar cane crushers (Jaggery mills).
16.	Sugar Industry (excluding Molasses/Alcohol).
17.	Tissue Culture Laboratories, Green Houses, Green House Nurseries & Seed Production Units, based on modern scientific methods to meet industry standards.
18.	Units manufacturing food-grade packing materials for Food Processing Industry.
19.	Units engaged in packaging, canning and bottling of processed foods.
20.	Units manufacturing additives, preservations, colours and fragrant for the Processed Food Industry.

- Note :**
1. Service industries permissible in residential zone are permissible in industrial zone also.
  2. No Objection Certificate from Karnataka State Pollution Control Board should be obtained, wherever necessary.
  3. Industry permitted is subject to performance characteristics viz. (a) air, water and noise pollution, (b) Vibration and sound pollution, (c) dust, (d) odour, (e) effluent, and (f) general nuisance.

nder  
it  
er  
ent to  
ch as  
and  
hand  
ies &  
meet  
assing  
or the  
n  
I Board  
(a) air,  
lust, (d)

**TABLE - 1**  
**Space standards for various Buildings / Uses, permissible in all zones**

Sl no	Buildings / Uses	Min. road width...m	Min. size of plot...sq.m
1	Conference halls, Community halls & Social clubs	12.0	500
2	Cold storages	15.0	2000
3	Game centres & Convention centres	15.0	2000
4	Hotels and lodges	12.0	500
5	Kalyana Mantapas	12.0	2000
6	LPG storage & Fuel Filling stations	15.0	500
7	Nursing homes / polyclinics	12.0	500
8	Service Apartments	12.0	500
9	Nursery	12.0	As prescribed by the competent authority
10	Lower Primary schools	12.0	
11	Higher Primary schools	12.0	
12	High schools with play ground,	12.0	
13	Integrated Residential Schools	15.0	
14	Colleges	15.0	As prescribed by the competent authority
15	Star hotels (up to 3 star)	15.0	
16	Star hotels (above 3 star)	18.0	

I. The minimum set back required on all the sides of a building, maximum plot coverage, maximum FAR, maximum number of floors, maximum height of building that are permissible for different dimensions of sites and width of roads are set out in Tables given below.

**TABLE -2**  
**Exterior minimum Setbacks for buildings ( except Industrial ) upto 11.50 m in height.**

a. For Residential /Commercial use

Sl. No.	Width/Depth of site (m)	Width of site		Depth of site	
		Right Set Back	Left Set back	Front Set Back	Rear Set Back
1	Up to 6	0.50m	0	1.00m	0
2	Over 6 up to 9	0.50m	0.50m	1.00m	0.75m
3	Above 9	8%	8%	12%	8%



**b. For Transportation & Communication / Public Utilities / Public & Semipublic use**

Sl. No.	Width/Depth of site (m)	Width of site		Depth of site	
		Right Set Back	Left Set back	Front Set Back	Rear Set Back
1	Up to 9	1.00m	0	1.25m	1.0m
2	Above 9	12%	12%	15%	12%

**Note:**

1. The dimensions in British system if any, adopted for the dimensions of plots may be interpreted as follows in metric system and setbacks may be applied accordingly;
 

i. 20' – 6.0 m	v. 60' – 18.0 m
ii. 30' – 9.0 m	vi. 70' – 21.0 m
iii. 40' – 12.0 m	vii. 80' – 24.0 m
iv. 50' – 15.0 m	ix. 90' – 30.0 m
2. For Residential, Commercial, Public and Semi-public, Transportation & Communication, Public utility buildings, above 11.50 m in height, the setbacks shall be insisted as per **Table - 3**;
3. For Residential sites up to 120 sq. m;
  - i. Open staircase shall be permitted in the side setbacks, but there shall be a minimum open space of 0.50 m from the side boundary and 1.0 m from the front and rear boundary of the site.
  - ii. Toilets minimum of 1 m x 1.5 m and not exceeding 1.5 percent of the plot area permissible in rear set back only;
  - iii. When minimum set back of 1.5 m is left on the right side, a scooter garage may be permitted at the backside limiting the depth of the garage to 3.0 m;

**4. Exemptions in Setbacks :**

The following exemptions in setbacks shall be permitted:

- a. Cantilever Portico: A cantilever portico of 3.0 m width (maximum) and 4.5 m length (maximum) may be permitted in the ground floor within the side set back. No access is permitted to the top of the portico for using it as a sit out. Height of the portico shall be open to sky. The portico when allowed shall have a clear open space of one meter from the boundary of the property;
- b. Balcony: The projection of the balcony shall be measured perpendicular to the building up to the outermost edge of the balcony. Cantilever projection of the balcony shall be permitted not exceeding 1/3 of the setback subject to a maximum of 1.1 m in the first floor and 1.75 m in and above the second floor. No balcony is allowed at the ground floor level. The length of the balcony shall be limited to 1/3 of the length of each side of the building;
- c. Cross wall: A cross wall connecting the building and the boundary wall may be permitted limiting the height of such wall to 1.5 m;
- ~~d. Basement floor;~~
  - i. If the plinth of the ground floor of the building is constructed leaving more

- set back than the minimum prescribed, the basement floor may extend beyond this plinth of the building but no part of the setbacks shall be used for basement;
- ii. Every basement storey shall be at least 2.4 m in height from the floor to the bottom of the roof slab / beam / ceiling (whichever is less) and this height of basement floor shall not exceed 2.75 m;
  - ~~iii. Basement shall be permitted if the area of the plot is 200 sq m and above with a minimum road width of 12m;~~
  - iv. One additional basement (two) for all buildings exceeding five floors may be permitted with a minimum road width of 12m;
  - v. The basement storey should not project more than 1.20 m above the average ground level;
  - vi. A maximum of three basements in case of three stars and above hotels shall be permitted for parking;
  - e. Watch man's cubicle not more than 3.0 sq m;
  - f. Sump tanks below the ground level;
  - g. Generator with outdoor acoustic enclosure;
  - h. Solid waste dumping yard open to sky;
  - i. Children's play area open to sky;
  - j. Swimming pools open to sky or within the plinth of the building;
  - k. Transformer / Power substation;
  - l. Open well & Bore wells with proper safety;
  - m. Steps to Ground floor entry only;

