

INTRODUCTION

SPATIAL EXTENT OF LAND USE ZONING REGULATIONS

The regulation applies to the **Bangalore Metropolitan Area**, also defined as the **Local Planning Area (LPA)** for the city of Bangalore and its environs as declared under KTCP Act,1961

LAND USE ZONE CATEGORIES

A. The entire Local Planning Area is conceptually organized into three main

Rings for consideration of zoning and regulations.

i. Areas coming within the Core Ring Road : Ring I

ii. Areas coming between the Core Ring road and the Outer Ring Road: Ring II

iii. Areas coming beyond the Outer Ring Road and within the LPA: Ring III

iv. The above rings are equivalent to Zone-A, Zone-B and Zone-C for TDR

Purposes

CATEGORIES	
RESIDENTIAL	(R)
COMMERCIAL	(C)
INDUSTRIAL	(I)
PUBLIC AND SEMI PUBLIC	(P&SP)
TRAFFIC AND TRANSPORTATION	(T&T)
PUBLIC UTILITIES	(PU)
PARK AND OPEN SPACE	(P)
UNCLASSIFIED	(UC)
AGRICULTURE LAND	(AG)

LIST OF LAND USE CATEGORIES PERMISSIBLE IN VARIOUS ZONES

Residential

Table 1: Permissible Land uses in Residential category

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

LIST OF LAND USE CATEGORIES PERMISSIBLE IN VARIOUS ZONES

Commercial

Table 2: Permissible Land uses in Commercial Category

C1	Commercial Uses
1	Petty shops, Newspaper, stationery and milk booth, vulcanizing shops
2	Tutorial centers not exceeding 50 sq.m
3	STD/ FAX/internet centre/ ATM centers
4	Hair dressing and beauty parlors
5	Offices/ clinics belonging to "Professional services" category and self owned not exceeding 50 sq.m
6	Tailoring, dry cleaners
7	Bakery and sweetmeat shop
8	Pathological labs.
9	Recreational Clubs as per Table.7 provisions

C2	Commercial Uses
1	Eateries such as darshinis, tea stalls, and takeaways
2	Gyms, orphanages, old age homes clinics
3	Retail shops & hardware shops
4	Banks, ATMS, insurance and consulting and business offices
5	Mutton and poultry stalls, cold storages
6	Job typing/ computer training institutes, cyber café, internet browsing.
7	Uses for small repair centers- electronic, mechanical , automobile, etc
8	Photo Studio
9	Nursing homes and poly clinics/ dispensaries /labs subject to minimum 300sq.m plot size and NOC from pollution control board after adequate parking facility is provided.
10	Fuel stations and pumps, LPG storage (as per Table.7)
11	Kalyana mantaps as per Table.7
12	All the uses of C1 are permitted

C3	Commercial Uses
1	Commercial and corporate offices
2	Retail Shopping complexes
3	Restaurants and Hotels
4	Convention centers and banquet halls
6	Financial institutions
7	Cinema and multiplexes
8	Places of assembly, exhibitions centers
9	Entertainment and amusement centres.
10	Hospitals and specialty hospitals
11	Automobile repair and garage centers , spares and stores
12	All uses of C1 & C2 are permitted

C4	Commercial Uses
1	Sale of second hand junk goods , junk yards
2	Warehouses and storage areas for goods
3	Whole sale and trading
4	All uses of C1, C2 & C3 are permitted

C5	Commercial Uses
1	Wholesale and warehouses -business
2	Agro Mandis
3	Heavy goods markets
4	All uses of C1, C2, C3 & C4 are permitted

LIST OF LAND USE CATEGORIES PERMISSIBLE IN VARIOUS ZONES

Industrial

Table 3: Permissible land uses in Industrial Uses Category

I-1	House hold industries
1	Tiny and household industries
<p>Above Uses are permitted subject to condition that the zone permits the extent of area and the power consumption does not exceed 5 KW. The activity follows the required space standard given in Table.7 Note: The power required for air conditioners, lifts & computers shall be excluded while calculating the kilowatt above. Illustrative list as in table.4</p>	

I-3	Light Industries
1	All uses in I-1 and I-2 included
<p>Uses permitted subject to condition that the zone permits the extent of the area and power consumption, the activity follows the required space standard, performance characteristics such as Noise, Vibration, Dust, Odour, Effluent, General nuisance</p>	

I-5	Heavy Industries
1	All uses of I-1, I-2, I-3 & I-4 are included
2	Hazardous industries and heavy manufacturing industries
<p>Uses permitted subject to condition that the zone permits the extent of the area and installed power and performance characteristics such as Noise, Vibration, Dust , Odour, Effluent, General nuisance are to be considered</p>	

I-2	Service industries
1	R & D labs , Test centers , IT, BT , BPO activities
2	All uses included in the I-1 category

I-4	Medium Industries
1	All uses of I-1, I-2 & I-3 included
2	Warehousing, loading and unloading platforms to be provided
<p>Uses permitted subject to condition that the zone permits the extent of the area and installed power and performance characteristics such as Noise, Vibration, Dust , Odour, Effluent, General nuisance are to be considered</p>	

LIST OF LAND USE CATEGORIES PERMISSIBLE IN VARIOUS ZONES

Transportation

Table 5: Permissible Land uses in Transportation Category

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

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

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

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

LIST OF LAND USE CATEGORIES PERMISSIBLE IN VARIOUS ZONES

Public and Semi Public

Table 6: Permissible land uses in Public and Semi Public category

U1	Urban amenities
1	Sub offices of utilities up to 50 sq.m
2	Police stations, post offices
3	Primary schools subject to space standards
5	Parks, Play grounds and Maidans
6	Telecommunication /microwave under special case
7	Nursery crèches
8	Spastic Rehabilitation centers , Orphanages, Govt dispensaries
9	Public distribution system shops
10	Fire stations
11	Bill collection centers
12	Traffic and Transport related facilities
13	Places of worship, Dharmashala, hostels
14	Dhobi Ghat
15	Broadcasting and Transmission stations
16	Public library

