

1. Urban Planning including Town Planning

Table 1.1

Reports	Enclosure	Maps	Enclosure
Zoning Regulation	Enclose Below	CDP	Enclose Below
Land Use	Enclosed Below	Maps of Planning Districts	Enclosed Below

ZONING OF LAND USE REGULATIONS

Definitions:

- As per section (2) of Karnataka Town and Country Planning Act, 1961:
 - 'LAND USE' means the major use to which a plot of land is being used on any specified date.
 - 'REGULATION' means the zonal regulations governing land use made under this Act.
- ARBITRATION COMMITTEE'** means a committee composed of, the Commissioner, the Engineer Member and the Town Planner Member of the Authority.
- 'AUTHORITY'** means the Mysore - Nanjangud Urban Development Authority.
- 'CORPORATION'** means the Mysore City Corporation
- The **'DEVELOPMENT ACT'** means the Karnataka Urban Development Authorities Act, 1987
- "GOVERNMENT'** means the Government of Karnataka
- 'GREEN BELT'** means the area between the conurbation and the Local Planning Area boundaries minus the existing gramatana area and the area required for their expansions.
- 'HIGHRISE BUILDING'** means buildings with ground plus four floors and above.
- 'MUNICIPALITY'** means the Nanjangud Town Municipality
- 'PLANNING ACT'** means the Karnataka Town and Country Planning Act, 1961 and the rules there under
- 'THE PLANNING AUTHORITY'** for the city is the Development Authority constituted under the Karnataka Urban Development Authorities Act, 1987.

In order to promote public health, safety and the general social welfare of the community, it is necessary to apply reasonable limitations on the use of land and buildings. This is to ensure that the most appropriate economical and healthy development of the city takes place in accordance with the land use plan. For this purpose, the City is divided into a number of

use zones, such as; residential, commercial, industrial, public and semi-public, etc. Each zone has its own regulations as the same set of regulations cannot be applied to the entire town/city.

Zoning 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 regulating the spacing of buildings, adequate light, air, protection from fire, etc., can be provided.

It prevents over crowding in building and land and thus ensures 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 the zoning regulations. If these uses are contrary to the newly proposed uses, they are termed as non-confirming uses and are gradually eliminated over years without inflicting unreasonable hardship upon the property owner. The zoning regulations and their enforcement are a major tool in keeping the land use pattern of the master plan.

The Zoning Regulations for Mysore-Nanjangud Local Planning Area are prepared under clause (iii) of sub-section (2) of section 12 and 21 of the Karnataka Town and Country Planning Act, 1961.

1. Establishment of Zones and Zoning Maps:

The entire area within the local planning area is divided into different zones as shown in the enclosed maps, which together with all explanatory notes thereon is hereby adopted and declared to be a part of these regulations.

‘The detailed zoning of any particular area could be verified with reference to that particular planning district only.

The zoning maps as approved by the government shall be identified by the seal of the Government. Any changes in the land uses that may be permitted by the Authority or the Government as the case may be from time to time shall be attested. The maps as approved by the Government shall be kept in the office of the Mysore Urban Development Authority. And those shall be the Authoritative map of the reference.

The copies of the maps shall be supplied to the local authorities viz, Mysore Mahanagar Palike.

The maps shall be made available to the public and the Local Authorities in the office of the Mysore Urban Development Authority for inspection during the prescribed hours on all working days.

2. Zonal Boundaries And Interpretation of Zoning Regulations:

a) Where there is uncertainty as regards the boundaries 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 zoning regulations, the Director of Town Planning shall be consulted by the Authority.

3. The Annexure No.1 appended to these regulations sets out the various uses of land:

a) That are permissible and

- b) That are permissible under special circumstances as decided by the Authority in different zones. Any land use other than what is permissible shall not be permitted by the Authority.
4. The regulation governing minimum size of plot, maximum plot coverage, minimum set-backs on four sides of the buildings, minimum road widths, maximum number of floors that could be permitted in various zones are set out in Annexure-II appended to these regulations.
5. The conurbation area is hereby divided into three areas which are:
- a) Intensively developed areas
 - b) Moderately developed areas
 - c) Other areas

Note: If a Physical boundary forms the demarcation for different zones, same set of regulations shall be followed on both sides of the physical boundary for atleast one PROPERTY DEPTH, whichever is higher