**TABLE - 3**  
**Exterior Setbacks for buildings ( except Industrial ) above 11.50 meters in height.**

Sl. No.	Height of building in meters	Exterior Setbacks to be left on all sides (Front, rear and sides in meters)
1	Above 11.5 upto 15.0	5.0
	Above 15.0 upto 18.0	6.0
2	Above 18.0 upto 21.0	7.0
	Above 21.0 upto 24.0	8.0
3	Above 24.0 upto 27.0	9.0
	Above 27.0 upto 30.0	10.0
4	Above 30.0 upto 35.0	11.0
	Above 35.0 upto 40.0	12.0
5	Above 40.0 upto 45.0	13.0
	Above 45.0 upto 50.0	15.0
6	Above 50.0	16.0



TABLE - 4

## a. Maximum Plot Coverage, Floor Area Ratio and Road Widths for Different Sital Areas for Residential buildings.

Plot area in Sq.m	Maximum Plot Coverage	Permissible FAR	Minimum Road Width in m.
Upto 240	70%	1.50	Upto 6
240 to 500	65%	1.60	6 to 9
500 to 750	60%	1.70	9 to 12
750 to 1000	55%	1.80	Over 12
1000 to 4000 ✓	55%	1.90	Over 12 ✓
4000 to 10000	50%	2.00	Over 18
Over 10000			

## b. Maximum Plot Coverage, Floor Area Ratio and Road Widths for Different Sital Areas for Commercial buildings.

Plot area in Sq. m.	Maximum Plot Coverage	Permissible FAR	Minimum Road Width in m.
Upto 240	65%	1.50	Upto 6
240 to 500	65%	1.60	6 to 9
500 to 750	60%	1.70	9 to 12
750 to 1000	55%	1.80	Over 12
1000 to 4000	55%	2.00	Over 12
4000 to 6000	50%	2.25	Over 18
Over 6000			

## c. Maximum Plot Coverage, Floor Area Ratio and Road Widths for Different Sital Areas for Public-semi public, Transportation &amp; Communication &amp; Public Utility buildings.

Plot area in Sq.m	Maximum Plot coverage	Permissible FAR	Minimum Road Width in m.
Upto 240	65%	1.25	Upto 6
240 to 500	65%	1.40	6 to 9
500 to 750	60%	1.50	9 to 12
750 to 1000	55%	1.60	Over 12
1000 to 4000	55%	1.75	Over 12
4000 to 6000	50%	2.00	Over 18
Over 6000			

**Note:**

1. Setbacks and coverage are irrespective of the road widths;
2. Floor Area Ratio shall be with reference to road widths. When the site does not face the roads of required width noted against each, the floor area ratio applicable to corresponding width of roads is applicable;
3. **Road width:** In case of roads having service roads in addition to the main roads the width of road shall be aggregate width of service roads and main roads for determining FAR;
4. **Height limitation:** The height of the building shall be governed by the limitation of the FAR, coverage, setbacks and the width of the street facing the plot as stipulated in the respective tables. If a building abuts two or more streets of different widths, then the height of the building shall be regulated according to the width of the wider road;

**TABLE - 5**  
**Regulations for Flatted Factories**

Minimum plot area	: 1,000 sq.m.
Maximum plot coverage	: 40 %
FAR.	: 1.50 upto 9 m. road width and 1.75 above 9.0 m. road width.
4. Minimum setbacks	: a. Front 8.00 m b. Rear 4.50 m. c. Sides 4.50 m.

**TABLE - 6**

**Coverage, Floor Area Ratio and Open space for Industrial buildings**

Plot area in sq m	Max. plot coverage	Floor area Ratio	Minimum Front setback in m	Other sides in m	Minimum road width in m
Up to 230	80%	1.50	1.00	1.00	9.0
231 to 500	75%	1.50	4.50	4.50	9.0
501 to 1000	60%	1.25	4.50	4.50	9.0
1001 to 2000	50%	1.25	6.00	6.00	12.0
2001 to 3000	50%	1.00	6.00	6.00	12.0
3000 to 6000	45%	1.00	10.00	8.00	12.0
Over 6000					

**Note:** Whenever the minimum plot area is less than the one specified in the particular category the Regulations prescribed for the previous category shall be adopted;



## II. Constructions excluded from FAR computation

The following constructions are excluded from FAR computation:

1. Staircase area in all the floors
2. Lift area in all the floors
3. Architectural features
4. Chimneys
5. Overhead tanks with its headroom not exceeding 1.5 m
6. Fire escape staircase
7. Garbage shaft/ ducts
8. Meter room, Air-conditioning plant, Electric sub-station, Pump room, Generator room & Machine room, when it is provided in the Basement floor
9. Service ducts
10. Watchman's cubicle
11. Pent house
12. Effluent treatment plant.
13. Parking.
14. Escalators & open balcony

## III.Regulations for Rural Development (Village expansion zones):

The area within the 250m radius from the gramathana boundary of the village is earmarked for the natural expansion, the residential developments under normal circumstances and other uses under the special circumstances may be permitted at the discretion of the authority with the following conditions:-

**TABLE – 7**

FAR	1.25
Maximum No. of Floors	G+1
Setbacks and coverage	As per Table-2 and 4

## IV.PARKING REGULATIONS

### A. Parking space standards:

1. Each off-street parking space provided for vehicles shall not be less than (2.5 x 5.5 m) 13.75 sq m area.
2. The minimum width of the driveway shall be 2.5m wide.
3. For building of different uses, off-street parking spaces for vehicles shall be provided as stipulated below.