U2	Urban amenities
1	All uses of U 1 are permissible.
2	Burial grounds, crematorium under special circumstances.
3	Nursery school subject to a plot size of min 300 sq.m

U3	Urban amenities
1	All uses of U1 and U2 are permissible.
2	Higher primary schools, Integrated Residential Schools.
3	Health centers and Hospital.
4	Research institutions subject to the size
5	Government buildings, auditoriums, cultural complexes,
6	Educational Institutions , Colleges

U4	Urban amenities
1	All uses of U1, U2, and U3 are permissible
2	Meteorological observatories
3	Airport and ancillary uses

REGULATIONS APPLICABLE TO ALL ZONES

SETBACKS:

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

i. The **left and right setback** shall be **with reference to width** of the site.

ii. Up to 11.5 m height, the setbacks are calculated as percentages of depth and width of the plot, as per Table.8.

iii. Table.9 shall be referred for Buildings which are more than 11.5 m in height to fix the setbacks.

iv. In case of irregular plots, the setbacks are to be calculated according to the depth or the width at the point where the depths or widths are varying and average setbacks shall not be considered in such cases.

v. The setbacks shall be provided in the owners plot. Public open spaces or conservancies should not be considered as setbacks.

vi. Wherever the building lines are fixed, in such cases the front setback or the building line which ever is higher shall be considered as the front setback to the building.

vii. In case of corner site, both the sides facing the road shall be treated as front side and regulations applied accordingly to maintain the building line on these roads and for providing better visibility.

viii. In case of building facing more than two roads, the plot should be considered as corner plot taking two wider roads into consideration.

ix. In case of site facing roads both in front and rear, both the sides facing roads shall be treated as front and other two sides not facing roads should be treated as right and the setbacks be applied accordingly.

Table 8: Setbacks for building Height up to 11.5m & Plot size of up to 4000sq.m

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

REGULATIONS APPLICABLE TO ALL ZONES

Table 9: All around setbacks for buildings above 11.5 m height

Sl. No.	Height of the bldg (m)	Front, rear and side setbacks (Min. in m)
1	Above 11.5m up to 15m	5.00
2	Above 15 m up to 18.0 m	6.00
3	Above 18.0 up to 21 .0 m	7.00
4	Above 21 up to 24 m	8.00
5	Above 24.0 m up to 27.0 m	9.00
6	Above 27 up to 30.0 m	10.00
7	Above 30 up to 35.0 m	11.00
8	Above 35 up to 40.0 m	12.00
9	Above 40 up to 45.0 m	13.00
10	Above 45 up to 50.0 m	14.00
11	Above 50.0m	16.00

WIDTH OF THE ROAD:

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

FAR or Floor Area Ratio

- i) The ratio of the Floor area to the plot area is FAR. However, it includes escalators, open balconies, staircase and corridors.
- ii) The floor area ratio shall exempt the floor area used for purposes such as parking space, main stair case room, lift shaft, lift wells, and lift machine rooms, ramps, ventilation ducts, sanitary ducts and overhead tanks.
- iii) When the site does not face the road of required width noted against each, then the FAR applicable to the corresponding width of the roads shall apply.

REGULATIONS APPLICABLE TO ALL ZONES

iv) Where a plot faces a wider road than the one prescribed against it, the FAR shall be restricted only to the limit prescribed for the area of the plot.

v) Additional FAR: With a view to encourage redevelopment in old/core areas, additional floor area ratio(FAR) as an incentive is proposed for properties located within I & II rings(lands falling under 100 & 200 series planning district plans) which are amalgamated or reconstituted only after the date of approval of Revised Master Plan 2015. Details of additional FAR are as follows;

	Up to 360 sq.m	Above 360 sq.m up to 4000 sq.m	Above 4000 sq.m
Ring .1	As per existing FAR	0.25 additional FAR over the existing	0.50 Additional FAR over the existing.
Ring .2	As per existing FAR		0.25 Additional FAR over the existing.
Ring .3	As per existing FAR and Norms		

Ground coverage:

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

Two or more buildings on the site:

- i. For more than one building on a given site, the distance between the buildings shall be 1/2 the height of the tallest building, between the buildings under consideration.
- ii. In case, two or more buildings with different heights are proposed on a single site, then setbacks shall be applied with reference to the tallest building.

REGULATIONS APPLICABLE TO ALL ZONES

Means of access:

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

Basement:

- i. Means storey which is partly or wholly below the average ground level and with a height not exceeding a projection of 1.2 m above the average ground level and overall height of the basement under any circumstances should not exceed 4.5 m between the floor and the ceiling of the basement in case of normal parking. In case of stacked/ mechanical parking the height of the basement may be permitted up to a maximum of 4.5m
- ii. If a site is measuring less than 200sqm, then car parking shall not be permitted in the basement floor.
- iii. If the minimum setback is more than 2.0 m, then the basement may be extended on all sides except the side abutting the road, provided the minimum setback between the basement and property boundary is minimum 2.0 m.
- iv. Basement floors up to a maximum of 5 (five) levels may be permitted for car parking.
- v. Permissible uses in the Basement for buildings other than 3 star and above category:
 - Dark rooms for X ray and storage of light sensitive materials
 - Bank Safes/ Strong room included in the FAR
 - Air condition handling units/equipment, utilities and services connected with the building.
 - Parking

REGULATIONS APPLICABLE TO ALL ZONES

Ramps

- i) Provision for ramp shall have a minimum width of 3.5 m and a slope of not less than 1 in 10 and 1 in 8 in special cases. The ramp and the driveway in the basement shall be provided after leaving a clear gap of minimum 2.0 m from the common property line. The slope of the ramp shall commence from 1.5 m of the edge of property line.
- ii) Ramps for the physically challenged shall be provided in all Public buildings.