6. Areas of special control

- A. The historical monuments in any city reflect the past glory of the city. As such, they attract tourists both from inside and outside the country. For this purpose the monuments notified, as required under Archaeological Monuments Act, 1961, in the local planning area, are considered. While permitting developments around such monuments, care has to be taken to see that their aesthetic environs are not affected. In order to preserve aesthetic environs around these monuments it is necessary to declare the areas surrounding these monuments as zones of special control and impose the following special regulations around these monuments.
- i) Buildings upto and inclusive of first floor or upto a height of 7M from ground level, whichever is less are only permissible within a distance of 100M from the premises of the monuments.
 - ii) Buildings upto and inclusive of second floor or upto a height of 10.5M from ground level, whichever is less, only are permissible in the area beyond 100M and within 200M distance from the premises of the monuments.
 - iii) Buildings upto and inclusive of third floor or upto a height of 14M from ground level, whichever is less only are permissible between 200M and 400M distance from the premises of the monuments:

The following are the important monuments:

1. Main Palace
2. Jagan Mohan Palace
3. Lalitha Mahal Palace
4. St. Philomena's Church
5. Town Hall
6. Government House
7. Oriental Library
8. Krishnarajendra Hospital
9. Deputy Commissioner's Office
10. Maharaja's College

If a building or premises not covered under the Archaeological Monuments Act, but in the opinion of the Authority it is of Historical or Architectural interest and is in danger of demolition or alteration or likely to affect its character by a development, the authority may impose such conditions as it may deem fit for the preservation of such buildings while granting planning permission.

- B. Following restrictions shall be imposed in addition to the zoning Regulations in case of land falling within 500m distance in the agricultural zone from Nehru Loka boundary:-
- i) No agricultural land situated within a radius of 500m on eastern and southern side from the boundary of the proposed Nehru Loka Project, shall be alienated for any non-agricultural purposes.
 - ii) The maximum height of any structure/building, whether residential or otherwise, that may be put up in future with prior approval of the competent authority shall not exceed five meters. Also, the maximum size of any building/structure shall not exceed one-fifth of the total area of the individual land.
 - iii) No industry except the home industries and service industries shall be allowed in this region.
 - iv) Excavation work, stone cutting, bricks manufacturing in this area is prohibited;
 - v) Planning Authority, Mysore may permit a residential house in an agricultural holding of not less than 2 Ha in extent; and
 - vi) Slaughter house and Cinema theatre whether permanent or temporary shall not be permitted in this area.

This is stipulated in accordance with the GO NO. HUD 640 TTP 84 Dated 5th March 1988.

7. Tree Preservation:

- i) In the interest of community, the Authority may make a rule to preserve the trees within the Local Planning Area.
- ii) In granting planning permission for any area, the Authority may make adequate provision for the preservation or planting of trees.

8. Parking:

The requirements of parking shall be regulated according to the particular use to which the building or premises is used in accordance with standards specified in Table N of ANNEXURE –II.

9. Architectural Control:

The architectural façade or elevation of any building or the architectural features of any premises shall be in conformity with such conditions as the authority may impose at the time of grant of permission.

10. Advertisement Control:

Any hoarding, structure or any device erected or used principally for the purpose of displaying advertisement shall be in conformity with any condition that the Authority may deem fit to impose from time to time and must be maintained in a safe condition to the satisfaction of the Authority.

11. Airport Zone And Microwave Zone:

- i) The height of building or other fixtures in the Airport zone, Television Relay Station and Microwave zone shall not exceed the limits prescribed by the Airport Authority and respective competent authority from time to time.
- ii) The gaseous effluents from uses in the Airport zone shall be of such character as prescribed by the Airport authorities from time to time.

12. These Rules To Prevail:

In the application of these rules if there is conflict between the requirements under these zoning regulations and the requirements under any other Act or Rules or Bye-laws in force, the requirements under these rules and the provisions of Mysore City Municipal Corporation Act, Zilla Panchayat Act or any other law relating to the Local Authority for the time being in force or any rule, by-law or regulation made under the Planning Development Act, Rules or Laws, such provisions which are contrary to these rules shall stand suspended.