## B. Off-street parking spaces

TABLE - 8

Sl. No.	Occupancy	Minimum one parking space of for every
1.	Multi-family residential	i. 2 tenements each having a floor area of less than 75 sq m ii. Tenement exceeding 75 sq m floor area
2	Lodging establishments, tourist homes,	100 sq m floor area
3	Educational	175 sq m floor area
4	a. Hospital b. Nursing homes	i. 125 sq m floor area or fraction thereof ii. 75 sq m floor area or fraction thereof
5	Assembly/Auditorium/ Kalyana Mantapa/Community Hall	50 sq m floor area
6	Public & Semi public buildings/	100 sq m floor area
7	Office building /IT & BT	75 sq m floor area
8	Commercial / Banks	75 sq m of floor area
9	Industrial	i. 100 sq m floor area ii. One lorry parking(3.5 x 7.5m ) for every 1000
10	Storage	i. 100 sq m ii. Additional one loading / unloading bay
11	Restaurant serving food and beverage	100sq m of floor area
12	Hostels	i. 5 Rooms in case of Professional colleges/working men and women hostels ii. 10 rooms in case of Other colleges
13	Recreational clubs	75 sq m of floor area

**Note on off-street parking:**

1. Up to 100sqm in the case of Commercial use, parking spaces need not be insisted;
2. Additional parking for part area shall be provided when the part area exceeds 50% of the prescribed limits and standards;
3. Off- street parking space shall be provided with adequate vehicular access to a street, and the area of drive aisles and such other provision required for adequate maneuvering of vehicles shall be exclusive of the parking spaces stipulated in these Regulations;
4. Parking may be permitted in the setback areas, provided a minimum of 3.0m shall be left free from the edge of the building in case of G+3 floors and a minimum of 6.0m in case of buildings which are G+4 floors or more;
5. When multilevel car parking (MLCP) is proposed on a plot as independent activity, there shall not be any limitation for FAR or height of the building subject to condition that they satisfy Fire and Airport authority restrictions wherever applicable
7. Parking provision through building on Stilts:
  - i. Stilt parking if enclosed, it shall be ~~considered for reckoning of FAR~~
  - ii. When stilt parking is provided the height shall not exceed 2.40m from the



floor to the bottom of the roof slab / beam / ceiling (whichever is less) and the height shall be considered for calculating the total height of the building;

## V. AREAS OF SPECIAL CONTROL

The historical monuments in any city reflect the past glory of the city. As they attract tourist both from inside and outside the country. While permitting developments around historical monuments, care has to be taken to see that their aesthetic environs are not affected. A No objection certificate from the Central Archeological Department shall be obtained for all properties in the vicinity of monuments declared under the Ancient monuments and Archeological Sites and Remains (Amendment and Validation) (AMASR) Act 2010 from time to time.

### 1. Height restrictions near Aerodromes

TABLE - 9

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

Note: 1. \* Height limits shall be applicable for tree heights.

2. Irrespective of their distance from the aerodrome, (even beyond the 22 Km. limit from the aerodrome reference point), no radio masts or similar installation exceeding 152 M in height shall be erected without the



permission of the Civil Aviation Authorities.

3. No buildings, structures or installations exceeding the height indicated in Table - 9 should be permitted without N.O.C. from Civil Aviation Authorities.
4. The location of the slaughter houses and other areas of activities like garbage dump which would attract high flying birds like eagles, hawk etc. and shall not be permitted within a radius of 10 KM from the aerodrome reference point.

## VI. DESCRIPTIONS:

### 1. Application of Land Use:

- a. The proposed land use indicated towards the roadside of a property shall be the land use for the property upto a depth of 50 m only, without identifying it for different uses by measuring as per the scale of the maps.
- b. Different uses permitted in a given zone may be allowed in different floors of the building. In such cases, the regulations applicable to the use of the ground floor of the building shall apply to the entire building. When mixed land uses are permitted in the ground floor, the predominant use among them shall be considered as the use of the ground floor.

### 2. Plots Facing the Roads proposed for Widening:

In case of a plot facing the road proposed for widening, the applicant/owner of the plot shall have to furnish an undertaking that the required land as indicated in the Master Plan for road widening will be handed over by Relinquishment deed to the local authority i.e., Bellary city corporation, at any time when required for the purpose of widening the road in question before sanction is accorded to the building plan.

- a. Ramp or Parking is not allowed in the land required for road widening.
- ✓ b. The FAR shall be allowed as applicable to the total area of the plot without deducting the area to be taken over for road widening, provided the sital area is available for use as a building site after the proposed road widening, and set back shall be determined for the remaining portion of the plot.
- c. Coverage shall be allowed as applicable to the net area of the plot after deducting the area to be taken over for road widening.
- d. Existing road width along the plot shall be considered for calculating the FAR and the proposed road width shall not be the factor for this purpose.