Projections:

- i. Projection into open spaces: Every open spaces provided either interior or exterior shall be kept free from any erection there on and shall be open to the sky and no cornice roof or weather shade more than 0.75 m wide or 1/3 rd of open space/setback which ever is less shall overhang or project over the said open space.
- ii. No projection shall over hang/project over the minimum setback area either in cellar floor or at the lower level of ground floor.
- iii. Cantilever Portico of 3.0 m width (maximum) and 4.50 m length (maximum) may be permitted within the side setback. No access is permitted to the top of the portico to use it as a sit out place and the height of the portico shall be not be less than 2.00 m from the plinth level. The portico is allowed only on the side where the setback/open space left exceeds 3.00 m width.
- iv. Balcony: Balcony projection should not exceed 1/3 rd of the setback on that side subject to a maximum of 1.10m in the first floor and 1.75 m beyond the second floor. No balcony is allowed in the ground floor.

REGULATIONS FOR MAIN LAND USE ZONES: Residential (Main)

The areas of the city which have *predominantly residential land use pattern* is considered for the **Residential (Main)** zone. This includes many old areas of the city such as *Parts of Malleswaram, Richmond Town, Vasant Nagar, Jayanagar, Vijayanagar, Visveswarapura, Rajajinagar, RT Nagar, etc.*

1. PERMISSIBLE LAND USES:

- Main Land use : **R & T1**
- Ancillary Land use category: **C2, I-2 & U3**
- Ancillary use is allowable to 20% of the total built up area or 50 sq.m which ever is higher.
- If the Plot size is more than 240 sq.m, having a frontage of 10.0 m or more, and the abutting road is more than 18.0 m width, then ancillary uses can be used as main use.

Table 10: FAR and Ground Coverage in Residential (Main)

Sl.No.	Plot size (sq.m)	Ground Coverage. (Max)	FAR	Road width (m)
1.	Up to 360	Up to 75 %	1.75	Up to 12.0
2.	Above 360 up to 1000	Up to 65 %	2.25	Above 12.0 up to 18.0
3	Above 1000 up to 2000	Up to 60 %	2.50	Above 18.0 up to 24.0
4.	Above 2000 up to 4000	Up to 55 %	3.00	Above 24.0 up to 30.0
5.	Above 4000 up to 20000	Up to 50 %	3.25	Above 30.m

2. NOTES

- a) Setbacks shall be in accordance with Table.8 or Table.9 depending on the height of proposed building and the plot size.
- b) If the road width is less than 9.0 m, then the maximum height is restricted to 11.5 meters or Stilt +GF+2 floors (whichever is less) irrespective of the FAR permissible
- c) Multi dwelling units (Apartments) shall be allowed only on plot sizes of above 360 sq.m in the I and II Ring and on plots above 750 sq.m in the III Ring. In both cases, the road width shall be more than 9.0m.
- d) TDR is applicable as per rules.

REGULATIONS FOR MAIN LAND USE ZONES: Residential (Mixed)

Main features of 'Mixed Land Use' areas are those where **employment, shopping and residential land uses will be integrated in a compact urban form, at higher development intensities and will be pedestrian-oriented and highly accessible by public transit.**

Mixed use areas will **foster community interaction** by providing focus on community facilities.

- The design and development of mixed use activity areas provide opportunities to create and/or maintain a special community identity and a focal point for a variety of city wide, community and neighbourhood functions.
- Mixed activity areas address the demand for employment, shopping and residential areas within the city.

1. PERMISSIBLE LAND USES:

Permissible land uses:

- Main land use category: **R**
- Ancillary land use category: **C3, I-2,T2 and U4**
- Ancillary land use is permissible up to 30 % of the total built up area

Table 11: Plot Size and Ancillary uses permissible in Residential (Mixed)

Sl.No.	Plot size (sq.m)	Road Width (Min)	Ancillary Uses permissible as main land use
1	Up to 240	15.0m	C2, I-2,U3,T2
2	Above 240 Up to 1000	18.0m	C3, I-2,U4,T2

Table.12: FAR and Ground Coverage in Residential (Mixed) zone up to 20000 sq m

Sl.No.	Ground Coverage. (Max)	FAR	Road width (m)
1	Up to 70 %	1.75	Up to 12.0
2	Up to 65 %	2.25	Above 12.0 up to 18.0m
3	Up to 60 %	2.50	Above 18.0 up to 24.0m
4	Up to 55 %	3.00	Above 24.0 m up to 30m
5	Up to 50 %	3.25	Above 30m

2. PARKING

a) Buildings with a floor area not exceeding 100 sqm are exempted from providing car parking. However, equivalent parking fee shall be levied as determined by the authority from time to time. This is applicable only for areas coming within I Ring.

REGULATIONS FOR MAIN LAND USE ZONES: Commercial (Central)

The Historic and commercial core of Bangalore as delineated on the map mainly comprising of **Petta** area such as Chickpet, Cubbonpet, Cotton pet, etc and parts of **Shivajinagar** around the Russell Market area.