ANNEXURE-I

Classification of Land Uses And The Uses Or Developments That Are Permissible

1. For the purpose of regulations, the planning area of Mysore, City is divided into following use zones:

1.	Residential			R
2.	Commercial	Retail	-	C1
		Wholesale	-	C2
3.	Industrial	a)Light	-	IL
		b)Medium	-	IM
		c)Heavy	-	IH
		d)Service	-	IS
4.	Public and Semi-public			G
5.	Utilities and Services			PU
6	a)Open Spaces, parks and Playground and buffer along river			P
	b) Burial ground			BG
7.	Traffic and Transportation			TT
8.	Agricultural Use			AG

II. Uses of land that are permitted and that may be permitted under special circumstances by the Development Authority in different zones of the Local Planning Area shall be as follows:

Residential Zone:

- a. **Uses that are permissible:** Dwellings, Hostels including working women's and gents hostels, Dharmasalas, places of public worship, schools offering general education course upto secondary education, Public Libraries, Post and Telegraph Offices, K.E.B.counters, K.U.W.S and D.B. Counters, Clubs, Semi-Public recreational uses, milk booths and neighborhood or convenience shops, occupying a floor area not exceeding 20.00 sq.mts., doctor's consulting rooms, offices of advaocates, other professions in public interest not exceeding 20.00 sq.mts. of floor area in a building.
- b. **Uses that are permissible under Special Circumstances by the Authority:** Municipal, Statutory Authorities, State and Central Government Offices, Banks, Public Utility Buildings, colleges, Cemeteries, Golf clubs, Tailoring, Laundry, Hospitals for human care except those meant for mental treatment, Nursing Homes, Philanthropic uses, fuel storage depots, filling stations, huller and flour mills. Coffee grinding machines including service industries, with a maximum power upto 5 HP for all the industries as per the list given in Schedule -I and 10 HP in case of Huller and flour mills. The power required for air conditioners, lifts and computers shall be excluded while calculating the Horsepower specified above.

Commercial [Retail Business] Zone:

- a. Uses that are permissible: Offices, Residential Buildings, Shops and Service Establishments like; Barber, Tailor, Laundry, Dry Cleaning, Shops, Hostels, Clubs, News Paper or Job Printing, place of Amusement or Assembly, confirming to relevant building bye-laws, public places of worship, schools, Government offices, any retail business or service not specifically restricted or prohibited, filling stations, service industries listed in Schedule-I (Upto 10 HP in major business area and only upto 5 HP in neighbourhood shops, nursing homes and residential buildings) ware houses, Kalyana Mantapas, Banks, Cinema Theatres. Power required for air-conditioners, lifts and computers shall be excluded from the HP specified.
- b. Uses that are permissible under Special Circumstances by the Authority: Automobile workshops, garages, storages, service or industrial establishments employing not more than 10 laborers and manufacturing units with not more than 20 HP in major business area and in district shopping centre and uses permitted or permissible on appeal in the residential zone except those specifically prohibited therein.

Commercial [Wholesale Business] Zone:

- a. Uses that are permissible: Same as in the case of retail business zone and service industries with power upto 20 HP, except residential buildings.
- b. Uses that are permissible under Special Circumstances by the Authority: Same as in the case of retail business zone with power upto 50 HP (except residence and hospitals), storage of inflammable materials, junk yards, truck terminals and parking, clinics, stores and market dealings with meat and fish.

Industrial Zone:

Light Industrial Zone:

- a. Uses that are permissible: Industries conforming to performance standards as given in illustrative list as in Schedule-II which would not cause excessive injurious or obnoxious fumes, odour, dust effluents or other objectionable conditions employing not more than 50 workers, with or without power, aggregate installed power not exceeding 25 HP, covered storage for industry. Public Utilities like; Sewage and garbage disposal plants and related buildings, parking, loading and unloading requirements to be provided for all uses. Bus and truck terminals, petrol filling stations, taxi and scooter stands, dwelling for one manager, watch and ward staff area not exceeding 240 sq.mts or 10% of the total area whichever is lower. Canteen and recreation facilities, Kalyana Mantapa, Offices. Shops, Clubs, Job printing., Banks, Restaurants, Dispensary and Automobile service stations.

- b. Uses that are permissible under Special circumstances by the Authority: Junk yards, dairy and poultry farms, ice and freezing plants with power not exceeding 50 HP and sports and recreational uses.