**3. General:**

The following shall be considered while enforcing the setbacks of all types of building:

- a. When the building lines are fixed, the front setback or the building line whichever is higher shall be applicable.
  - b. In the case of corner sites both the sides facing the road shall be treated as front side and regulations applied accordingly.
  - c. In case of building facing more than two roads, Setback shall be applied taking two wider roads in to consideration.
  - d. In case of buildings sanctioned prior to coming into force of these regulations, upper floors may be permitted within the prescribed FAR according to these regulations and also subject to the production of structural stability certificate. However such upper floors shall not be permitted if the existing building is projecting into the proposed road widening limit as prescribed in the Master Plan.
  - e. Setbacks should be provided in the owners plot only.
  - f. For Cinema theatres the setbacks and other provisions shall be as per the Karnataka Cinema Regulation Act and Rules. However for Multiplex, High rise Complex, the regulations for high rise buildings as prescribed in **Table-3** shall apply.
  - g. Commercial complexes/Office Complexes should have sufficient toilet for visitors (minimum of 2% of the floor area) in each floor and should be shown on plan.
4. The height of the buildings coming within the landing and takeoff zones of Aircraft in the vicinity of Aerodrome should not exceed the height shown in the **Table-9**.
5. For **High-rise** buildings NOC from the following departments shall be obtained.
- a. Fire force department.
  - b. K.U.W.S. & D.B.
  - c. K.P.T.C.L.
  - d. Airport Authority wherever applicable
  - e. KSPCB wherever applicable
  - f. Soil test report.
6. NOC shall be obtained from the Karnataka State Pollution Control Board (KSPCB) for the following
- a. All types of industries
  - b. Residential and Commercial : Wherever applicable as per KSPCB norms
7. **Lifts:** Lifts shall be provided for buildings with more than ground plus three floors.
8. **Corridor:** The minimum width of corridor for different building or type is as given in Table – 10.

TABLE – 10

Sl. No	Building use or type	Minimum width of the corridor in meters
1	Residential building	1.0
2	Assembly buildings such as auditorium, Kalyana Mantapas, Religious building, Temple, Mosque or Church and other buildings of Public assembly or Conference.	2.0
3	Institutional buildings such as:	
	a. Government office	2.0
	b. Government Hospitals	2.4
	c. Educational Buildings such as Schools, Colleges, Research Institutions	2.0
	d. Commercial buildings such as private office, Nursing homes, Lodges, etc.	2.0
	e. All other buildings	1.5

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



- 10. Ramp:** Ramp shall be provided with a minimum width of 3.50 meters and a slope of not steeper than 1 in 8.

**11. Activities allowed in Basement floors:**

When basement floor is proposed for car parking convenient entry and exist shall be provided. Adequate drainage, ventilation and lighting arrangements shall be made. The following uses may be permitted in the basement floor with an area not exceeding 1/5 of the total basement area provided.

- a. Lift room
- b. Generator
- c. Pump room
- d. Store.
- e. AHU
- f.

**Note :** The uses to be permitted in basement are subject to providing of adequate ventilation and safety requirements.

**12. Garages**

- a. For garages no side or rear setbacks are to be insisted.
- b. One upper floor not exceeding 3.0 m. in height shall be permitted provided no openings are provided towards neighboring buildings and at least one opening for light and ventilation is provided towards the owner's property.
- c. Garages shall be permitted in the rear right hand corner of the plot. In case of buildings constructed or sanctioned prior to the enforcement of these regulations, where space is not available on the right side, it may be permitted on the left side provided minimum setback exists in the adjoining property of the left side.
- d. When car garage is proposed on the right side, the min setback shall be 3.0 m;
- e. In case of corner plots, the garage shall be located at the rear corner diagonally opposite to the road intersection.
- f. The maximum width of the garage shall not exceed 4 m.
- g. Garages shall not be constructed or re-constructed within 4.5 m. from the road edge. This may be relaxed in cases where garages form part of the main building with minimum setback for the plot.
- h. The length of the garage shall not exceed 1/3 rd the depth of the site but not exceeding 6.0 m in any case.

**13. Distance of Building from Electrical Lines**

No building shall be erected below an electrical line. The horizontal distance from the electrical line, the vertical distance below the level of the electrical line and the topmost surface of the building corresponding to the minimum horizontal distance shall be as indicated in **Table-11**. The minimum vertical clearance is not applicable if the horizontal distance exceeds the minimum prescribed.

TABLE - 11

## Distance of buildings from electrical lines

Sl. No.	Electrical lines	Vertical clearance in m	Horizontal clearance in m
1	Low and medium voltage lines up to 11 KV	2.5	1.2
2	High voltage lines up to and including 11 KV	3.7	1.2
3	High voltage line above 11 and up to and including 33 KV	3.7	2.0
4	Above 33 KV	No Objection Certificate from concerned electricity department is to be obtained	

## 14. Solar Water Heater Requirements

Solar water heaters shall be provided as per the Table-12 for different categories of buildings.

TABLE - 12

## Solar lighting and water heater requirements

Sl. No.	Type of use	100 liters per day shall be provided for every unit
1	Restaurants service food and drinks with seating / serving area of more than 100 sq m and above.	40 sq m of seating or serving area
2	Lodging establishments and tourist homes	3 rooms
3	Hostel and guest houses	6 beds / persons capacity
4	Industrial canteens	50 workers
5	Nursing homes and hospitals	4 beds
6	Kalyana Mantapas, community hall and convention hall (with dining hall and kitchen)	30 sq m of floor area
7	Recreational clubs	100 sq m of floor area
8	Residential buildings:	
	(a) Single dwelling unit measuring 200 sq m of floor area or site area of more than 400 sq m whichever is more.	
	(b) 500 lpcd for multi dwelling unit / apartments for every 5 units and multiples thereof.	
9	Solar photovoltaic lighting systems shall be installed in multi unit residential buildings (with more than five units) for lighting the set back areas, drive ways, and internal corridors.	



## 15. Safety measures against Earthquake in Building construction

Buildings with a height of 15 m and above shall be designed and constructed adopting the norms prescribed in the National Building Code and in the "criteria for earthquake resistant design of structures" bearing No. IS 1893-2002 published by the Bureau of Indian Standards, making the buildings resistant to earthquake. The building drawing and the completion certificate of every such building shall contain a certificate recorded by the registered engineer / architect that the norms of the National Building Code and IS No.1893-2002 have been followed in the design and construction of buildings for making the buildings resistant to earthquake.