1. PERMISSIBLE LAND USES:

- Main Land use category: C4
- Other land uses permissible (as main land use): R, I-3, T3 & U4

Table 13: FAR and Ground Coverage in Commercial (Central)

S1. No.	FAR(Max)	Ground Coverage
1	2.50	75%

Notes:

i. Setbacks need not be insisted except on the front side up to a size of 150 sq.m, and for plots ranging between 150 sqm to 500 sqm, no setbacks on rear and side shall be insisted.

In all other cases setbacks shall be in accordance with Table. 8 or Table. 9 depending on the height of the proposed building and the plot size.

2. PARKING

i. Buildings with a floor area not exceeding 100sqm are exempted from providing car parking. However, equivalent parking fee shall be levied as determined by the authority from time to time. Parking fee shall be credited to a separate head of account and it shall be used for providing parking facilities.

REGULATIONS FOR MAIN LAND USE ZONES: Commercial (Business)

This zone comprises of areas in between MG Road, Brigade Road, Residency Road, Madras Bank Road and St Marks Road and also areas between the traffic island of Mayo hall, Magrath Road and Residency Road, Manipal Centre between MG Road and Ulsoor Road. Some pockets in the III Ring have been demarcated as Commercial (Business) zone, with the objective of supporting formation of secondary centres.

1. PERMISSIBLE LAND USES:

- Main land use category: C3
- Other land uses permissible (as main land use): R, I-3, T3 & U4
- If the road width is less than 12.0m and plot area is less than 240sq.m then, C2, I-2, R and U4 only are allowed.

Notes

- a) TDR is applicable as per rules.
- b) Setbacks shall be in accordance with Table-8 or Table-9 depending on the height of the proposed building and the plot size.

Table 14: FAR and Ground Coverage in Commercial (Business) up to 12000 sq.m

Road width (m)	FAR	Coverage
Less than 9	1.50	55 %
Above 9 and up to 12	1.75	50 %
Above 12 and up to 18	2.25	50%
Above 18.0 up to 24.0	2.50	45 %
Above 24.0 m up to 30.0	3.00	40 %
Above 30.0 m	3.25	40 %

REGULATIONS FOR MAIN LAND USE ZONES: Mutation Corridors

The radial corridors and main arteries/ corridors of the city are designated as Mutation Corridor Zones.

2. ELIGIBILITY OF THE ZONE

□□ Plots facing the corridors shall have a **minimum frontage of 12m.**

□□ The maximum depth for zone consideration in case of sub divided layout is two property depth(if they are amalgamated), subject to the condition that entry and exit are provided from the front road only(abutting the Mutation corridor), so that the residential area on the rear side is insulated from the effects of commercial activity. In case the applicant cannot come up with the reconstituted /amalgamated plot, then, only one property depth shall be allowed.

Decision of the authority in this regard is final.

□□ In case of lands that have no plotted development, a maximum of one property depth (as per the document which existed prior to the approval of Revised Master Plan

2015) may be allowed. Decision of the authority in this regard is final.

□□ For the purpose of claiming benefit under Mutation Corridor, if access is provided for the rear property using another property abutting the Mutation Corridor, then the Mutation Corridor benefits shall not be allowed.

1. PERMISSIBLE LAND USES:

□□ Main Land use category: **C4**

□□ Other land uses permissible (as main land use): **R, I-3, T3 & U4**

Table 15: FAR and Ground Coverage in Mutation Corridors (Commercial)

Sl. No.	Plot size	FAR	Ground Coverage	Road width
1	All plot sizes	2.75	55%	Up to 30m
2	up to 12000 sq.m	3.25	50%	Above 30m

REGULATIONS FOR MAIN LAND USE ZONES: Commercial Axes

The major and minor roads which have commercial activities along them are recognized as commercial axes and are included within the zone. As these are part of the residential zone through which they pass and the regulations applicable shall be that of the main zone in which they are located with an exception to the permissible land uses of commercial axes.

1. PERMISSIBLE LAND USES:

- If the plot size is more than 240 sq.m and faces a road width up to 15.0 m, C2, I-2 & T2 uses in addition to uses allowable in the respective zone are permissible
- If the plot size is more than 240 sq.m and faces a road width 15.0 m and above, C3, T2 and I-2 uses in addition to uses allowable in the respective zone are permissible.

2. FAR AND GROUND COVERAGE

The FAR and Ground Coverage Regulations for the Commercial Axes will be same as that of the table for the surrounding zone that it passes through e.g. a Commercial Axes passing through a Residential (Main) Zone shall avail FAR and Ground Coverage of a Residential (Main) Zone.

REGULATIONS FOR MAIN LAND USE ZONES: Industrial (General)

This zone supports the establishment of all types of industries.

1. PERMISSIBLE LAND USES:

- Main land use category: I-5
- Ancillary land use category: R, C4, U2 & T3
- Ancillary use allowable up to 10 % of the total land area.
- If the road width is more than 15 mtrs, T3 may be allowed as main land use.

Table.16: FAR and Ground Coverage in Industrial (General)

Sl.no	Size of the Plot (sq.m)	Ground cover	FAR	Setbacks	
				Front	Rear and sides
1.	Up to 500	75%	1.50	4.50	4.50
2.	Above 500 up to 1000	60%	1.25	4.50	4.50
3.	Above 1000 up to 3000	50 %	1.00	6.00	6.00
4	Above 3000	45 %	1.00	10.0	8.00

Notes:

- a) After leaving minimum setbacks as per the above table if the remaining portion of the plot cannot be used for erecting a meaningful building, the Authority may insist for set backs as in table.8 or table.9
- b) All lands/sites allotted by government agencies like KIADB, KSIIDC etc, for industrial use shall not be permitted to be utilised for any other use, without the NOC from such departments/ agencies as case may be.
- c) TDR is applicable as per rules.

