



## **TOWN PLANNING SECTION:**

Town Planning Section of Bruhat Bangalore Mahanagara Palike was formed to regulate the buildings as per Chapter XV of KMC Act 1976. The Town Planning Section deals with sanction of building plans, issue of Commencement Certificate and Occupancy Certificate.

The section is headed by 2 Joint Directors at Head Office and Asst. Directors at Zonal Office.

### **Objectives :**

- Preparation of Building Bye-laws
- Sanction of Building plans, issue of Commencement Certificate & Occupancy Certificate as per the provisions of Zoning Regulations of Revised Master Plan-2015 and Building Bye-laws.
- Action against Building violations.
- Furnishing Technical opinion on Town planning issues.
- Registration of Architects / Engineers / Supervisors at Head Office
- Furnishing Technical opinion of Transfer of Development Rights
- Any other work referred by Commissioner.

**Plan sanction and issue of Commencement Certificate are done at three levels –**

- Head Office
- Zonal Office
- Suvarna Paravanige



**Bruhat Bangalore Mahanagara Palike presently comprises of 8 Zones within its jurisdiction**

- East
- West
- South
- Bommanahalli
- Yelahanka (Byatarayanapura)
- Dasarahalli
- Mahadevapura
- Rajajeshwari Nagar)

**The power delegation as below:-**

1. **Head Office** – For sanction of all plans with height exceeding 15.0 m or B+G+3 UF. The Town Planning section at the head office is headed by 2 Joint Directors of Town Planning. Commissioner is the plan sanctioning authority.
2. **Zonal Offices** – For sanction of all plans with a maximum height of upto 15.0 m or B+G+M+3 UF. The Town Planning section at Zonal Offices are headed by Asst. Director of Town Planning. The Zonal offices are headed by Addl.Commissioners / Joint Commissioners.
3. **Suvarna Paravanige** – For sanction of Residential plan on sital area upto 4000 sft. within 3 working days. The Suvarna Paravanige counters are situated at the Zonal offices of BBMP it is headed by Asst. Director of Town Planning.

For all buildings, Occupancy Certificate is issued only at the Head Office.

Committee has been formed for scrutiny for issue of plan sanction / Commencement Certificate / Occupancy Certificate at Head Office.

Committee has been formed for scrutiny for issue of plan sanction / Commencement Certificate at Zonal Office.



### **Action against building violations:**

In order to take action against building violations, powers have been delegated as below as per latest Commissioner Circular dated: 30-09-2009 and 13-10-2009:-

- For plans sanctioned at Suvarna Paravanige, Asst. Executive Engineer / Executive Engineer of concerned sub-division is entitled to take action as per KMC Act.
- For plans sanctioned at Zonal offices, the concerned Asst. Director of Town Planning is entitled to issue Provisional Order and Confirmation Order as per section 321 of KMC Act. The Superintending Engineer is concerned Zone is entitled to issue demolition order as per section 462 of KMC Act.
- For plans sanctioned at Head Office, the concerned Asst. Director of Town Planning section are entitled to issue Provisional Order and Confirmation Order. The concerned Deputy Director of Town Planning are entitled to issue demolition order. The Joint Directors are responsible for monitoring the action taken and report to Commissioner.