Medium Industrial Area:

- a. Uses that are permissible: All uses, all industries that are permitted in light industrial zone employing not more than 500 workers with aggregate installed power not exceeding 100HP. Industries conforming to performance standards as given in illustrative in schedule – III, Warehousing and Storage, public utility buildings, parking, loading and unloading requirements to be provided in all cases, managers and watch and ward quarters only, not exceeding 300 sq.mts. area or 5% of the total area whichever is lower.
- b. Uses that are permissible under Special circumstances by the Authority: All uses that are permissible under special circumstances in light industrial zone and power upto 300 HP confirming to performance standard.

Heavy Industrial Zone:

- a. Uses that are permissible: All industries, all uses permitted in the light and medium industry zone and employing more than 500 workers. The industry shall be classified as heavy, if the labour force and power exceed the quantum prescribed for medium industry. Watch and ward, managers quarters only not exceeding 600 sq.mts or 5% of the total area whichever is lower.
- b. Uses that are permissible under Special Circumstances by the Authority: All uses that are permissible under special circumstances in light or medium industry zone, slaughter houses, burial grounds, cemeteries, obnoxious and hazardous industries away from predominant wind directions with necessary clearance from Pollution Control Board.

Public and Semi Public Use:

- a. Uses that are permissible: Government Administrative centres, district offices, law courts, jails, police stations, institutional offices, educational, cultural and religious institution, including libraries, reading rooms and clubs, Medical and Health institutions, cultural institutions like; Community halls, opera houses of non-commercial nature, Convention centres, Exhibitions, utilities and services. Water supply installation including disposal works, electric power plants, high tension sub-stations, gas installations and gas works, fire fighting stations, banking institutions, filling stations and quarters for essential staff and all uses permitted in parks and play grounds.

Note: Restaurants, Banks, Canteens, Staff quarters not exceeding 240 sq.mts, required for proper maintenance and functioning of public and semi-public uses may be permitted, which are run on non-commercial basis in their own premises as ancillary to the respective institution.

- b. **Uses that are permissible under Special Circumstances by the Authority:** Government printing press, parking lots, repair shops, stadium, cemeteries, recreational clubs, canteens, libraries, museum, aquarium, planetarium, horticulture nursery and swimming pools.

Parks and Open Space And Playgrounds:

- a. Uses that are permissible: Sports grounds, stadium, playgrounds, parks, swimming pools, other recreational uses, cemeteries, garden land, crematoria and Nehru Loka.
- b. Uses that are permissible under Special Circumstances by the Authority: Open air theatres, indoor recreational uses, dwelling for watch and ward, social clubs, canteens, libraries, museums, aquarium, planetarium, Government dispensaries, milk booths, HOPCOMS, Horticulture Nursery and public use ancillary to park and open spaces, the area of such ancillary use not exceeding 5% of the total area.

Traffic and Transportation:

- a. Uses that are permissible: Railway yards, Railway Station, Bus Stand, Bus Shelters, roads- Transport depots and parking areas, Airport, Telegraph offices. Telephone. Exchanges, T.V. Station. Micro Stations, essential residential quarters for watch and ward.
- b. Uses that are permissible under Special Circumstances by the Authority: Canteens, banking counters, Clubs, godowns, indoor recreational uses and other ancillary uses. The area of such ancillary use not exceeding 5% of the total area.

Utilities and Services:

- a. Uses that are permissible: Water supply installation, treatment plants, drainage and sanitary installations including treatment plants, electric power plants, high tension and low tension transmission lines, sub-station etc., Gas installation, gas works, fire stations, milk dairies and such other public utilities.
- b. Uses that are permissible under Special Circumstances by the Authority: Canteen, banking counter, clubs, indoor recreational use and other ancillary uses, the area of such ancillary use not exceeding 5% of the total area.

Agricultural Zone (Green Belt):

- a. **Uses that are permissible:** Agriculture, horticulture, dairy and poultry, farming, milk chilling centres, farm houses and their accessory building and uses not exceeding 200 sq.mts. of plinth area within the plot area limitation of 1.20 hec., Uses specifically shows as stated in the land use plan like, urban village, brick kilns, quarrying and removal of clay and stone upto 3.0 mtr. Depth,, gardens, orchards, nurseries and other staple crops, grazing pastures, forest lands, marshy land, barren land and water sheet, Highway amenities viz., Filling stations, Weigh Bridges and Check Posts, Cane crushers (Seasonal).
- b. **Uses that are permissible under Special Circumstances by the Authority:** Places of worship, schools, hospitals, libraries, sports, clubs, cultural buildings, exhibition centres and Kalyan Mantap, the coverage of all these uses shall not exceed 20% of the plot area, park and open spaces, storage and sale of farm products, where it is produced, the service and repairs of farm machinery and agricultural supplies, residential developments within the area reserved for natural expansion of villages and buildings in such areas should not exceed two floors (Ground + One).