REGULATIONS FOR MAIN LAND USE ZONES: Industrial (Hi-Tech)

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

1. PERMISSIBLE LAND USES:

- Main land use category: I-3
- Ancillary Land use: R, C3, T2 & U4
- Ancillary use allowable up to 40 % of the total built up area

Wherever the road width is less than 12m, then on such lands residential developments may be permitted as main use.

Table.17 FAR and Ground Coverage in Industrial (Hi-Tech zone):

Sl. No	Size of the plot (sq.m)	Ground cover	Permissible FAR	Road width (m)
1	Up to 1000	55%	2.00	Up to 12.0
2	Above 1000 up to 2000	50%	2.25	Above 12.0 up to 18.0
3	Above 2000 up to 4000	50%	2.50	Above 18.0 up to 24.0
4	Above 4000 up to 6000 sq.m	45 %	3.00	Above 24.0 up to 30.0
5	Above 6000 up to 12000 sq.m	45 %	3.25	Above 30.0

REGULATIONS FOR MAIN LAND USE ZONES: Public and Semi Public (P&SP)

This zone includes Government owned complexes and civic amenities and large infrastructure facilities of health, education, sports, cultural and social institutions.

1. PERMISSIBLE LAND USES:

- Main land use category: U4

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

- Ancillary land use category: R, C2 & T2
- Ancillary uses to the main use shall not exceed 20% of sital area.

Table 18: FAR and Ground Coverage in Public and Semi public

Sl.no	Size of the plot (sq.m)	Ground cover	FAR	Setbacks
1	Up to 500	60%	1.50	Refer Table.8 or Table.9
2	Up to 1000	55%	1.75	
3	Above 1000 up to 2000	50%	2.00	
4	Above 2000	45%	2.25	

REGULATIONS FOR MAIN LAND USE ZONES: Traffic and Transportation (T&T)

Transportation zones are reserved for Transport and Transport related activities such as railway yards, railway station, bus stands, bus shelters, Road and transport depots, parking areas, airport, special warehousing, cargo terminals and transfer of cargo between different types of transport (rail, road, air).

1. PERMISSIBLE LAND USES:

- Main land use category: T4 (for MLCP, refer note below)
- Ancillary land uses: R, U2, C2, I-3
- Ancillary land uses permissible subject to a condition that the built up area shall not exceed 300 sq.m or 5% whichever is higher.
- If the road width abutting the land is less than 12m then I-2, U2 or C2 may be allowed as main land use or as independent land use.

Table 19: FAR and Ground Coverage in Traffic and Transportation

Sl.no	Size of the plot (sq.m)	Ground cover	FAR	Setbacks
1	Up to 500	60%	1.00	Refer Table.8 or Table.9
2	Up to 1000	55%	1.25	
3	Above 1000 up to 2000	50%	1.50	
4	Above 2000	45%	1.50	

Note:

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

REGULATIONS FOR MAIN LAND USE ZONES: Public Utilities (PU)

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

- Notes:

1. The buffer created for accommodating the utilities such as Power, Water Pipeline, Oil pipelines, and High Voltage lines, gas lines and any other utilities. Each “buffer” is dictated by technical standards specified by the competent authority.
2. The regulations for the above will be decided by the Authority.
3. In case of new developments, these shall remain as non buildable areas and remain as reservations and marked for the purpose intended. They may be considered for calculation of open spaces within the schemes while approving building/development and layout plans.
4. For electrical networks, KPTCL standards are followed.

REGULATIONS FOR MAIN LAND USE ZONES: Park and Open Space (P)

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

1. PERMISSIBLE LAND USES:

- i. Uses permissible include: Sports grounds, stadium, playgrounds, parks, swimming pools, cemeteries, garden land and crematoria.
- ii. Uses permissible under special circumstances by the authority: Open air theatres, indoor recreational uses, dwelling for watch and ward, sports clubs, libraries, milk booths, HOPCOMS, the area of such use shall not exceed 5% of the total area and shall not be more than G+ 1 floor in any case.
- iii. Setbacks for the above will be decided by the Authority taking into account the surrounding development and traffic scenario in that area.

2. VALLEY / DRAIN

- Within the demarcated buffer for the valley the following uses are allowed:
 - i. Sewerage Treatment Plants and Water treatment plants
 - ii. Roads, pathways, formation of drains, culverts, bridges, etc which will not obstruct the water course, run offs, channels.
 - iii. In case of water bodies a 30.0 m buffer of 'no development zone' is to be maintained around the lake (as per revenue records) with exception of activities associated with lake and this buffer may be taken into account for reservation of park while sanctioning plans.
 - iv. If the valley portion is a part of the layout/ development plan, then that part of the valley zone could be taken into account for reservation of parks and open spaces both in development plan and under subdivision regulations subject to fulfilling section 17 of KTCP Act, 1961 and sec 32 of BDA Act, 1976.
 - v. Any land falling within the valley for which permission has been accorded either by the Authority or Government, and then such permission shall be valid irrespective of the land use classification in the RMP 2015. Fresh permissions for developments shall not be accorded in valley zone.

REGULATIONS FOR MAIN LAND USE ZONES: Agricultural Land (AG)

The area outside the conurbation limits.