## 16. Facilities for Physically Handicapped persons

Public and semi public buildings having covered area of 300 sq m and above shall be designed and constructed to provide facilities to the physically handicapped persons as prescribed in the **Schedule-V** of these Zoning Regulations.

### SCHEDULE -V

#### Facilities for physically handicapped persons

- a. These byelaws shall apply to the physically handicapped persons having the following disabilities.-
  - i. **Non-ambulatory disabilities:** Impairments that regardless of cause or manifestation, for all practical purposes, confine individuals to wheelchairs;
  - ii. **Semi-ambulatory disabilities:** Impairments that cause individuals to walk difficulty or insecurity. Individuals using braces or crutches, amputees, arthritics, spastics, and those with pulmonary and cardiac ills may be semi ambulatory.
  - iii. **Hearing disabilities:** Deafness or hearing handicaps that make an individual insecure in public areas because he is unable to communicate or hear warning signals.
  - iv. **Sight disabilities:** Total blindness or impairments affecting sight to the extent that the individual functioning in public areas is insecure or exposed to danger.
- b. **Access path / walk way:** The width of access path / walkway from plot entry and surface parking to the building entry shall not be less than 1.80 m. It shall not have a gradient exceeding 5%.
- c. **Surface parking:** At least two car spaces shall be provided at surface level near entrance with maximum travel distance of 30.00 m from the building entrance.



- d. **Space for wheel chair users:** Adequate space shall be kept for the free movement of wheel chairs. The standard size of wheel chairs shall be taken as 1050 mm x 750 mm the doors shall have a minimum width of 900 mm to facilitate the free movement of wheel chairs.
- e. **Approval to plinth level:** At least one entrance shall have approach through a ramp. The ramp shall have a minimum width of 1.80 m with maximum gradient of 1:10
- f. **Entrance landing:** Entrance landing shall be provided adjacent to ramp with the minimum dimension of 1.80 m x 2.00 m.
- g. **Corridors:** The minimum width of corridors shall be 1.80 m.
- h. **Staircase:** The minimum width of staircases shall be 1.50 m. The minimum number of risers on a flight shall be limited to 12. Size of treads shall not be less than 30 cm and the height of risers shall not be more than 15 cm.
- i. **Lifts:**
- Wherever lifts are required to be installed as per byelaws, provision of at least one lift shall be made for the wheel chair users with the following cage dimensions recommended for passenger lifts of 13 persons capacity by Bureau of Indian Standards.
    - Clear internal depth 1100 mm (1.10 m)
    - Clear internal width 2000 mm (2.00 m)
    - Entrance door width 900 mm (0.90)
  - The lift lobby shall have a minimum inside measurement of 1.80 m x 1.80 m.
- j. **Toilets:** One special water closet in a set of toilets shall be provided for the use of handicapped persons with wash basin keeping in view the following provisions.-
- The minimum size of toilet shall be 1.50 m x 1.75 m.
  - The maximum height of the W.C. set shall be 0.50 m above the floor.
- k. **Hand rails:** Hand rails shall be provided for ramps, staircases, lifts and toilets. The height of hand rails shall be normally 800 mm above the floor level. If the building is meant for the predominant use of children, the height of hand rails may be suitably altered.
- l. **Guiding / Warning floor material:** The floor material 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 material. The material with different texture shall give audible signals with sensory warning when 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;
- i. The access path to the building and to the parking area;
  - ii. The landing lobby towards the information board, reception, lifts, staircase and toilets;
  - iii. At the beginning / end of walkway where there is vehicular traffic;
  - iv. At the location abruptly changing in level and at the beginning / end of ramp;
  - v. At the entrance / exit of the building.
- m. **Proper signage:** Appropriate identification of specific facilities within a building for the handicapped 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 shall benefit those with hearing disabilities.

Signs should be designed and located such that they are easily legible by using suitable letter size (not less than 20 mm size). 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 in walking.

The symbols / illustrations should be in contrasting colour and properly illuminated so that with limited vision one may be able to differentiate amongst primary colours.

## 17. RAIN WATER HARVESTING

- a. Every building with a plinth area of exceeding 100 sq m and built on a site measuring not less than 200 sq m shall have rain water harvesting structures having a minimum total capacity as detailed in Schedule-V.
- b. Provided that the authority may approve the rainwater harvesting structures of specifications different from those in **Schedule-VI**, subject to the condition that minimum capacity of rainwater harvesting is being ensured in each case.
- c. The owner of every building shall ensure that the rainwater harvesting structure is maintained in good repair for storage of water for non-potable purposes or recharge of ground water at all times.
- d. Rainwater harvesting is compulsory in all buildings with ground+2 floors and above.



TPM COPY

**SCHEDULE – VI****Rain Water Harvesting**

Rainwater harvesting in a building site includes storage or recharging into ground of rainwater falling on the terrace or on any paved or unpaved surface within the building site.

The following systems may be adopted for harvesting the rainwater drawn from terrace and the paved surface.