Note:

1. Diesel generators equivalent to the quantity of power supplied by the K.E.B. may be permitted as substitute to power cut and power failures in any zone after obtaining information on the quantity of power supplied to a premises and the capacity of generators required from the K.E.B. However, in residential zone, installation of diesel generators be discouraged and shall be given in exceptional case after spot verification and obtaining N.O.C. from the people living within a distance of 100 mtrs. Form the location point of the generators.
2. The land use indicated towards road side of a property shall be the land use for the entire property (one property depth) without identifying it for different uses by measuring as per the scale of the maps.
3. 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 ground floor shall apply to the entire building.

SCHEDULE – I

Illustrative of service industries that are permissible in Residential Zone under special circumstances by the Development Authority (as a part of Residential Building) and in Retail Business Zone

SL. No.	Description
1	Bread and Bakeries
2	Confectionery, Candies and Sweets
3	Biscuit Making
4	Ice, Ice-Cream
5	Cold Storage (Small Scale)
6	Aerated water and fruit beverages
7	Huller and Flour Mills
8	Automobile, Scooter and Cycle Service and Repair Workshop
9	Furniture (Wooden and Steel)
10	Printing, Book Binding, Embossing etc.
11	Laundry, Dry Cleaning and Dyeing facilities.
12	General Jobbing and Machine Shops.
13	Household utensil repairs, welding, soldering, patching and polishing
14	Photography, Printing (including sign board printing)
15	Vulcanizing
16	Tailoring
17	Hand Looms
18	Velvet embroidery shops
19	Art weavers and silk screen printing and batik works
20	Jewellery, gold ornaments and silver wares
21	Mirror and Photo frames
22	Umbrella assembly
23	Bamboo and Cane products
24	Sport goods and repair shops
25	Musical Instrument repair shops
26	Optical lens grinding, watch, pen repairs
27	Radio and T.V repair shops
28	Electric lamp fitting
29	Shoe making and repairs
30	Audio / Video libraries
31	STD / ISD counters
32	Computer Training centre
33	Computer Repair shops
34	Xerox shops