1. PERMISSIBLE LAND USES:

- Agro processing units using locally produced agriculture produce as raw materials.
- Urban amenities such as burial grounds, education and health institutions, sports grounds, stadium, playgrounds, parks and garden land.
- Public utilities such as solid waste land fills, water treatment plants, power plants, fuel stations and other highway amenities such as weigh bridges, check posts, toll gates, having access to major roads.
- Agriculture, Horticulture, Dairy, Milk Chilling centres, Farm houses and accessory not exceeding 250 sq.m of plinth area within the plot area limitation of 1.2 Ha limited to G+ 1 floor.
- Clubs, cultural buildings, exhibition centres, storage and sale of farm products.
- Service and repairs of farm machinery.
- Piggeries and poultry farms, livestock rearing.
- Brick Kilns.
- When the land is more than 40.0 ha in extent, Golf course along with ancillary uses like administrative office, guest rooms/guest houses and dining facilities are permissible.

2. COVERAGE

- 20 % of the total area of the land may be used for educational and health purposes and a building height of G+1 floor only shall be permitted.
- For Golf courses on land area which is above 40 ha, ancillary uses can be permitted up to a maximum of 20 % of site area subject to a building height of G+1 floor only.
- For uses other than education, health and Golf courses, 5% of total area of the land may be permitted subject to a building height of G+1 floor only.
- Set backs as per Table 8.

3. REGULATION FOR RURAL DEVELOPMENT

Within a radius of 250m from the gramathana (as defined in the note below) developments required for the natural growth of the village may be permitted with the following regulations:

- 1) FAR : 1.0
- 2) Maximum no of floors: G+1
- 3) Setbacks and coverage for the respective uses: As per Table no 8

REGULATIONS FOR MAIN LAND USE ZONES: Unclassified (UC)

(i) Many of the areas on the planning district maps are under unclassified use and these include Defence and notified lands. If any discrepancies are observed regarding the boundaries, land use and extent, the authority may take appropriate decisions. Any disputes shall be referred to the Government and the decision of the Government shall be final.

(ii) In case, any private property is included within the boundary of unclassified and if the owner can establish that the ownership of land vests with him/her, the land use adjoining the land shall be assigned to the land in question (to be decided by the Authority Only)

SUBDIVISION REGULATIONS

- a. **Road widths:** The minimum width of road shall not be less than 9.0 m and the road widths shall not be less than the plot widths facing the respective road. Every Fourth road in a layout shall have a minimum of 12.0 m width.
- b. **Area for Residential development:** Apart from the provision for amenities and open spaces, the area for residential development shall be up to a maximum of 55 % of the total land area.
- c) **Parks / Open spaces and Playgrounds:** Parks / Open spaces and Playgrounds shall not be less than 15 % of the total land area.
- d) **Civic amenities and Roads:**
- i) After making provision for Parks and roads in the layout, the balance portion of land shall be earmarked for civic amenity site only. Such CA site shall be relinquished to BDA free of cost and free of encumbrance.
 - ii) If the area that remains after making provision for road and park is less in extent, then the authority shall have the discretion to earmark such land for park.
 - iii) When ever the total area proposed for formation of layout exceeds 10 acres, then adequate extent of land may be earmarked for provision/installation of utilities like transformer, sewage treatment plant, overhead water tank, bus bay/shelter etc.
 - iv) CA sites owned by Bangalore Development Authority (BDA) could be used for any purpose irrespective of the land use classification in the Revised Master Plan-2015.

Exemptions:

On request from the land owner, reservations for Parks and Civic Amenities as per subdivision regulations may be dispensed with by collecting the guideline value of equivalent converted land, in case the land is less than 4,000 sq.m

In case of residential layouts proposed for development by individuals wherein the extent of land is more than 10.0 ha, commercial uses up to 3 % of total land may be permitted within the permissible percentage of 55 % in one or two blocks only

SUBDIVISION REGULATIONS

General conditions applicable for sub division, amalgamation and Bifurcation of plot:

i. Subdivision

- The Authority reserves the right to modify the layout submitted by the applicant / owner and may impose any condition either from planning point of view or in the interest of public.
- 60 % of the sites shall be released upon issue of work order based on the draft plan. The sites to be released are to be clearly indicated on the plan along with the phase wise development. The release of sites is subject to relinquishment of civic amenity sites / parks & open spaces and roads to the authority free of cost by way of a registered relinquishment deed. 40 % of the sites shall be released only after the layout is fully developed in terms of utilities and infrastructure. The entire process shall be as per the government order issued in this regard.
- The approval of Layout Plan is subject to the condition that the proposal satisfies all the requirements stipulated under section 17 of K.T.C.P Act, 1961 and section 32 of BDA Act, 1976.

ii. Amalgamation

- In the case of amalgamation, the proposed sites shall have the same land use.
- Ownership of the amalgamated plot could be in single or multiple names/family members/ company. But, amalgamation shall not be considered if the plots are under lease agreement.
- Development controls for the amalgamated plot shall be with reference to new dimensions.

iii. Bifurcation;

- 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.
- 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.
- Bifurcated plot shall not be less than 50 sq mt. Bifurcated plot shall have a minimum of 3.0 m access.
- The bifurcated plot shall have a minimum of 6.0 m frontage.

REGULATIONS FOR RESIDENTIAL AND NON RESIDENTIAL DEVELOPMENT PLAN

Regulations for Residential Development Plan:

1. 10 % of the land shall be reserved for Park & Open space. The open space (park) shall be relinquished to the authority free of cost and the same may be allowed to be maintained by the local residents association (registered), if the Authority so desires.
2. A minimum 5 % of total plot area shall be provided for Civic amenities and the owner or developer shall develop such civic amenities which finally shall be handed over to the local residents association for maintenance. The mode of such handing over shall be decided by the authority.
3. FAR is calculated on the total land area after deducting Civic amenity site.
4. Parking area requirements shall be as applicable vide Table no: 23
5. Roads as shown in the Revised Master Plan 2015 shall be incorporated within Plan and shall be handed over to the authority free of cost

Table 20: FAR & Ground coverage for Residential development plan on a site area over 20,000sqm.