- a. Open well of a minimum of 1.00 m dia. and 6.00 m in depth into which rainwater may be channeled and allowed after filtration for removing silt and floating material. The well shall be provided with ventilating covers. The water from the open well may be used for non-potable domestic purposes such as washing, flushing and for watering the garden, etc.
- b. Rainwater harvesting for recharge of ground water may be done through a bore well around which a pit of one meter width may be excavated up to a depth of at least 3.00 m and refilled with stone aggregate and sand. The filtered rainwater may be channeled to the refilled pit for recharging the bore well.
- c. An impervious storage tank of required capacity may be constructed in the setback or other than, space and the rainwater may be channeled to the storage tank. The storage tank may be raised to a convenient height above the surface and shall always be provided with ventilating the surface and shall always be provided with ventilating covers and shall have draw off taps suitably place so that the rain water may be drawn off for domestic, washing, gardening and such other purposes. The storage tanks shall be provided with an overflow.
- d. The surplus rainwater after storage may be recharged into ground through percolation pits, trenches, or combination of pits and trenches. Depending on the geomorphologic and topographical condition, the pits may be of the size of 1.20 m width x 1.20 m length x 2.00 m to 2.50 m depth. The trenches can be of 0.60 m width x 2.00 m to 6.00 m length x 1.50 m to 2.00 depth. Terrace water shall be channeled to pits or trenches. Such pits or trenches shall be backfilled with filter media comprising the following materials. -
  - i. 40 mm stone aggregate as bottom layer up to 50% of the depth;
  - ii. 20 mm stone aggregate as lower middle layer up to 20% of the depth;
  - iii. Course sand as upper middle layer up to 20% of the depth;
  - iv. A thin layer of fine sand as top layer;
  - v. Top 10% of the pits / trenches will be empty and a splash is to be provided in this portion in such a way that roof top water falls on the splash pad;
  - vi. Brick masonry wall is to be constructed on the exposed surface of pits / trenches and the cement mortar plastered;
  - vii. The depth of wall below ground shall be such that the wall prevents loss



- soil entering into pits / trenches. The projection of the wall above ground shall at least be 15 cm;
- viii. Perforated concrete slabs shall be provided on the pits / trenches.
  - e. If the open space surrounding the building is not paved, the top layer up to a sufficient depth shall be removed and refilled with coarse sand to allow percolation of rainwater into ground.

The terrace shall be connected to the open well / bore well / storage tank /recharge pit /trench by means of H.D.P.E. / P.V.C. pipes through filter media. A valve system shall be provided to enable the first washings from roof or terrace catchments, as they would contain undesirable dirt. The mouths of all pipes and opening shall be covered with mosquito (insect) proof wire net. For the efficient discharge of rainwater, there shall be at least two rain water pipes of 100 mm dia for a roof area of 100 sq m

Rainwater harvesting structures shall be sited as not to endanger the stability of building or earthwork. The structures shall be designed such that no dampness is caused in any part of the walls or foundation of the building or those of an adjacent building.

#### 18. Security Deposit

- a. To ensure compliance with these regulations and directions given in the sanctioned plan and other conditions, the applicant shall deposit a sum at the rate of Rs 30.00 per sq m of floor area as refundable interest free security and earnest deposit for the following categories of buildings, namely:
  - i. Residential building or Residential apartment with four dwelling units and more.
  - ii. Commercial buildings exceeding 200 sq m of floor area
- b. The security deposit shall be refunded at the time of issuing the occupation certificate. If the construction is not as per approved plan this deposit amount would be forfeited in addition to the action as per act. The security deposit shall also be adjusted towards any penalty or charges levied by Bellary City Corporation on the building during the course of construction.

## VII. SUB DIVISION REGULATIONS

In sanctioning the sub-division of a plot under section 17 of the Karnataka Town and Country Planning Act, 1961, read with Sec 32 of the Karnataka Urban Development Authorities act, 1987, The Bellary Urban Development Authority shall among other things see that the following planning standards are followed.

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

### 1. Approval of Residential Layouts

The purpose of these regulations is to guide the development of new areas in accordance with the land use plan. As long as this is done on sound planning principles with adequate space standards, the future of the City is assured. This will not necessitate costly corrective measures, which would be come necessary, if sub-standard growth is allowed to take place. These sub-division regulations are confined to standards of size of plots, street widths and community facilities.

In sanctioning the sub-division of a plot under section 17 of the Karnataka City and Country Planning Act, 1961 the Planning Authority shall among other things see that the following planning standards are followed for sub-division of plot.

#### Size of Plots:

No building plot resulting from a sub-division after these regulations come into force is smaller in size than 54 sq m in residential zone. In specific cases of sites for housing schemes for economically weaker sections, low income groups, slum clearance and Ashraya housing, the authority may relax the above condition.

TABLE – 13

#### Standards for roads

Sl. No.	Streets in residential area category of streets	Minimum right of way in m
1	Cul-de-sac	7.5 m (maximum length 183 m with sufficient turnings radius)
2	Loop street	7.5 m (maximum length 183 m)
3	Service road	9 m
Residential street:		



4	a) Up to length of 200 m	7.5 m
	b) Above 200 m up to 300 m	9 m
	c) Above 300 m	12 m
5	Collector street (minor roads)	15 m
6	Major roads (feeder streets)	18 m
7	Arterial roads	24 m
8	Commercial	12 m
9	Industrial	12m

**TABLE - 14**  
**Civic Amenities**

Particulars	Population per unit	Area in ha.
a) Educational Facilities :-		
i) Nursery School (age group 3 to 6 years)	1,000	Minimum 0.20
ii) Basic primary and Higher primary school (age group 6 to 14 years)	3,500 to 4,500	Including play ground 1.00
iii) Higher secondary school (age group 14 to 17 years)	15,000	Minimum 2.0 (including play ground)
iv) College	50,000	Minimum 3.0 to 4.0 (including play ground)
b) Medical Facilities :-		
i) Dispensary	5,000	0.10
ii) Health Centre	20,000	0.40 (including staff quarters)
c) Other Facilities :-		
i) Post and Telegraph	10,000	0.15 (including staff quarters)
ii) Police Station	10,000	0.20
iii) Religious Building	3,000	0.10
iv) Filling Station	15,000	0.05

TPM COPY

TABLE - 15

## Parks, play ground and open spaces

Sl. No.	Category	Population per unit	Area in hectares
1.	Tot-lot	500	Minimum 0.05
2.	Children park	2,000	Minimum 0.20
3.	Neighbourhood play ground	1,000	Minimum 0.20
4.	Neighbourhood park	5,000	Minimum 0.80

~~Approval of Subdivision of land as per your Plan~~**A. Residential purpose :**

Sanctioning of a layout plan for residential purpose shall be subject to the following conditions in all the local planning areas of the State where Master Plans are approved by the State Government.