SCHEDULE – II

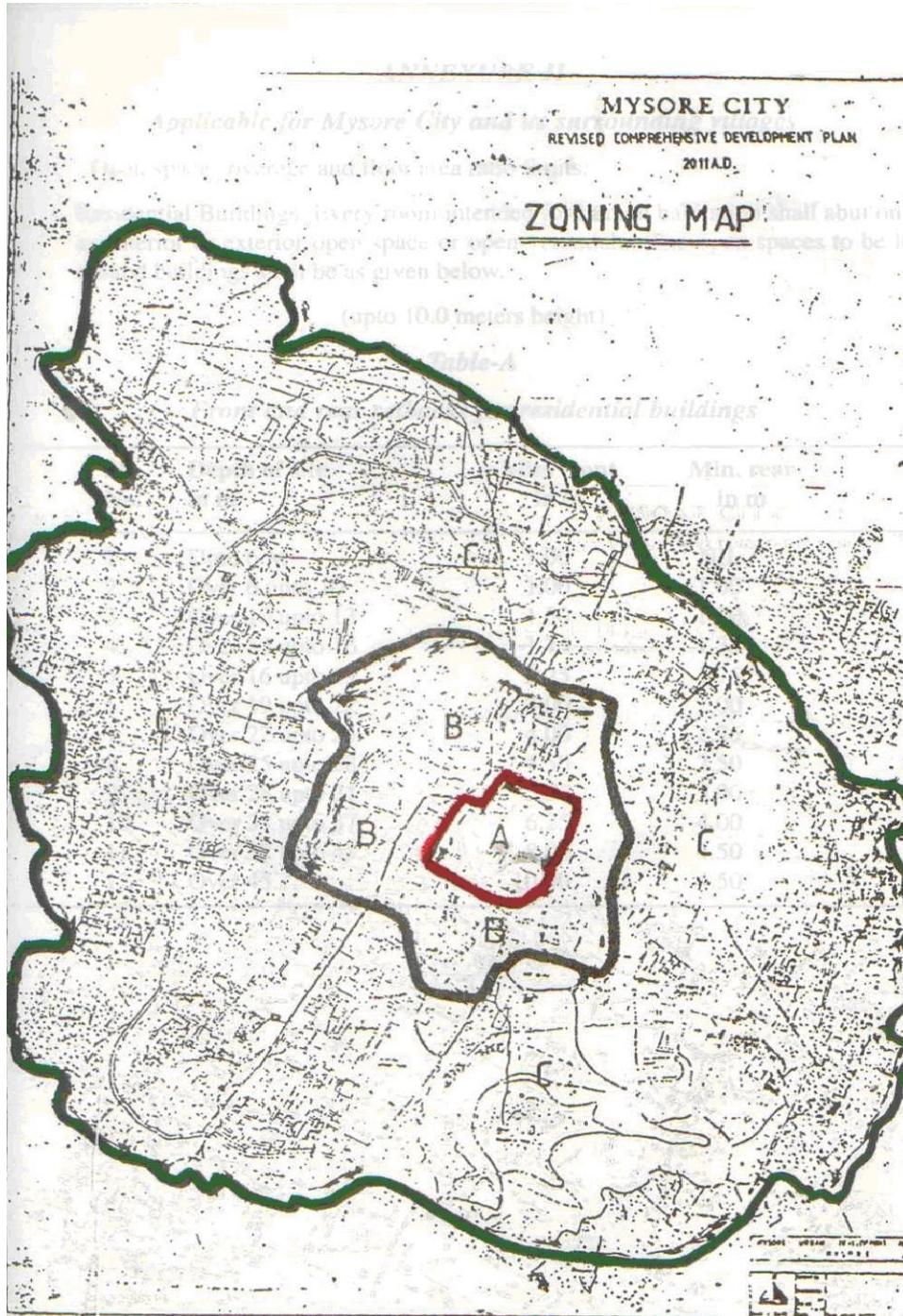
Illustrative list of industries that are permitted in Light Industrial Zone.

SL. No.	Description
1	Bread and Bakeries
2	Confectionery, Candies and Sweets
3	Ice, Ice-Cream
4	Cold Storage (Small Scale)
5	Aerated water and fruit beverages
6	Flour mills and huller machines upto 25 HP
7	Tailoring and garment making
8	Hand-looms and power looms
9	Hats, Caps, turban, including embroidery
10	Hosiery including knitted garments
11	Gold and silver thread
12	Shoe lace making
13	Toy making (eastern, paper, wooden, plastic metal and tin)
14	Cotton and silk printing
15	Cotton and silk cordages, twine and thread and thread ball making
16	Velvet embroidered shoe
17	Wedding (narrow, fabrics, embroidery lace manufacturing)
18	Ivory carving
19	Art wares and silk screen printing and batik works
20	Jewellery gold ornaments and silver wares
21	Wood and stone carving
22	Electroplating, mica plating and engraving
23	Photographs, printing (including sign boards and printing)
24	Mirrors and photo frames
25	Umbrella assembly
26	Bamboo and cane products
27	Sports Goods
28	Card board Box and paper products including paper
29	Stationary items including educational and school drawing instruments
30	Furniture Making (Wooden and Steel)
31	Musical Instruments
32	Printing, Book binding, embossing, photograph etc.
33	Optical lens grinding, watch and pen repairs
34	Rubber Stamps
35	Steel Metal Works
36	Sheet, Wire products
37	Metal Polishing
38	Laboratory porcelain wares

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

Conditions to be fulfilled;

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



SCHEDULE – III

Illustrative list of industries permitted in the medium industrial zone:

1. Small domestic appliances and gadgets (room heaters) coolers, hot plates, Iron, Lamps etc
2. Manufacturing of trunks and metal boxes, suit cases, small containers.
3. Scientific, educational and industrial precision instruments,
4. Clocks and watches, photographic equipments.
5. Typewriters
6. Electrical Instrument (including transistors)
7. Calculating Machines (Small Machines only)
8. Copper Wares and Utensils
9. Sewing Machine
10. Sanitary fitting (Excluding sanitary wares)
11. Electrical appliances (Small transformers) Electric Fans, Fractional, H.P. Motors, Cooking, Ranges, water heater etc.