Road width (m)	Coverage	FAR
Less than 12.0	60%	2.00
Above 12 and up to 18	55%	2.25
Above 18 and up to 24	55%	2.50
Above 24 m and up to 30	50%	3.00
Above 30.0 m	50 %	3.25

REGULATIONS FOR RESIDENTIAL AND NON RESIDENTIAL DEVELOPMENT PLAN

Regulations for Non Residential Development Plan and Flatted Factories

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

- a. 10% of the total area shall be reserved for Parks and Open Spaces, which shall be maintained by the owner to the satisfaction of the Authority.
- b. Parking area requirements shall be as applicable vide Table no: 23. An additional 5% of the plot area shall be reserved for surface parking.
- c. FAR is calculated based on entire sital area excluding the area reserved for Park and Open Spaces.
- d. Roads as shown in the Revised Master Plan 2015 shall be incorporated within Plan and shall be handed over to the Authority free of cost.
- e. The FAR and coverage shall be as per Table no 21, below

Table.21 FAR & Ground coverage for Non – Residential development Plan and flatted industries on a sital area over 12,000sqm.

Road width (m)	Coverage	FAR
Less than 9	60%	1.50
Above 9 and up to 12	55%	1.75
Above 12 and up to 15	55%	2.00
Above 15.0 to 18.0	50%	2.25
Above 18 and up to 24	50%	2.50
Above 24 and up to 30.0	45%	3.00
Above 30.0 m	45 %	3.25

REGULATIONS FOR RESIDENTIAL AND NON RESIDENTIAL DEVELOPMENT PLAN

Regulation for Integrated Township

'Integrated Township' concept is gaining more importance in the recent times. To give impetus to economic growth and to retain the vibrancy and dynamism of the urban form for a city like Bangalore, the concept of 'Integrated Township' with minimum 40 Ha of land having access from minimum 18 m road width is a good approach for the future of Bangalore.

Permissible in Residential / Commercial / Hi Tech / Industrial zones

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

b) Permissible Land Use

i. Residential

ii. High Tech

iii. Industrial

iv. Commercial

c) Permissible usage (% of allowable usage)

i. Residential - 40%

ii. Non-Residential

High-Tech (IT, BT related activities) - 55%

Commercial (to support the township) - 05%

d) Minimum Road width required - 18 Mtrs

Other Regulations for approval of integrated township

- i. 10% of the total area shall be reserved for parks & open space.
- ii. 5% of the site area shall be reserved for public & semi-public use / CA sites for development for specified C.A. either to the developer or others on lease basis.
- iii. The FAR is calculated on entire area excluding area reserved for CA.
- iv. Road shown in by Revised Master Plan 2015 shall be incorporated with in the plan and shall be handed over to the authority free of cost.

Table 22: FAR and Ground coverage for Integrated Township.

Road Width	Coverage	FAR Allowable
Above 18m < 24m	55%	2.5
Above 24m < 30m	50%	3.00
Above 30m	45%	3.25

PARKING REQUIREMENTS AND NORMS

Sl. No	Type of use	One car parking of 2.5m x 5.5m each shall be provided for every
1	Theaters and Auditoriums except Educational Institutions.	25 seats of accommodation subject to minimum of 20
2	Retail Business (shops, Shopping complexes, Malls, etc)	50sqm of floor area
3	Multiplex integrated with shopping	40sqm of floor area plus requirement of parking according to Cinematographic act
4	Wholesale and Warehouse buildings	150sqm plus 1 lorry parking space measuring 3.5 m x 7.5 m. 1 additional for every 500sqm or part thereof
5	Restaurant establishment servicing food and drinks and such other establishment	75sqm of Floor area
6	Lodging establishments, hotels and Tourist homes	80 sq.m of Floor area.
7	For star hotels	For every 2 rooms. Additional 10% of the total requirement shall be reserved as parking for visitors.
8	Office buildings (Govt/Semi-Govt.& Pvt)	50sqm of Floor area
9	Hostels	Professional college hostels: 1 for every 5 rooms and others: 1 for every 10 rooms.
10	Industrial Buildings	100sqm of floor area plus 1 lorry space measuring 3.5 m x 7.5 m for every 1000 sq.mt or part thereof
11	Nursing homes	50sqm of Floor area
12	Hospitals	100sqm of Floor area
13	Multi- dwellings Units	A. Dwelling unit measuring more than 50 sq.m up to 150 sq.m of floor area. Additional 1 car park for part thereof, when it is more than 50% of the prescribed limit. B. Additional car parking for each two Dwelling units, if the DU is less than 50 sq.mt C. 10 % of additional parking shall be kept for visitors car parking.
15	Kalyana mantaps, Convention centers	50sqm of Floor area.
16	Recreational clubs	50sqm of Floor area.
17	Educational buildings	150sqm of Floor area
18	Other Public and Semi-Public Buildings	100sqm of Floor area

PARKING REQUIREMENTS AND NORMS

notes

(a) Parking provision through building on stilts:

- i) Parking provided on the ground floor with the building on stilts, parking area shall be exempt from the calculation of FAR.
- ii) All sides of the stilt parking shall be open.
- iii) When stilt parking is provided the height shall not exceed 2.4mtrs and the height shall be considered for calculating the total height of the building
- iv) Any place used for parking is not included in the calculation of FAR.
- v) In case, additional car parking is provided as part of parking complex or parking lot in excess of required car parking, such area shall be exempt from reckoning the FAR.