- i. The land in question is converted for residential purpose.
- ii. The land shall have access from the public road and the use of land shall be in accordance with the Zonal Regulations of the Master Plan.
- iii. A Minimum of fifteen percent of the total extent shall be reserved for parks and open spaces.
- iv. A Minimum of ten percent of the total extent shall be reserved for civil amenities
- v. After providing for roads as per minimum standards prescribed and also the roads proposed in the approved Master Plan, the remaining area shall be provided for residential sites.
- vi. The area earmarked for parks and open spaces, civic amenities, and roads shall be handed over to the authority through a relinquishment deed free of cost for maintenance. In case of Planning Authorities (other than Urban Development Authorities) it shall be handed over to the Local Authority through a relinquishment deed free of cost.
- vii. The Authority shall collect the fee under Section 18 of the K.t.C.P Act and development charges and any other fees and charges prescribed by the Government from time to time.



## B. Non-residential purpose

Sanctioning of a layout plan for non-residential purpose shall be subject to the following conditions in all the local planning areas of the State where Master Plans are approved by the State Government.

- i. The land in question is converted for non residential purpose.
- ii. The land shall have access from the public road and the use of land shall be in accordance with Zonal Regulations of the Master Plan.
- iii. A minimum of fifteen percent of the total extent shall be reserved for parks and open spaces.
- iv. A minimum of five percent of the total extent shall be reserved for civic amenities.
- v. A minimum of five percent of the total extent shall be reserved for vehicle parking and this shall be in addition to the parking space prescribed in the Zonal Regulations as per the total floor area of the building.
- vi. After providing for roads as per minimum standards prescribed and also the roads proposed in the approved Master Plan, the remaining area shall be provided for non residential sites.
- vii. The area earmarked for parks and open spaces, civic amenities, parking area and roads shall be handed over to the authority through a relinquishment deed free of cost for maintenance. In case of Planning Authorities (other than Urban Development Authorities) it shall be handed over to the Local Authority through a relinquishment deed free of cost.
- viii. The Authority shall collect the fee under Section 18 of the K.T.C.P Act and development charges and any other fees and charges prescribed by the Government from time to time.

FPM COPY

## II. Approval of Single plot

### A. Residential purpose

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

- i. The land in question is converted for residential purpose.
- ii. The land shall have access from the public road and the use of land shall be in accordance with the Zonal Regulations of the Master Plan.
- iii. The Authority shall collect the fee under Section 18 of the K.T.C.P Act and Government from time to time.
- iv. In case owner of any land who has obtained approval for single plot desires to sub-divide his plot at a later stage, he shall obtain approval of the Authority for sub-division of plot as per the prescribed norms.

### B. Non Residential purpose :

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

- I. The land in question is converted for non-residential purpose.
- II. The land shall have access from the public road and the use of land shall be in accordance with the Zonal Regulations of the Master Plan.
- III. A minimum of ten percent of the total extent shall be reserved for parks and open spaces and five percent of the total extent shall be reserved for vehicle parking which shall be in addition to the parking spaces prescribed in the Zonal Regulations as per the total floor area of the building.
- IV. The area earmarked for parks and open spaces and vehicle parking shall be maintained by the land owner and this land shall not be used for any other purpose by the land owner.
- v. The Authority shall collect the fee under Section 18 of the K.T.C.P Act and development charges and any other fees and charges prescribed by the Government from time to time.
- vi. In case owner of any land who has obtained approval for single plot desires to sub-divide his plot at a later stage, he shall obtain approval of the Authority for sub-division of plot as per the prescribed norms.

**NOTE :** The sub-division regulations prescribed are as per the instructions of the Hon'ble Minister for Urban Development & Law & Parliamentary Affairs in the meeting held on 25-01-2010.



### 3. Regulations for Integrated Township

- a. The minimum extent of property for the development of Integrated Township shall be 20 Ha. Multiple land parcels each not less than 20 Ha. contiguous, interconnected with roads can be part of a single Integrated Township.
- b. The minimum width of approach road to an Integrated Township shall be 24 M.
- i. Permissible land uses:
    1. Residential
    2. I T / B T related activities / Industrial
    3. Commercial
  - ii. Permissible Usage :
    1. Minimum area for Civic Amenities – 5%
    2. Minimum area for Park & Open spaces – 10%
    3. Minimum area for Roads – 20%
- Note:** If 20% is not used for Roads, the difference in area shall be added to Park & Open spaces.
4. Maximum area for Non Residential uses
    - i. IT, BT related activities / Industrial - 50%
    - ii. Commercial (to support township) - 3%
  5. Balance area for Residential use.
- c. FAR is calculated for the total sital area excluding area reserved for Civic Amenities.
- d. Coverage and FAR in the Integrated Townships shall be as specified in **Table-16**.
- e. Prior no objection certificate from Kamataka state pollution control board is necessary for approval
- f. The minimum width of roads abutting properties of commercial land use shall be 18 M.
- g. F.A.R. and ground coverage for Integrated Township shall be as follows

**TABLE-16**

Road Width (M)	Coverage	F.A.R. Allowable
24m up to 30 m	50%	2.25
Above 30 m	45%	2.50

TPM COPY

#### 4. Regulations for Redevelopment Schemes

In case of Slum Redevelopment Scheme, taken up by the Karnataka Housing Board and Karnataka Slum Clearance Board, the following regulations given in the table below shall be applicable.