Parking provision on multi level or on any number of floors:

- i) Access Ramps, elevators, escalators to the upper floors or terrace floor shall not be provided in the setback area and ramps to be within the plinth area of the building and shall be exempt from FAR calculation.
- ii) Car Parking shall not be provided in the setback areas. If provided, a minimum of 3.0 m shall be left free from the building in case of G+3 buildings and a minimum of 6.0 m in case of buildings which are G+4 or more.
- iii) When Multi Level Car Parking (MLCP) is proposed on a plot as independent activity, there shall not be any limitation for FAR or height of building subject to condition that they satisfy fire and airport authority restrictions where ever applicable.

FIRE PROTECTION REQUIREMENTS & SAFETY MEASURES AGAINST EARTHQUAKE

The Planning design and construction of any building shall be such as to ensure safety from fire. For this purpose, unless otherwise specified in these Regulations, the provisions of Part-IV, Fire Protection Chapter and National Building Code shall apply.

For multi-storeyed, high rise and special buildings, additional provisions relating to fire protection contained in Annexure C of NBC shall also apply. The approach to the building and open spaces on all sides up to 6mtrs width and their layout shall conform to the requirements of the Chief Officer. They shall be capable of taking the weight of a fire engine weighing up to 18 tonnes. These open spaces shall be free of any obstruction and shall be motorable

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

- i. Types. – Exits should be horizontal or vertical. A horizontal exit may be a door-way, a corridor, a passage-way to an internal stairway or to an adjoining building, a ramp, a verandah, or a terrace which has access to the street or to the roof of a building. A vertical exit may be a staircase or a ramp, but not a lift.
- ii. General requirement – Exits from all the parts of the building, except those not accessible for general public use, shalla. provide continuous egress to the exterior of the building or to an exterior open space leading to the street;
 - b. be so arranged that, except in a residential building, they can be reached without having to cross another occupied unit;
 - c. be free of obstruction;
 - d. be adequately illuminated;
 - e. be clearly visible, with the routes reaching them clearly marked and signs posted to guide any person to the floor concerned;
 - f. be fitted, if necessary, with fire fighting equipment suitably located but not as to obstruct the passage, clearly marked and with its location clearly indicated on both sides of the exit way;
 - g. be fitted with a fire alarm device, if it is either a multi-storeyed, high use or a special building so as to ensure its prompt evacuation;
 - h. remain unaffected by any alteration of any part of the building so far as their number, width, capacity and protection thereof is concerned;

FIRE PROTECTION REQUIREMENTS & SAFETY MEASURES AGAINST EARTHQUAKE

i. be so located that the travel distance on the floor does not exceed the following limits:

1. Residential, educational, institutional and hazardous occupancies: 22.5mtrs.
2. Assembly, business, mercantile, industrial and storage building: 30mtrs.

Note: The travel distance to an exit from the dead end of a corridor shall not exceed half the distance specified above. When more than one exit is required on a floor, the exits shall be as remote from each other as possible: Provided that for all multi-Storeyed high rise and special buildings, a minimum of two enclosed type staircases shall be provided, at least one of them opens directly to the exterior to an interior open space or to any open place of safety.

(iii) Number and width of exits – The width of an exit, stairway / corridor and exit door to be provided at each floor in occupancies of various types shall be as shown in columns 3 & 5 of Table 23. Their number shall be calculated by applying to every 100 sq. m. of the plinth or covered area of the occupancy,

Safety Measures against Earthquake

Buildings with ground plus four floors and above or buildings with a height of 15 mtrs. 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 supervision certificate 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 I.S. 1893-2002 have been followed in the design and construction of buildings for making the buildings resistant to earthquake.

FIRE PROTECTION REQUIREMENTS & SAFETY MEASURES AGAINST EARTHQUAKE

TABLE – 24: WIDTH AND NUMBER OF EXITS FOR VARIOUS OCCUPANCIES

Sl. No.	Type of Occupancy	Stairway / Corridor		Door minimum width in meters	Exit Multiplier
		Minimum width in meters	Multiplier		
(1)	(2)	(3)	(4)	(5)	(6)
1.	Residential Dwellings	1.2	0.145		0.053
	Row housing (2 storeys)	0.75	0.213		
	Hotels	1.5	0.107		
2.	Educational-up to 24 mtrs high.	1.5	0.333		0.667
	Over 24 mtrs. high	2.0	0.250		
3.	Institutional i.e. Hospitals				0.044
	Up to 10 beds.	1.5	0.089		
	Over 10 beds	2.0	0.067		
4.	Assembly – fixed seats or loose seats and dance floor.	2.0	0.694	1.0	0.926
	No seating facilities and dining rooms	2.0	0.278		
5.	Mercantile- street floor and basement	1.5	0.222		0.222
	Upper sales floors	1.5	0.111		
6.	Business and Industrial	1.5	0.067		0.067
7.	Storage	1.5	0.022		0.22
8.	Hazardous	1.5	0.133		0.125

TRANSFER OF DEVELOPMENT RIGHTS (TDR)

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

Table No. 25

DRC Generation Zone	Utilisation Zone		
	A zone (Ring I)	B zone (Ring II)	C zone (Ring III)
A Zone (Ring I)	150 x 1.00	150 x 1.50	150 x 2.00
B Zone (Ring II)	150 x 0.666	150 x 1.00	150 x 1.333
C Zone (Ring III)	150 x 0.50	150 x 0.666	150 x 1.00