TABLE-17

Sl. No.	Regulations for Slum Redevelopment Scheme																								
1	<p><b>Land Use Allocation</b></p> <p>For rehabilitation scheme, procedure as per Section 14 A of Karnataka Town &amp; Country Planning Act may be dispensed with in agricultural zone of approved Master Plan after consultation with the Director of Town and Country Planning and for redevelopment within the conurbation area shall be as per the Zoninal Regulation and Master Plan proposals.</p>																								
2	<p><b>FAR &amp; Ground Coverage taken up in the same location.</b></p> <table border="1"> <thead> <tr> <th>Extent in Ha</th> <th>Coverage</th> <th>FAR</th> <th>Min. Road width</th> <th>Min. around Set back</th> </tr> </thead> <tbody> <tr> <td>Up to 0.4</td> <td>60%</td> <td>3.0</td> <td>6m for buildings &lt; 15m height and 9m for &gt; 15 m height</td> <td>6 m</td> </tr> <tr> <td>Above 0.4 up to 0.8</td> <td>60%</td> <td>3.0</td> <td>9m for buildings &lt; 15m ht and 12m for &gt; 15 m ht</td> <td>7.5 m</td> </tr> <tr> <td>Above 0.8</td> <td>60%</td> <td>3.0</td> <td>12.0 m</td> <td>9.0 m</td> </tr> </tbody> </table>					Extent in Ha	Coverage	FAR	Min. Road width	Min. around Set back	Up to 0.4	60%	3.0	6m for buildings < 15m height and 9m for > 15 m height	6 m	Above 0.4 up to 0.8	60%	3.0	9m for buildings < 15m ht and 12m for > 15 m ht	7.5 m	Above 0.8	60%	3.0	12.0 m	9.0 m
Extent in Ha	Coverage	FAR	Min. Road width	Min. around Set back																					
Up to 0.4	60%	3.0	6m for buildings < 15m height and 9m for > 15 m height	6 m																					
Above 0.4 up to 0.8	60%	3.0	9m for buildings < 15m ht and 12m for > 15 m ht	7.5 m																					
Above 0.8	60%	3.0	12.0 m	9.0 m																					



3	<b>FAR &amp; Ground Coverage for a relocation scheme.</b>			
	<b>Road width in m.</b>	<b>Coverage</b>	<b>FAR</b>	<b>Set backs</b> As per Table 2 or 3 of these Regulations
	Less than 12	60%	2.00	
	Above 12 and upto 18	55%	2.25	
	Above 18 and up to 24	55%	2.50	
	Above 24 and up to 30	50%	3.00	
Above 30	50%	3.25		
4	<b>Minimum Open space and Civic Amenity area</b> Open space and Civic Amenity area shall be 15% of total sital area. Out of 15%, not less than 10% shall be reserved for park area and the rest reserved for Civic Amenity area. Such areas need not be handed over free of cost to the authority			
5	<b>Commercial</b> 2% of the total area may be reserved for Commercial use subject to fulfillment of parking area.			
6	<b>Set-backs</b> As shown in item number 2 & 3			
7	<b>Distance between the blocks</b> Up to 15 m height 6.0 m minimum & Above 15m height 9.0m minimum shall be provided.			

#### 5. 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 a 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.

#### 6. 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 bifurcated with prior permission of Authority and the sub divided plot shall not be less than the prescribed size.
- iii. Bifurcated plot shall not be less than 54 sq m. Bifurcated plot shall have a minimum of 3.5 m access.
- iv. The bifurcated plot shall have a minimum of 6.0 m frontage.

Master Plan (Revision D-2021) (Final)

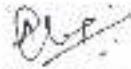
Bellary Local Planning Area

**X. BUILDING LINE**

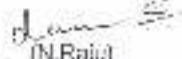
Building lines are prescribed for some important roads in Bellary city. Front setback is also prescribed separately for various types of buildings. The maximum of the front setback / building line shall be provided in the front.

TABLE - 18

Sl.No	Name of the Road		Building line from the centre line of road
1	National Highway No. 63	Urban	21.00 m
2	State Highways	Urban	6.00 m from edge of the road
3	Major District Roads	Urban	3.00m from edge of the road
4	National Highway No. 63	Rural	40.00m
5	State Highways	Rural	40.00m
6	Major District Roads	Rural	25.00m
7	30 m. wide road		21.00m
8	24 m. wide road		15.00m
9	20 m. wide road		13.00m
10	18 m. wide road		11.00m



(Abdulla Khan)  
Town Planner Member  
B.U.D.A., Bellary



(N. Raju)  
Commissioner,  
B.U.D.A., Bellary



(S. Gurulingana Gowda)  
Chairman,  
B.U.D.A., Bellary



ಇದರಲ್ಲಿ ಉಲ್ಲೇಖಿಸಿದಂತೆ ಈ ಕೆಳಕಂಡಂತಿರುವಂತೆ

ಬೆಂಗಳೂರು ನಗರ ಪಾಲಿಕೆಗೆ ಸೇರಿದಂತೆ

ಇತರ ನಗರ ಪಾಲಿಕೆಗಳಿಗೆ ಸೇರಿದಂತೆ

ಇತರ ನಗರ ಪಾಲಿಕೆಗಳಿಗೆ ಸೇರಿದಂತೆ

ಇತರ ನಗರ ಪಾಲಿಕೆಗಳಿಗೆ ಸೇರಿದಂತೆ

ಇತರ ನಗರ ಪಾಲಿಕೆಗಳಿಗೆ ಸೇರಿದಂತೆ

ಇತರ ನಗರ ಪಾಲಿಕೆಗಳಿಗೆ ಸೇರಿದಂತೆ